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**MINUTES OF THE
GLENDON BOROUGH COUNCIL
GLENDON BOROUGH HALL
August 8, 2024**

Presiding: Donna Breidinger – Council President

Present: Michael Veres - Council Vice-President
Amy Weisenberger-Caswell – Councilperson
Donald Young – Councilperson
Kathryn Harstine – Councilperson
Thomas Elliott – Solicitor
Beth Young – Secretary/Treasurer/Tax Collector

Not Present: Melody McAllister – Mayor
James McAllister-Zoning Officer

Visitors: Dale King, Kevin Benton

The regular meeting of the Glendon Borough Council was held on August 8, 2024 at Glendon Borough Hall. President Donna Breidinger called the meeting to order at 7:00 p.m. with the Pledge of Allegiance and roll call.

Public Participation-

Dale King asked what is being done about the trees hanging over Rock Road. Secretary B. Young said that a letter was sent to the homeowner and that she also spoke with the homeowner who was going to call Mayor M. McAllister to meet her at the property to show her exactly which trees need to be cut back.

Minutes-

Councilperson K. Harstine made a motion to approve the minutes for July 11, 2024, as presented. Councilperson A. Weisenberger-Caswell seconded and the motion was unanimously approved.

Treasurer's Report-

Bills to be paid:

Councilperson D. Young made a motion to pay all bills from the General Fund, excluding Vice-President M. Veres, Duncan Caswell and Councilperson A. Weisenberger-Caswell. Councilperson K. Harstine seconded and the motion was approved. Councilperson D. Young abstained.

7 **Treasurer's Report (con't)-**

8 **Bills to be paid (con't):**

9 Councilperson K. Harstine made a motion to pay Duncan Caswell and Councilperson A.
10 Weisenberger-Caswell from the General Fund. Councilperson D. Young seconded and
11 the motion was approved. Councilperson A. Weisenberger-Caswell abstained.
12

13 Councilperson D. Young made a motion to pay Vice-President M. Veres from the
14 General Fund. Councilperson A. Weisenberger-Caswell seconded and the motion was
15 approved. Vice-President M. Veres abstained.
16

17 Councilperson D. Young made a motion to add the invoice for Diehl Paving in the
18 amount of \$1,800.00 to the list of bills to be paid from the General Fund. Councilperson
19 K. Harstine seconded and the motion was unanimously approved.
20

21 Councilperson D. Young questioned the Sewer Fund bill for Hydra-Numatic in the
22 amount of \$1,219.81. President D. Breidinger said that invoice was for having them come
23 out on an emergency basis to replace floats. Councilperson D. Young questioned how
24 the cost was being covered since the budget line for repair and maintenance of the pump
25 stations has already been overspent for the year. President D. Breidinger stated that she
26 spoke with former councilperson Lorie Thomas who advised her that the money in
27 reserve could be spent on capital improvements and that is where the money should come
28 from for this expense.
29

30 Councilperson A. Weisenberger-Caswell made a motion to reallocate \$4,564.79 from the
31 Sewer Fund reserves to budget line 8429.37, repair and maintenance. Councilperson K.
32 Harstine seconded. President D. Breidinger, Vice-President M. Veres and
33 Councilpersons K. Harstine and A. Weisenberger-Caswell voted in favor. Councilperson
34 D. Young voted against. The motion passed.
35

36 Vice-President M. Veres spoke with Josh from Hydra-Numatic and had him evaluate the
37 pump station equipment in the cellar at borough hall. Josh said that the equipment is junk
38 and obsolete. Vice-President M. Veres also stated that the two pumps at Pump Station 2
39 were tested by Josh and he said that one of them is garbage and the other may be able to
40 be rebuilt but needs to be covered. He asked Councilperson D. Young what the new
41 sump pump in the basement is for because it is not compatible with anything he could
42 find. Councilperson D. Young said he does not know but will look at it.
43

44 Councilperson K. Harstine made a motion to reallocate \$1,219.81 for the Hydra-Numatic
45 invoice from reserves to budget line 8429.37, repair and maintenance. Councilperson A.
46 Weisenberger-Caswell seconded. President D. Breidinger, Vice-President M. Veres and
47 Councilpersons K. Harstine and A. Weisenberger-Caswell voted in favor. Councilperson
48 D. Young voted against. The motion passed.

