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**MINUTES OF THE
GLENDON BOROUGH COUNCIL
GLENDON BOROUGH HALL
September 14, 2023**

7 **Presiding:** Donald Young – Council President

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9 **Present:** Kathryn Harstine - Council Vice-President
10 Amy Weisenberger-Caswell – Councilperson
11 Donna Breidinger – Councilperson
12 Jeffrey Muschlitz – Councilperson

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15 **Not Present:** Thomas Elliott – Solicitor
16 Melody McAllister – Mayor
17 James McAllister-Zoning Officer
18 Beth Young – Secretary/Treasurer/Tax Collector

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20 **Visitors:** Mike Veres, Terri Quick

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23 The regular meeting of the Glendon Borough Council was held on September 14, 2023 at
24 Glendon Borough Hall. President Donald Young called the meeting to order at 7:02 p.m.
25 with the Pledge of Allegiance and roll call.

26
27 **Public Participation-**

28 Terri Quick asked why the sewer bill maintenance fee increase was so high when
29 Northampton County only charges \$6.90 per unit. President D. Young explained that what
30 the County pays has no effect on what the Borough pays. He further explained that the
31 maintenance fee is the only of the three charges on the sewer invoice that the Borough
32 keeps for maintenance as the admin fee covers administration costs and the usage fee is a
33 pass-through that is paid to the City of Easton.

34
35 Mike Veres interrupted to ask why there is money in escrow for a garage. President D.
36 Young explained that approximately \$1,000.00 of repairs were recently made on the
37 borough truck due to it sitting out in all weather, resulting in rust. He also stated that the
38 backhoe needs to have repairs done for the same reason. Mr. Veres also complained about
39 oil leaking from the backhoe while Main St. was being cleaned. President D. Young
40 explained that Mr. Veres should know, due to attending most council meetings, that it is
41 very difficult to organize a road crew so he was just trying to get the work done while he
42 had people available. Mr. Veres stated that the borough does not need a truck and all work
43 should be sub-contracted out. President D. Young said that there is money in the bank
44 because of road work and snow plowing being brought in-house and not subcontracted out
45 to third party contractors.
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5 **Public Participation (con't)-**

6 President D. Young came back to Ms. Quick's question regarding the maintenance fee on
7 the sewer bill and stated that the sewer funds need to be a separate entity because the money
8 is for a service and needs to be self-sustaining. He said that he has been doing most of the
9 maintenance work himself to save money because the third-party company that the
10 borough had been using, charges a minimum of \$1,000.00 just to come out. He stated that
11 some of the costs involved are monthly inspections that are mandated by the state DEP and
12 electric bills for four pump stations. Discussion was had regarding forcing the residences
13 that have not hooked up to do so. President D. Young said that having more households
14 hooked up to the sewer would result in more wear and tear which would then result in
15 incurring more costs for repairs. Ms. Quick asked if there is any way to cut the cost of the
16 bills. President D. Young said no and that if one of the pumps goes bad, there is currently
17 not enough money to cover the cost of a new pump. He stated that there is a capital expense
18 fund because at some point in time, the pump stations will need to be rebuilt. The last time
19 it was done was around 2015 using grant money because there was not enough money in
20 the budget to cover the costs. President D. Young further stated that having done the budget
21 for the last eleven years, there is nowhere in the budget to cut costs on the sewer system
22 and it has to be a self-sustaining fund.
23

24 Councilperson D. Breidinger asked why the sewer system was put in in the first place.
25 President D. Young explained that, around 1999, when Mr. Reibman was developing his
26 industrial property on Hilton St., he could not have on-site sewer so he built and installed
27 Pump Stations 1 and 2, the lines connecting out to the street and the lines going through
28 his development, at his own cost, and then turned it all over to the borough. He also stated
29 that previous council declared that the DEP was pushing hard to get rid of on-site septic
30 systems and have all residences hooked up to a sewer system. Due to the pressure from the
31 DEP, previous council moved forward with installing the sewer system in Glendon, using
32 grant money but not thinking about the long-term effects, financially, on the borough.
33 President D. Young said that the borough is saddled with the sewer system and the ongoing
34 costs connected to it, at this point, and the rebuild of pump stations 1 & 2 and the reporting
35 system that had been made were, luckily, able to be done with grant money but we can't
36 count on grants being available in the future. Terry Quick stated that the borough should
37 just get more grant money to help pay the bills. President D. Young stated that it's not
38 easy to get grants and none have been available.
39

