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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 President 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. President Breidinger said she had a conversation with Rob Epinger at Keycodes who said it is moving along.

President Breidinger also noted that Mr. Epinger 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. Mayor 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. Mayor McAllister also noted that the Garage next to Clark's on Main Street is a problem as well.

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

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

14
15 **Minutes:**

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

22
23 **Treasurer’s Report:**

24 **Bills to be paid:**

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

32
33 **Tax Collector’s Report:**

34 The Tax Collector’s Report was omitted from the Agenda, so Mr. Young made a motion
35 to add it, seconded by Ms. Caswell, all Ayes. President Breidinger then asked for a motion to
36 accept the Tax Collector’s Report, subject to audit. Ms. Caswell made the motion, seconded by
37 Mr. Young, all Ayes.

38
39 **Committee Reports:**

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

5 **Committee Reports - Continued**

6 • Roads:

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

26 • Signs:

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

36 • Sewer:

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

5 **Committee Reports – Continued:**

6 Sewer – continued - seem feasible. Also, new pumps come with a warranty. Mr.
7 Young will contact representatives of some pump companies and get estimates to
8 rebuild them.

- 9
- 10 ○ Aerator – The information included was an alternative to the \$6,650.00 quote
11 provided by Hydra-Numatic. Perhaps we can include an aerator in the sewer grant
12 application.
13

14 **Mayor’s Report:**

- 15 • Speeding - Mayor McAllister noted that the traffic on Main Street and High Street has been
16 horrendous for the past three months. The Easton school district buses are still speeding,
17 in spite of Solicitor Elliott sending them a letter. Mr. Young suggested calling the State
18 Police, but they won’t enforce local ordinances. It was noted that the Borough of West
19 Easton had been approached previously to supply intermittent coverage, but they were not
20 interested. Mayor McAllister said she has spoken to the Bus Supervisors for the districts,
21 but to no avail. Solicitor Elliott stated the perhaps his presence at a school board meeting
22 will be more effective.
- 23 • Glendon Hotel - Due to inflation and the rising costs of building materials, the County of
24 Northampton is still seeking funding for the old Glendon Hotel property project, and they
25 anticipate it will be at least the summer of 2026 until anything happens.
- 26 • Old Bridge Removal – Scheduled removal of the not be happening until next year as well.
27 In addition, the bridge into Hugh Moore Park will be closed for repairs for most of the
28 summer for repair, and there will be no way into the park. Also, due to a dispute with a
29 property owner, PennDOT’s box culvert work under the bridge on Lehigh Drive will be
30 delayed and the detour will be in place for possibly up to two years.
31

32 **President’s Report:** Nothing at this time.
33

34 **Engineer’s Report:** Monica Wall has responded to inquiries regarding the old bridge removal
35 project, and Ben Whitmer was working on the Chapter 94 Report.
36

37 **Zoning Officer’s Report:** Mayor McAllister said the new building at 111 Main Street is
38 progressing with some concerns regarding soil stabilization. Mr. Young questioned how it could
39 be allowed due to the size of the lot, but Solicitor Elliott stated that in the Zoning Ordinance, there
40 is an allowance for a Small Lot of Record. Mr. Young stated there is a steep slope issue as well.
41

42 **Old Business:**

43 **Problem Properties –**

- 44 ○ 158 Main Street – The original complaint was withdrawn and has been redrafted
45 with the correct ordinance citation.
- 46 ○ 299 Main Street – Is up for Sheriff sale. Solicitor Elliott reviewed the process for a
47 Tax Upset sale and Judicial sale, which wipes out all liens on the property and if

5 **Old Business – Continued:**

6 **Problem Properties – continued**

7 299 Main Street - neither of those processes is successful, the property goes into
8 the County Repository, where anyone can buy it at any price. President Breidinger
9 said we should pause any previously discussed clean-up efforts. Solicitor Elliott
10 said he can file a statement with the Recorder of Deeds office that anyone who buys
11 the property is responsible for complying with all requirements of code and must
12 do so within six months to a year.

- 13 ○ 525 Berger Road – Mr. Epinger of KeyCodes stated that how the resident chooses
14 to live on the inside of their house is up to them, and as far as he is concerned, the
15 matter is closed. Solicitor Elliott disagrees with that premise, but questioned how
16 to proceed, since we would need a warrant to enter the property. It is complicated,
17 and it is a matter of discretion of enforcement. Council chose not to pursue the
18 matter any further, but it was recommended that Mr. Epinger put in writing that the
19 matter is closed.

- 20 ○ 3 High Street – That is a new matter, and Solicitor Elliott is not yet familiar with
21 all the details. It has been an ongoing problem, but it has accumulated now that it
22 is getting more noticeable from the street. It was noted that there is a smell that will
23 be more noticeable as the weather gets warmer.

24
25 124-126 Main Street (Former Glendon Hotel site) – Already discussed in the Mayor’s Report

26
27 Air B&B – Solicitor Elliott has sent a copy of the ordinance and is looking for input from Council.
28 President Breidinger said the best option is regulate it rather than ban it, and Council should think
29 about it for discussion at the next regular meeting.