5 **Treasurer's Report (con't)-**

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

7 Councilperson D. Young made a motion to pay the balance of bills from the Sewer Fund,
8 totaling \$3,726.51. Councilperson K. Harstine seconded and the motion was
9 unanimously approved.

10
11 Councilperson A. Weisenberger-Caswell made a motion to pay all bills from Liquid
12 Fuels. Councilperson K. Harstine seconded and the motion was unanimously approved.

13
14 **Sewer Bills:**

15 Treasurer B. Young stated that four house were posted for water shut-off and one was
16 sent a letter offering a payment plan.

17
18 **Crime Watch bank account:**

19 Nothing new to report
20
21

22 **Tax Collector's Report-**

23 Councilperson K. Harstine made a motion to accept the Tax Collector's Report, subject
24 to audit. Councilperson A. Weisenberger-Caswell seconded and the motion was
25 unanimously approved.

26
27 Tax Collector B. Young stated that 11 Island Park Rd. and 9 3rd St. are both going for
28 Upset Sale in September.
29
30

31 **Mayor's Report-**

32 Reporting on behalf of Mayor M. McAllister, Councilperson A. Weisenberger-Caswell
33 stated that letters were sent out to residents for weeds. Councilperson K. Harstine asked
34 what to do about the residents who do not cut their grass after receiving letters and that
35 there is a house on Franklin St. that has garbage on the ground in front of their house.
36 Solicitor Elliott stated that the mayor has authority to issue non-traffic citations and if the
37 resident does not pay the citation, they can be taken to court. Solicitor Elliott also talked
38 about how far council wants to go regarding enforcement and said that a general letter
39 can be sent before moving forward with a notice of violation. He suggested using
40 Keycodes for enforcement as opposed to having him send letters.
41
42

43 **Zoning-**

44 Reporting on behalf of Zoning Officer, J. McAllister, Councilperson A. Weisenberger-
45 Caswell stated that someone called with interest in developing the two adjoining lots on
46 Berger Rd.
47
48

5 **Engineer Report-**

6 Council reviewed T&M invoices in their packets. Councilperson D. Young said that the
7 invoices regarding 124-126 Main St. should not be paid by the borough and should be
8 paid by either Northampton County or the site developer. Treasurer B. Young will reach
9 out to Mayor M. McAllister to get the contact information for Northampton County to
10 find out where to send the invoices.
11 .

12 **Committee Reports-**

13 **Signs-** Vice-President M. Veres said that the mirror on the corner of High St. needs to be
14 replaced. President D. Breidinger said that they will get a price from Reliable Signs for a
15 new one. Councilperson D. Young also suggested calling Garden State Highway
16 Products for a price comparison.
17

18 **Roads-** President D. Breidinger said that she received a PA One Call for replacing the
19 guide rail on Berger Rd. She will look at it again to see who is doing the work.
20

21 Vice-President M. Veres stated that the plow truck was returned from Trius and that the
22 body of the truck is not in good shape. He said that a new stainless-steel bed would cost
23 approximately \$25,000.00-\$30,000.00. He was told that the truck may be good for
24 another year or two. Plow driver Kevin Benton said that he has products that can be used
25 to clean up the truck and coat it. He will look into getting estimates to repair the truck
26 body.
27

28 **Sewer-** President D. Breidinger said that she has an estimate from Hydra-Numatic in the
29 amount of \$2,064.64 for refurbished devices and she is still waiting to hear about a
30 warranty. Councilperson D. Young stated that nobody told him about this and that
31 council voted at the previous meeting to have Site Specific do the work. He already
32 called them and is waiting for a call back to schedule the work to be done on PS1 and
33 PS3.
34

35 Councilperson A. Weisenberger-Caswell stated that about 20-50 alerts per day are
36 coming in for low batteries at PS3. President D. Breidinger said that Hydra-Numatic is
37 suggesting replacing all batteries at all four pump stations at the cost of \$564.00
38 Councilperson D. Young said that PS3 is the only one sending alarms and that is only
39 because the board is faulty which is why it is being replaced and that all the batteries
40 were replaced a few years ago. He also stated that the batteries are only about \$15.00; he
41 feels that \$564.00 is a lot of markup on both cost and labor and anybody who can replace
42 a car battery can easily replace the batteries at the pump stations. President D. Breidinger
43 again stated that Hydra-Numatic is suggesting to replace all the batteries. Vice-President
44 M. Veres made a motion to pay Hydra-Numatic \$564.00 to replace the batteries at all
45 four pump stations. Solicitor Elliott asked if there was an explanation from Hydra-
46 Numatic regarding why their price is so much higher than what Councilperson D. Young
47 said and also asked if that was not worth an inquiry. President D. Breidinger said that she
48