40 Discussion was then had by Mr. Veres, Ms. Quick and Council about merging Glendon
41 with a neighboring municipality. Mr. Veres asked what would happen if Glendon was
42 bankrupt with regard to who would take over. Councilperson D. Breidinger stated that
43 she saw on the news that the Borough of Catasauqua is currently in that situation.
44 President D. Young said that, about 15 years ago, the City of Reading filed for
45 bankruptcy, resulting in the city being put into a conservatorship that was run by the State
46 of Pennsylvania. The state reorganized all contracts and raised taxes. Mr. Veres asked
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5 **Public Participation (con't)-**

6 what borough residents are getting for their taxes and why code violations cannot be
7 enforced. President D. Young stated that, as has been discussed at previous meetings, code
8 violations cannot be enforced due to lack of local police coverage. He further explained
9 that the process that is followed is that letters go out to code violators, if they are not
10 compliant it goes to court and if fines are not paid, liens are placed on properties.

11
12 Mr. Veres then asked about what is happening at the former Glendon Hotel site regarding
13 excavating. President D. Young stated that they are digging into the hillside to see how far
14 back they can develop for the houses being built.

15
16 **Complaints-**

17 Two complaints were received regarding dumping on Pine Lane. Councilperson J.
18 Muschlitz stated that the property owner is Tiger Frindt. Mr. Frindt disassembled the guide
19 rail on Rock Rd. to gain access to the property to dump tires and a trailer. He would like
20 Mayor M. McAllister to send a letter to Mr. Frindt advising him to reassemble the guide
21 rail. Councilperson J. Muschlitz also stated that he would like Mr. Frindt to be notified
22 that if he is going to remove any part of the guide rail, that he applies for a permit to do so.
23 President D. Young stated that a letter is being drafted and that a guide rail company is
24 being contacted to repair the guide rail properly. Mr. Frindt will be billed for the repairs
25 and if he does not pay, the property will be lienied.

26
27 Mr. Veres interrupted to again complain about properties on High St. President D. Young
28 advised him to call Mayor M. McAllister. Mr. Veres complained about having to chase
29 the mayor and started yelling about not liking living in a dump.

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32 **Minutes-**

33 Councilperson J. Muschlitz made a motion to approve the minutes for July 13, 2023 and
34 August 10, 2023, as presented. Councilperson D. Breidinger seconded and the motion was
35 unanimously approved.

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38 **Treasurer's Report-**

39 **Bills to be paid:**

40 Councilperson J. Muschlitz made a motion to pay all bills from the General Fund,
41 excluding Councilperson A. Weisenberg-Caswell and Duncan Caswell. Vice-President K.
42 Harstine seconded and the motion was approved. President D. Young abstained.

43
44 Vice-President K. Harstine made a motion to pay Councilperson A. Weisenberger-Caswell
45 and Duncan Caswell. Councilperson D. Breidinger seconded and the motion was
46 approved. Councilperson A. Weisenberger-Caswell abstained.
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5 **Treasurer's Report (con't)-**

6 **Bills to be Paid (con't):**

7 Vice-President K. Harstine made a motion to pay all bills from the Sewer Fund.
8 Councilperson A. Weisenberger-Caswell seconded and the motion was unanimously
9 approved.

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11 Councilperson A. Weisenberger-Caswell made a motion to pay all bills from Liquid Fuels.
12 Vice-President K. Harstine seconded and the motion was unanimously approved.

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14 **Sewer Bills:**

15 No houses were posted for water shut-off.
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18 **Tax Collector's Report-**

19 Councilperson J. Muschlitz made a motion to accept the Tax Collector's Report, subject to
20 audit. Councilperson A. Weisenberger-Caswell seconded and the motion was unanimously
21 approved.
22

23 **Overdue Garbage Bills:**

24 Council did not review the garbage payment plan.
25
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27 **Mayor's Report-**

28 No report from Mayor M. McAllister.
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30 **Zoning-**

31 No report from Zoning Officer J. McAllister
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33 **Engineer Report-**

