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**MINUTES OF THE
GLENDON BOROUGH COUNCIL
GLENDON BOROUGH HALL
March 13, 2025**

Presiding: Donna Breidinger – Council President

Present: Michael Veres - Council Vice-President
Amy Weisenberger-Caswell – Councilmember
Donald Young – Councilmember
Thomas Elliott – Solicitor
Melody McAllister – Mayor
Ronnie Shaffer – Secretary/Treasurer

Absent: Kathryn Harstine – Councilmember
Beth Young –Tax Collector
James McAllister-Zoning Officer

Visitors: Dale King, Ken Teske, Kelly Church

The regular meeting of the Glendon Borough Council was held on Thursday, March 13, 2025, at Glendon Borough Hall. President Donna Breidinger called the meeting to order at 7:01 p.m. with the Pledge of Allegiance and roll call.

Public Participation:

Ken Teske commended Council on the fine job they are doing, and Mrs. Breidinger thanked him for the compliment. Mr. Teske then noted that the No Truck Signs have disappeared at Main and High Streets as well as Crescent Street at Holly Street. Council Vice-President Mike Veres said that the sign at Crescent and Holly was knocked over, and he has the sign. A longer base has to be installed before he can put it back up.

Mr. Teske also inquired as to the status of the complaint that was filed regarding 116-118 High Street back at the end of October of 2024. Mayor Mindy McAllister said that the complaint has been sent to KeyCodes, who are supposed to be sending monthly reports, but they have failed to do so. Mrs. Breidinger said she had a conversation with Rob at Keycodes who said it is moving along.

Mrs. Breidinger also noted that Rob said the situation at 525 Berger Road has been dealt with to their satisfaction. However, it is an exterior clean-up only, and if the resident chooses to maintain unsanitary conditions on the inside of her home, that is up to her. Mrs. McAllister said she will contact the County Agency on Aging to possibly address the interior issues as a threat to the health of the residents.

Secretary/Treasurer Ronnie Shaffer said there is an additional complaint regarding the condition of the garage at 22 Franklin Street. Mrs. McAllister also noted that the Garage next to Clark's on Main Street is a problem as well.

Mrs. McAllister will call Dave Shields, the owner of KeyCodes to see if he can rectify the apparent unresponsiveness and lack of reporting.

4 Mr. Veres said that a complaint regarding the accumulated trash and the growing
5 population of feral cats at 3 High Street is an emergency. The residents have been offered
6 assistance with cleaning up the trash, which can simply be bagged up and gradually put out for
7 weekly collection, but they have refused. It was noted that there have been previous discussions
8 regarding feral cats, but Solicitor Thomas Elliott advised that there are laws regulating dogs, as
9 well as vermin, but not cats. There are several organizations that Trap/Neuter/Release cats, as well
10 as vaccinate them, but it is a lengthy process to decrease the feral population, and if residents
11 continue to feed them, it only tends to attract more cats. Mayor McAllister will contact the Agency
12 on Aging to see what they can do to help.

13
14 **Minutes:**
15 Mrs. Breidinger asked for a motion to approve the minutes of February 13, 2025, as well
16 as tabled minutes from December 12, 2024, December 19, 2024, and August 8, 2024. Mr. Elliott
17 said the delay on the August minutes due to a question about the Capital Account for Sewer.
18 Ms. Shaffer noted that we do not currently have a separate account for the Capital account.
19 Councilmember Amy Weisenberger-Caswell made the motion to approve all minutes, Mr. Veres
20 seconded, all Ayes.

21
22 **Treasurer's Report:**
23 **Bills to be paid:**
24 Mrs. Breidinger asked for a motion to pay the bills, with the exception of Ms. Caswell's
25 paycheck. Ms. Shaffer advised of two additions to the bills to be paid: for the General Fund, an
26 invoice from AMK for excavation for the Pole barn in the amount of \$450.00, and for the PLGIT
27 fund, another invoice from AMK for salt deliveries in the amount of \$675.00. Ms. Caswell made
28 a motion to pay all bills with the stated exception. Mr. Veres seconded, and the motion was
29 approved, with Mrs. Breidinger abstaining. Mr. Veres then made a motion to pay Ms. Caswell,
30 Council Member Don Young seconded, all Ayes, with Ms. Caswell abstaining.