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

6 **Sewer** - feels that Councilperson D. Young thinks everything is too expensive.
7 Councilperson D. Young said that current council is “pissing away” the money that is in
8 the budget because he was careful with the funds as president and that is why the money
9 is there. President D. Breidinger said that she does not feel they are pissing away the
10 money and has been told by the inspection agencies that they feel the pump stations have
11 been neglected and are in need of multiple repairs. Solicitor Elliott said that council has
12 an obligation to protect tax payer money and that the discrepancy between what
13 Councilperson D. Young said the cost of batteries should be and what Hydra-Numatic is
14 quoting should be investigated. President D. Breidinger said she will call Hydra-Numatic
15 and the topic can be tabled until the next meeting. She asked Councilperson A.
16 Weisenberger-Caswell if she would feel comfortable changing the batteries and she said
17 she would be able to do it. The motion from Vice-President M. Veres was not seconded
18 and did not pass.

19
20 Council also reviewed another quote from Hydra-Numatic in the amount of \$3,070.56 to
21 replace two floats and install two fans at PS4. President D. Breidinger said she also
22 believes this is a capital expenditure and should be paid from reserves. Councilperson K.
23 Harstine said she doesn't know anything about the pump stations, just that they need to
24 work. She then made a motion to pay Hydra-Numatic \$3,070.56 to replace two floats
25 and install two fans, to be paid from the Sewer Fund reserves. Vice-President M. Veres
26 seconded. President D. Breidinger, Vice-President M. Veres and Councilpersons K.
27 Harstine and A. Weisenberger-Caswell voted in favor. Councilperson D. Young voted
28 against. The motion passed.

29
30 **President's Report-**

31 Nothing to report.
32

33 **Old Business-**

34 **299 Main St.** – Solicitor Elliott said that the property is not going to upset sale because
35 the county has no one to whom they can serve paperwork. He said that, in regard to the
36 code violations, charges used to be filed by a summary criminal offense but he now needs
37 to file seventeen separate criminal complaints for each violation, per Judge Corpora's
38 office. Judge Corpora suggested submitting a non-traffic summary citation, as Keycodes
39 does. Solicitor Elliott said he could prepare the citations but he suggests turning this
40 over to Keycodes rather than pay him to keep working on it. He said he will contact
41 Keycodes to meet with them and go over the issues.

42
43 **525 Berger Rd.** – Solicitor Elliott said that Keycodes is handling this.

44
45 **158 Main St.** – Solicitor Elliott said that he sent letters and notice of violations that were
46 ignored. He is going to also talk to Keycodes about taking over this as well.
47
48

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

6 **124-126 Main St. (former Glendon Hotel site) – Nothing to discuss.**
7

8 **Air B&B-** Solicitor Elliott will review prior minutes regarding drafting an ordinance.
9

10 **Disposition of borough property** – President D. Breidinger questioned how to dispose
11 of items, like the salt spreader, that are not worth anything other than scrap. Solicitor
12 Elliott stated that it can be scrapped but an inventory of anything being disposed of must
13 be done so that he can draft a resolution to authorize the disposition.
14

15 **Paving Pine Lane – Tabled**
16

17 Solicitor Elliott circled back to the Air B&B topic. He said, per the June 13, 2024
18 minutes, it states that he is working on a new ordinance for the Air B&B and that he was
19 absent for the July meeting. He said he will draft an ordinance allowing the Air B&B in
20 the HI district.
21