34 Council reviewed invoices from T&M. Councilperson J. Muschlitz asked if Chrin's new
35 maintenance garage is hooked up to the sewer system. President D. Young stated the
36 garage is on Industrial Drive, which is not part of the sewer system and that they have on-
37 site septic.
38

39 **Committee Reports-**

40 **Signs-** President D. Young stated that the employee the borough had for cutting grass and
41 maintenance resigned so someone else will need to address putting up signs.
42

43 **Roads-** President D. Young stated that there is nothing new to report beside possible
44 potholes that need to be filled. Councilperson J. Muschlitz asked that money be set aside
45 in the 2024 budget for tarring and chipping on the road he lives on, Rock Rd. and
46 potentially other roads in the borough. Vice-President K. Harstine asked if anyone has
47 heard from PennDOT regarding the rough road on Main St. near the Glendon bridge.
48 President D. Young stated that he is unsure if Mayor M. McAllister was able to get in touch

5 **Committee Reports (con't)**

6 **Roads (con't):**

7 with anyone at PennDOT regarding the problem but they usually come out in the fall to
8 look at roads.
9

10 **Sewer-** President D. Young stated that there was some sewer infiltration due to recent
11 storms. He contacted Chrin regarding cleaning out their detention pond.
12

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14 **Old Business-**

15 **Hilton St. West-** President Young stated that Solicitor Elliott is still waiting for the final
16 deed from Chrin.
17

18 **Grants for coming year-** President D. Young said that he has not heard anything from
19 Keystone regarding grants for the year.
20

21 **Road Striping-** President D. Young stated that he called nine different contractors that
22 resulted in two written estimates. He had the estimates priced out as regular paint vs.
23 thermoplastic. Painted lines last approximately one to three years and thermoplastic lines
24 last approximately six years. He said that the contractors he spoke to advised that painted
25 lines can be easily painted over but thermoplastic needs to be removed at the cost of
26 \$1.50/linear foot per line to \$3.00/linear foot of road before being redone. President D.
27 Young suggested having the lines painted as the more economical option, rather than
28 thermoplastic. President D. Young stated that the quote for painted lines from D.E. Gemil
29 was \$5,336.00. They did not quote a price for thermoplastic. Straight Edge Striping quoted
30 \$5,100.00 for painted lines and \$8,300.00 for thermoplastic. Councilperson D. Breidinger
31 stated that when she worked at her previous job, she encountered PennDOT workers and
32 they mentioned that painted roads needed to be restriped about every two years. She said
33 that when she spoke to Straight Edge, they suggested using the thermoplastic due the traffic
34 volume on the roads. President D. Young stated that it is \$3.00/linear foot to have the
35 thermoplastic removed when the time comes to have it redone. Discussion was had
36 between council and the general public regarding the cost difference between the two
37 options. Councilperson D. Breidinger made a motion to hire Straight Edge Striping at the
38 cost of \$8,300.00 to lay thermoplastic paint. Vice-President K. Harstine seconded.
39 Councilpersons D. Breidinger, J. Muschlitz and Vice-President K. Harstine voted in favor.
40 President D. Young and Councilperson A. Weisenberger-Caswell voted against. The
41 motion passed. Councilperson D. Breidinger stated that the contractor told her they would
42 need a three-day notice and they generally stop in September but can work into October,
43 depending on the weather.
44

45 Vice-President K. Harstine questioned lines painted on Main St. near the old bridge.
46 President D. Young stated that the gas company marked the road for digging and that he
47 also marked the road for sewer lines.
48

6 **Old Business (con't)-**

7 **299 Main St.-** President D. Young stated that Solicitor Elliott is finishing the complaint to
8 be filed and that should be filed by the October meeting. Councilperson J. Muschlitz stated
9 that President D. Young and Solicitor Elliott posted the property for condemnation in
10 August and the person living in the camper is still there, violating the notice. President D.
11 Young stated that the case will be brought before the magistrate but will only result in the
12 person being fined.
13