31
32 **Tax Collector's Report:**
33 The Tax Collector's Report was omitted from the Agenda, so Mr. Young made a motion
34 to add it, seconded by Ms. Caswell, all Ayes. Mrs. Breidinger then asked for a motion to accept
35 the Tax Collector's Report, subject to audit. Ms. Caswell made the motion, seconded by Mr.
36 Young, all Ayes.

37
38 **Committee Reports:**
39 • **Building:** Ms. Shaffer asked if Maintenance could check out two light switches that seem
40 very dangerous and asked if the push-on faucet in the bathroom can be adjusted so it would
41 be possible to wash both hands at the same time. In addition, it was requested to add a
42 valve under the sink in the bathroom to accommodate a bucket, since the sink is too small
43 to be able to fill a bucket needed to wash the floors. Mrs. Breidinger said she will have the
44 "Handy Man" evaluate the situations to see what is needed for the requested repairs.

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4 **Committee Reports - Continued**

5 • Roads:

- 6 ○ Ms. Caswell said that as soon as the weather is warmer, she will be making a list of
7 potholes. Mrs. Breidinger said Front Street on the guardrail side needs some
8 attention in the area of 12 Front Street, Mr. Veres said the old asphalt should be
9 removed and sub-base put it. Mrs. Breidinger recommended keeping an eye on the
10 situation.
- 11 ○ Mrs. Breidinger advised that she was notified by Tom McMonigle of Chrin about
12 trucks and trailers parked on Hilton Street West. No Parking/Tow away signs are
13 in place, and she has placarded one trailer that has been sitting there, and another
14 Truck/Trailer has already been moved. Fast Lane towing was called about the
15 trailer, but they advised that their lot was full, and the trailer would be towed when
16 space was available. It has been two (2) weeks with no action, and it makes the
17 Borough look foolish when nothing is done. Mrs. McAllister said she will call Fast
18 Lane to see what can be done. Mrs. McAllister also noted that we need stickers to
19 place on the vehicles, since that seems to get the violator's attention. Mr. Elliott
20 suggested checking with American printing on Northampton Street for the stickers.
- 21 ■ Mr. Young inquired if Hilton Street was ever dedicated. Mr. Elliott said it
22 has been dedicated, but has not yet been recorded, but he will take care of
23 it.

24 • Signs:

- 25 ○ A request was made to purchase ten (10) eight-foot (8') signposts for \$31.00 each.
26 Mrs. Breidinger noted that the round poles, if damaged, can't be replaced. Mr.
27 Young noted that we have hardware for the round poles, and Dale King said there
28 are some round poles in the basement. He was not sure how many, but he will
29 check. Mr. Veres noted that we will need more of the green posts, since the "Stop
30 Ahead" signs take two (2) each. Mr. Elliott suggested ordering as many as needed,
31 in addition to the current inventory, to make the desired number of posts. Mr. Veres
32 made a motion to purchase the required number of poles to equal a total inventory
33 of 15 poles. Ms. Caswell seconded, all Ayes.

34 • Sewer:

- 35 ○ Ms. Caswell stated that the second pump from Pump Station One should be back
36 in about two (2) weeks.
- 37 ○ Ms. Caswell also noted that she has received some pricing on pumps and various
38 components for possible grant applications. Mr. Young advised that it is not
39 necessary to remove the reversing contacts, as there are enough inputs, they just
40 have to be converted, and High Tide can do that, and Hydra-Numatic should revise
41 their quote. Mr. Young also noted that batteries have already been approved. Mrs.
42 Breidinger said they had been purchased for all four, but two of them did not fit.
43 Mr. Young also asked about having the old pumps at PS2 rebuilt. Being that they
44 have been exposed to the weather and been inactive for so long, it does not seem
45 feasible. Also, new pumps come with a warranty. Mr. Young will contact
46 representatives of some pump companies and get estimates to rebuild them.
- 47

- 4 ○ Aerator – The information included was an alternative to the \$6,650.00 quote
5 provided by Hydra-Numatic. Perhaps we can include an aerator in the sewer grant
6 application.