22 **Raise \$50.00 limit for spending by council members without prior approval –**
23 Solicitor Elliott asked if there was a written policy. Councilperson D. Young said that
24 there is not anything in writing but it has always been an understanding among council
25 that if a minor expense needs to be made in an emergency situation, as long as it under
26 \$50.00, it has always been allowed. He gave the example of the road crew working on
27 filling potholes and having a shovel break. It is something that is needed at that moment
28 and is a minor expenditure so it could be purchased at that time to finish a job without
29 council's prior approval. Solicitor Elliott asked if every council person has this right and
30 Councilperson D. Young said that, at this time, yes, they do. Solicitor Elliott said that
31 there is always the potential for abuse of power and since there is no limit to spending up
32 to \$50.00 on a daily basis, that could add up. He said, ultimately, any expenditures need
33 to be approved by council so if someone does overspend the \$50.00 limit, there is the
34 chance they would not be reimbursed if the rest of council did not approve the
35 expenditure. President D. Breidinger used the example that, recently, the condensation
36 pump was leaking in the basement. She called a borough employee to look at it and he
37 determined a new pump was needed. She found a replacement pump on Home Depot's
38 website and with the borough's tax exemption, free shipping and her military discount,
39 she was able to get the cost to just under \$50.00. Her question was whether or not that
40 would have constituted an emergency if it had cost over \$50.00. Councilperson D.
41 Young said that example would be considered an emergency to avoid damage to the
42 basement. Vice-President M. Veres suggested holding a second meeting in a month, if
43 needed, to approve expenditures. Vice-President M. Veres made a motion to raise the
44 spending limit by council members without prior approval to \$75.00. Councilperson A.
45 Weisenberger-Caswell seconded and the motion was unanimously approved. It was also
46 decided that all expenditures should go through President D. Breidinger for her approval.
47
48

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

6 Councilperson K. Harstine said that there is water getting into the electrical panel in the
7 pavilion due to wood rotting and rainwater running down. President D. Breidinger asked
8 if she should have borough employee, David Blankenship look at it. Councilperson D.
9 Young said that, due to comments that have been made over the last few meetings, the
10 borough needs to find a new electrician as he is, at this time, unwilling to do the work.
11 President D. Breidinger said that she was sorry to hear that and asked Councilperson D.
12 Young if he had anything to report regarding the parking lot lighting. He said that he did
13 not.

14
15 **Lighting for Borough Hall parking lot** – President D. Breidinger said that she will call
16 electricians to get estimates. She asked Councilperson D. Young if he had worked up
17 numbers for the parking lot lights. He stated that he had been in Florida from right after
18 the last meeting until the night before the current meeting so he did not have time to do
19 so.

20
21 Solicitor Elliott left the meeting at 8:50 p.m.
22

23 **Charging residents for rental of pavilion** – Councilperson K. Harstine said that she and
24 the Easton Lions are usually the only two who rent the pavilion during the year.
25 President D. Breidinger said to take the topic off the agenda.
26

27
28 **New Business-**

29 **Tire removal** – Vice-President M. Veres said he has someone who will pick up the tires
30 at borough hall at the cost of \$3.50 per car and light truck tire. He also said he will take
31 the speed humps that are outside and rotten. Councilperson D. Young said that the speed
32 humps would have to be inventoried for a resolution, as Solicitor Elliott had just stated.
33 President D. Breidinger said that, at this time, the tires can be taken but the speed humps
34 need to stay to be part of the inventory. Vice-President Veres said he will pay for the tire
35 removal and then be reimbursed because the vendor does not accept credit cards. Vice-
36 President M. Veres made a motion to spend up to \$100.00 to remove tires.
37 Councilperson K. Harstine seconded and the motion was unanimously approved.
38

39 **CAT batteries** – President D. Breidinger said that, per James Stevely, Caterpillar is
40 having a sale on batteries and they currently cost \$80.00 apiece. Vice-President M. Veres
41 made a motion to authorize having James Stevely spend \$160.00 on two batteries for the
42 backhoe. Councilperson D. Young seconded and the motion was unanimously approved.
43

44 **Intrepid Fiber Networks** – President D. Breidinger said that Intrepid Fiber Networks
45 wants to do a formal presentation at the September meeting, if council is interested in a
46 FiOS network. They would install their wires in the borough and sell access to their

1 network to local providers. Council unanimously decided to not have the representative
2 come as they are not interested.

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4 Meeting Minute
5 August 8, 2024 continued
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10 **Announcements/Correspondence**

11 Williams Township Fire Department covers Glendon Borough and if anyone is interested
12 in volunteering, please contact Williams Township at 610-258-6788.
13

14
15
16 Councilperson A. Weisenberger-Caswell made a motion to adjourn. Councilperson K.
17 Harstine seconded, and the motion was unanimously approved.
18

19 The meeting was adjourned at 9:03 p.m.
20

21
22 Respectfully submitted,
23

24
25
26 Beth Young
27 Secretary