30
31 **Disposition of Borough Property –**

- 32 ○ President Breidinger and Ms. Shaffer will be working on that. She has already sent Solicitor
33 Elliott pictures of the items and will work on the descriptions. Ms. Shaffer asked if all items
34 need to be advertised, but Solicitor Elliott said that it is necessary only if it is worth a certain
35 amount of money, but to dispose of property you need a resolution that complies with state
36 law that regulates Municipal disposition.
- 37 ○ President Breidinger has opened an account with Municibid, and we will need a resolution
38 authorizing the sale of the CAT backhoe.

39
40 **New Business:**

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

44
45 Hazard Mitigation Resolution – Mr. Young said he was not familiar with the resolution that was
46 previously emailed to Council. President Breidinger explained that if we do not adopt the
47

5 **New Business - Continued:**

6 Hazard Mitigation Resolution – continued: resolution and someone is affected by a natural
7 disaster, they will not be eligible to apply for disaster assistance. Ms. Caswell made a motion to
8 adopt Resolution 2025-01. Mr. Young seconded, all Ayes.
9

10 Pay Schedules – There was a previous resolution regarding salaries, allowing employees to be paid
11 between meetings and the payments approved at the following meetings. The issue was “Salaries”
12 and since the Mayor and Council are the only ones who classify as “Salaried” it was decided that
13 salaries was synonymous with “compensation”. Mr. Young remembered when it was drafted that
14 the purpose was to pay invoices within the discount period or to avoid interest and penalties.
15 President Breidinger asked if Council had a problem with paying employees every two (2) weeks
16 with the current interpretation of the Resolution as it stands. Mr. Young opposed the practice since
17 there was extra cost incurred. Solicitor Elliott noted that an extra meeting was added to
18 accommodate that pay schedule. No further action was needed.
19

20 Plow Truck – The plow truck is currently at Star GMC following the accident on High Street on
21 the evening of February 12, 2025. The Insurance company is paying two (2) towing invoices at
22 \$125.00 each. The first one for towing to Kichline’s Garage on February 13th to evaluate the
23 damage. They determined that it was drivable, but not necessarily usable. They do not do body
24 work, so they recommended finding a shop to do both. It was then towed to Star on February 19th.

25 The insurance policy allows for the rental of replacement equipment at a rate of
26 \$1,000.00 per day. While there are rental trucks available with a salt spreader, there are none that
27 have a mounted snowplow as well. Chrin was very accommodating in our time of need on two (2)
28 occasions, February 15, 2025, and February 20-21, 2025. Two invoices totaling \$2,388.00 were
29 sent to IRM and they have approved those invoices, and they will cover the total amount.

30 We received an initial estimate of the repairs and body work of \$6,218.23, but they
31 renegotiated the price to \$5,172.97. A front-end alignment was recommended after the repairs are
32 made and they will pay for that also.
33

34 Sewer Grant - Ms. Shaffer stated that there is a grant opportunity for the PA Small Water and
35 Sewer Program. Applications are being accepted through April 30, 2025, for eligible projects
36 which have a total cost of not less than \$30,000.00 and not more than \$500,000.00, with a required
37 match of not less than 15%. Ms. Shaffer supplied an overview sheet on the project requirements
38 and suggested the upgrading of the pumps and related equipment in the two oldest pump stations.
39 Mr. Young said that would be good for the grant writers we have. Mr. Young said we have an
40 agreement with Keystone Consulting Engineers through a previous RFP process to hire a firm for
41 Engineering, who are professionals at this and by using an outside firm we can get the engineering
42 costs included with the grant. Mr. Young stated it increases our costs, but we have a better chance
43 of actually getting the grant. When Barry Issett was our engineer, they included that service for
44 free. Solicitor Elliott asked what Keystone actually charged for that service, but Mr. Young said
45 that he did not know because Issett provided the Grant Writer for free, and they hadn’t actually
46 used Keystone for any grants. Mr. Young also suggested adding generators for each pump station.
47 President Breidinger stated that it would be better to concentrate on maintaining the one generator

4
5 Sewer Grant – continued: we do have to be sure it is operational when needed, rather than
6 purchasing additional generators that would incur additional maintenance costs. Ms. Shaffer said
7 that she has written and obtained previous grants, with the technical help of our Engineer. President
8 Breidinger said Ben Whitmer has been a good resource and is willing to help. The grant specs
9 allow for engineering and design costs not to exceed 10% of the grant amount. Solicitor Elliott
10 will check to see if that allowance is specific only to an outside engineer.

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

13
14
15 **Announcements/Correspondence:**

16
17 Williams Township Fire Department covers Glendon Borough and if anyone is interested in
18 volunteering, please contact Williams Township at 610-258-6788.

19
20 Having no further business, Ms. Caswell made a motion to adjourn. Mr. Veres seconded, all Ayes.

21
22 The meeting was adjourned at 9:05 p.m.

23
24 Respectfully submitted,

25
26 

27 Veronica Shaffer
28 Secretary/Treasurer
29