14 **525 Berger Rd.-** President D. Young stated that the inspector from Keycodes suggested
15 that the borough should spend approximately \$40,000.00 of taxpayer money to clean up
16 the condemned property and then allow the resident to move back in. Council discussed
17 the fact that this is not the first time this property was condemned for the same reasons and
18 they would not be agreeable. Councilperson J. Muschlitz asked if there is any legal action
19 or letters sent. Councilperson A. Weisenberger-Caswell stated that the property owner was
20 evicted from the house. President D. Young stated that there was a professional company
21 hired to clean the house out but the property owner has been interfering with their clean-
22 up effort by taking things they are bringing out of the house, putting them in totes and
23 leaving the totes in the yard. He also stated that the police have been called multiple times
24 because the owner has gotten nasty and even struck one of the cleanup workers but again,
25 due to the fact that the borough does not have local police enforcement, no charges have
26 ever been filed. Also, the Keycodes inspector has brought a constable on site with her for
27 protection. Councilperson J. Muschlitz asked why this has not yet been brought before a
28 magistrate. President D. Young and Councilperson A. Weisenberger-Caswell explained
29 that property is being handled by Keycodes and the inspector will coordinate with Solicitor
30 Elliott. Councilperson J. Muschlitz questioned the bills the borough is receiving from
31 Keycodes regarding property inspections. President D. Young stated that the borough is
32 paying the bills but the property owner will be billed the property liened if the bills are not
33 paid. He also said that he had Treasurer B. Young research the liens on the property and
34 there is currently a total of approximately \$46,000.00 in school taxes. Councilperson J.
35 Muschlitz asked if the house was going for sheriff's sale and was told it has not.
36

37 **Tire Disposal-** President D. Young stated that there are tires throughout the borough that
38 need to be disposed of. Councilperson D. Breidinger stated that some of the tires at 299
39 Main St. are tractor trailer tires. President D. Young stated that, due to the quantity of tires,
40 there is a company that will come to pick them up at the cost of \$3.00 for car tires, \$6.00
41 for pickup truck tires and \$15.00 for tractor trailer tires. Councilperson J. Muschlitz
42 suggested putting on the website a borough cleanup day and having residents bring tires to
43 Borough Hall for collection. He also stated that there are 18 car tires on Rock Rd. to be
44 picked up and that all the tires at 299 Main St. are tractor trailer tires. Discussion was had
45 regarding spending no more than \$150.00 to dispose of the tires. President D. Young asked
46 where in the budget the money would come from. Councilperson J. Muschlitz suggested
47 pulling funds from the road fund, garage fund, police fund or PLGIT. President D. Young
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5 **Old Business (con't)-**

6 **Tire Disposal (con't)-**

7 looked at the budget and suggested using funds from Road R&M Supplies, budget line
8 438.25. Councilperson J. Muschlitz made a motion to spend a maximum of \$150.00 to
9 remove tires using funds from budget line 438.25, Road R&M Supplies. Councilperson
10 A. Weisenberger-Caswell seconded. President D. Young stated that he wasn't sure that
11 would be enough money to include the tractor trailer tires at 299 Main St. Councilperson
12 J. Muschlitz stated he hadn't factored those in because retrieving those tires may be unsafe.
13 He said that he will bring the tires from Rock Rd. to Brough Hall in his trailer. The motion
14 was unanimously approved.
15

16 **Republic dumpster for household items-** President D. Young stated that obtaining a
17 dumpster is no longer part of the contract with Republic Services. Councilperson K.
18 Harstine said that the last few times a dumpster was placed, some residents would fill it
19 with very large household items like a shower stall, leaving no room for others to put items
20 in. Discussion was had regarding taking recyclables to Easton Recycling. Council reviewed
21 the price sheet provided for Republic and decided to not move forward as the approximate
22 \$1,000.00 fee is cost prohibitive.
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25 **New Business-**

26 Councilperson J. Muschlitz asked to discuss snow plowing for the upcoming season. He
27 also asked when Council is voting on the 2023 Property Maintenance Code and was
28 advised that vote was already taken at a previous meeting. He then asked if money will
29 ever be budgeted to pave the parking lot at Borough Hall. President D. Young said that to
30 pave the whole lot would be expensive. Councilperson J. Muschlitz also mentioned the
31 possibility of lowering taxes in the future and asked about getting a new engineering map
32 and the MS4 budget having \$60,000.00 in it. President D. Young said that the borough
33 was recently granted another five-year waiver so the money that is in reserve can be saved
34 for when the waiver expires and the borough needs to come into compliance. Also, as he
35 has explained before, coming into compliance is very expensive and has almost bankrupted
36 other communities. He said that other municipalities have created a "rain tax" that is
37 calculated based on a certain dollar amount per square foot of impervious surfaces such as
38 roofs, driveways, patios and sheds.
39