7 **Mayor’s Report:**

- 8 • **Speeding** - Mrs. McAllister noted that the traffic on Main Street and High Street has been
9 horrendous for the past three months. The Easton school district buses are still speeding,
10 in spite of Mr. Elliott sending them a letter. Mr. Young suggested calling the State Police,
11 but they won’t enforce local ordinances. It was noted that the Borough of West Easton had
12 been approached previously to supply intermittent coverage, but they were not interested.
13 Mrs. McAllister said she has spoken to the Bus Supervisors for the districts, but to no avail.
14 Mr. Elliott stated the perhaps his presence at a school board meeting will be more effective.
- 15 • **Glendon Hotel** - Due to inflation and the rising costs of building materials, the County of
16 Northampton is still seeking funding for the old Glendon Hotel property project, and they
17 anticipate it will be at least the summer of 2026 until anything happens.
- 18 • **Old Bridge Removal** – Scheduled removal of the not be happening until next year as well.
19 In addition, the bridge into Hugh Moore Park will be closed for repairs for most of the
20 summer for repair, and there will be no way into the park. Also, due to a dispute with a
21 property owner, PennDOT’s box culvert work under the bridge on Lehigh Drive will be
22 delayed and the detour will be in place for possibly up to two years.

23
24 **President’s Report:** Nothing at this time.

25
26 **Engineer’s Report:** Monica Wall has responded to inquiries regarding the old bridge removal
27 project, and Ben Whitmer was working on the Chapter 94 Report.

28
29 **Zoning Officer’s Report:** Mrs. McAllister said the new building at 111 Main Street is progressing
30 with some concerns regarding soil stabilization. Mr. Young questioned how it could be allowed
31 due to the size of the lot, but Mr. Elliott stated that in the Zoning Ordinance, there is an allowance
32 for a Small Lot of Record. Mr. Young stated there is a steep slope issue as well.

33
34 **Old Business:**

35 **Problem Properties –**

- 36 ○ **158 Main Street** – The original complaint was withdrawn and has been redrafted
37 with the correct ordinance citation.
- 38 ○ **299 Main Street** – Is up for Sheriff sale. Mr. Elliott reviewed the process for a Tax
39 Upset sale and Judicial sale, which wipes out all liens on the property and if
40 neither of those processes is successful, the property goes into the County
41 Repository, where anyone can buy it at any price. Mrs. Breidinger said we should
42 pause any previously discussed clean-up efforts. Mr. Elliott said he can file a
43 statement with the Recorder of Deeds office that anyone who buys the property is
44 responsible for complying with all requirements of code and must do so within
45 six months to a year.
- 46 ○ **525 Berger Road** – Rob Epinger of KeyCodes stated that how the resident
47 chooses to live on the inside of their house is up to them, and as far as he is

4 **Old Business – Continued:**

5 **Problem Properties - Continued**

6 525 Berger Road continued - concerned, the matter is closed. Mr. Elliott disagrees
7 with that premise, but questioned how to proceed, since we would need a warrant
8 to enter the property. It is complicated, and it is a matter of discretion of
9 enforcement. Council chose not to pursue the matter any further, but it was
10 recommended that Mr. Epinger put in writing that the matter is closed.

- 11 ○ 3 High Street – That is a new matter, and Mr. Elliott is not yet familiar with all the
12 details. It has been an ongoing problem, but it has accumulated now that it is
13 getting more noticeable from the street. It was noted that there is a smell that will
14 be more noticeable as the weather gets warmer.

15
16 124-126 Main Street (Former Glendon Hotel site) – Already discussed in the Mayor’s Report

17
18 Air B&B – Mr. Elliott has sent a copy of the ordinance and is looking for input from Council.
19 Mrs. Breidinger said the best option is regulate it rather than ban it, and Council should think
20 about it for discussion at the next regular meeting.

21
22 **Disposition of Borough Property –**

- 23 ○ Mrs. Breidinger and Ms. Shaffer will be working on that. She has already sent Mr. Elliott
24 pictures of the items and will work on the descriptions. Ms. Shaffer asked if all items
25 need to be advertised, but Mr. Elliott said that it is necessary only if it is worth a certain
26 amount of money, but to dispose of property you need a resolution that complies with
27 state law that regulates Municipal disposition.
- 28 ○ Mrs. Breidinger has opened an account with Municibid, and we will need a resolution
29 authorizing the sale of the CAT backhoe.

30
31 **New Business:**

32 Tax Collector Resolution – Mr. Elliott has supplied a draft resolution for a Deputy Tax Collector,
33 which is triggered by a disability of the elected Tax Collector. There was a discussion as to who
34 declares the disability, how does the declaration get undone, etc. The issue was tabled.