40 President D. Young said that he talked to Chrin regarding snow plowing for the upcoming
41 year and was told that they would be willing to plow for the borough as backup but would
42 rather not be primary. He also stated that he would plow this year and has some others that
43 he could reach out to. Vice-President K. Harstine said that President D. Young can't plow
44 around the clock without help and if the truck breaks down, backup would be needed.
45 President D. Young said that in that instance, that is where Chrin would be the backup and
46 that Ott Paving has shown interest in also serving as backup. Mike Veres asked if bids had
47 been solicited yet. President D. Young stated that the only time that needs to be done is if
48 the expenditure is expected to be greater than \$25,300.00. Mike Veres asked

5 **New Business (con't)-**

6 Councilperson D. Breidinger to call Joe Bergey because he has connections.
7 Councilperson D. Breidinger stated that she thinks plowing should be put out for bid and
8 get an actual company to plow. Vice-President K. Harstine stated that snow plowing was
9 put out for bid the previous year and resulted in no bids. Councilperson J. Muschlitz stated
10 that there were legal attachments that were removed when Chrin was hired. President D.
11 Young stated that Chrin did not remove the legalities from their contract, they were
12 negotiated after two failed bid attempts. He further explained that the borough needs to go
13 through the bidding process again to hire Chrin as opposed to bringing snow plowing back
14 in-house and then use Chrin as backup. Councilperson D. Breidinger again stated that she
15 feels the borough needs to hire a snow plow company and to take action on it right away.
16 President D. Young stated that the borough made an investment in equipment to save the
17 borough money and that is how funds have been built up in the borough accounts to be
18 able to pave roads. Councilperson D. Breidinger said that she still feels that snow plowing
19 should be done by an outside company due to the fact that President D. Young resigned as
20 plow driver last season. Councilperson J. Muschlitz said that he thinks the borough should
21 contract with a company for two to three years to not have to go through this process every
22 year. President D. Young tried to explain how much Chrin charged eight years prior.
23 Councilperson D. Breidinger interrupted him to say that that was in the past, under a
24 different council and current council all want to put a contract for snow plowing out for
25 bid. Lengthy discussion was had regarding when plowing should have been put on the
26 agenda and why nobody talked previously about putting plowing out for bid. President D.
27 Young stated that he said at a previous meeting that he was willing to plow snow for the
28 borough this year and did not realize the rest of council intended to put it out for bid.
29 Councilperson J. Muschlitz again stated that he would like to see a two- or three-year
30 contract with a plow contractor. Terri Quick asked what the price difference is between
31 having Chrin plow as primary versus backup. President D. Young stated that when Chrin
32 was plowing for the borough eight years prior, it cost approximately \$50,000.00 -
33 \$60,000.00 a year and that the borough only takes in \$117,000.00, annually, from taxes.
34 Councilperson J. Muschlitz again asked to have snow plowing on the agenda for October.
35 President D. Young said that to put it on the agenda for October will push the bid opening
36 to the November meeting. Councilperson D. Breidinger stated that she would still rather
37 hire Chrin than have President D. Young plow roads. He stated, again, that Chrin cannot
38 be hired, the contract needs to go out for bid. Councilperson D. Breidinger made a motion
39 to put snow plowing out for bid. Vice-President K. Harstine seconded. Councilpersons D.
40 Breidinger, J. Muschlitz and Vice-President K. Harstine voted in favor. President D.
41 Young voted against. Councilperson A. Weisenberger-Caswell abstained. The motion
42 passed. President D. Young said that he will reach out to Solicitor Elliott to have him put
43 it out for bid.
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8 **Announcements/Correspondence**

9 The pavilion is rented Tuesday, September 19, 2023 by the Easton Lions Club.

10
11 Williams Township Fire Department covers Glendon Borough and if anyone is interested
12 in volunteering, please contact Williams Township at 610-258-6788.
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16 Vice-President K. Harstine made a motion to adjourn. Councilperson J. Muschlitz
17 seconded, and the motion was unanimously approved.
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20 The meeting was adjourned at 8:56 p.m.
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27 Respectfully submitted,
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31 Beth Young
32 Secretary
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