35
36 Hazard Mitigation Resolution – Mr. Young said he was not familiar with the resolution that was
37 previously emailed to Council. Mrs. Breidinger explained that if we do not adopt the resolution
38 and someone is affected by a natural disaster, they will not be eligible to apply for disaster
39 assistance. Ms. Caswell made a motion to adopt Resolution 2025-01. Mr. Young seconded, all
40 Ayes.

41
42 Pay Schedules – There was a previous resolution regarding salaries, allowing employees to be
43 paid between meetings and the payments approved at the following meetings. The issue was
44 “Salaries” and since the Mayor and Council are the only ones who classify as “Salaried” it was
45 decided that salaries was synonymous with “compensation”. Mr. Young remembered when it
46 was drafted that the purpose was to pay invoices within the discount period or to avoid interest
47 and penalties. Mrs.

4
5 Pay Schedules – Continued Breidinger asked if Council had a problem with paying employees
6 every two (2) weeks with the current interpretation of the Resolution as it stands. Mr. Young
7 opposed the practice since there
8 was extra cost incurred. Mr. Elliott noted that an extra meeting was added to accommodate that
9 pay schedule. No further action was needed.

10
11 Plow Truck – The plow truck is currently at Star GMC following the accident on High Street on
12 the evening of February 12, 2025. The Insurance company is paying two (2) towing invoices at
13 \$125.00 each. The first one for towing to Kichline’s Garage on February 13th to evaluate the
14 damage. They determined that it was drivable, but not necessarily usable. They do not do body
15 work, so they recommended finding a shop to do both. It was then towed to Star on February 19th.

16 The Policy allows for the rental of replacement equipment at a rate of \$1,000.00 per day.
17 While there are rental trucks available with a salt spreader, there are none that have a mounted
18 snowplow as well. Chrin was very accommodating in our time of need on two (2) occasions,
19 February 15, 2025, and February 20-21, 2025. Two invoices totaling \$2,388.00 were sent to IRM
20 and they have approved those invoices, and they will cover the total amount.

21 We received an initial estimate of the repairs and body work of \$6,218.23, but they
22 renegotiated the price to \$5,172.97. A front-end alignment was recommended after the repairs are
23 made and they will pay for that also.

24
25 Sewer Grant - Ms. Shaffer stated that there is a grant opportunity for the PA Small Water and
26 Sewer Program. Applications are being accepted through April 30, 2025, for eligible projects
27 which have a total cost of not less than \$30,000.00 and not more than \$500,000.00, with a required
28 match of not less than 15%. Ms. Shaffer supplied an overview sheet on the project requirements
29 and suggested the upgrading of the pumps and related equipment in the two oldest pump stations.
30 Mr. Young said that would be good for the grant writers we have. Mr. Young said we have an
31 agreement with Keystone Consulting Engineers through a previous RFP process to hire a firm for
32 Engineering, who are professionals at this and by using an outside firm we can get the engineering
33 costs included with the grant. Mr. Young stated it increases our costs, but we have a better chance
34 of actually getting the grant. When Barry Issett was our engineer, they included that service for
35 free. Mr. Elliott asked what Keystone actually charged for that service, but Mr. Young said that he
36 did not know because Issett provided the Grant Writer for free, and they hadn’t actually used
37 Keystone for any grants. Mr. Young also suggested adding generators for each pump station. Mrs.
38 Breidinger stated that it would be better to concentrate on maintaining the one generator we do
39 have to be sure it is operational when needed, rather than purchasing additional generators that
40 would incur additional maintenance costs. Ms. Shaffer said that she has written and obtained
41 previous grants, with the technical help of our Engineer. Mrs. Breidinger said Ben Whitmer has
42 been a good resource and is willing to help. The grant specs allow for engineering and design costs
43 not to exceed 10% of the grant amount. Mr. Elliott will check to see if that allowance is specific
44 only to an outside engineer.

45 It was decided that Council would reconvene on Thursday, March 20, 2025, at 7 p.m. to
46 continue the discussion.

4

5 **Announcements/Correspondence:**

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

9

10 Having no further business, Ms. Caswell made a motion to adjourn. Mr. Veres seconded, all
11 Ayes.

12

13 The meeting was adjourned at 9:05 p.m.

14

15 Respectfully submitted,

16

Veronica J. Shaffer

17

18 Veronica Shaffer

19 Secretary/Treasurer

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