

MINUTES FOR SPECIAL MEETING OF NESQUEHONING BOROUGH COUNCIL
Wednesday, April 8, 2026 at 6:00 PM, at Borough Building
114 W. Catawissa Street, Nesquehoning, PA 18240

President Nalesnik called meeting to order 6:00PM

PLEDGE OF ALLEGIANCE

ROLL CALL: COUNCILWOMEN/COUNCILMEN SMITH (absent), SHUBECK, KATTNER, JACOBS, BAMFORD, PRESIDENT NALESNIK, VICE-PRESIDENT KUBA, & MAYOR KATTNER.

PURPOSE: Committee/Workshop Meeting

Bill McMullen will give an update of the Land Development Land for the Data Center. Bill stated that there are a lot of moving parts. There were 218 sheets of plans submitted for this project. Bill said the this is through the zoning process and there could be more for the West Node, this is for the East Node. President Nalesnik stated that this 218 pages will be reviewed by the planning commission and will eventually be recommended to Council, after the planning is done with it. Bill McMullen stated that the East Node is everything east of Dennison Road and the West Node is everything west of Dennison Road. The sewer and water will serve and that prompted us to look at the standards of the borough and the water authority and also the tapping fees, every time you sell an EDU on the borough and the water side. The EDU's will be up to \$6811.00 per EDU and that is correct calculations. We are working on the water tapping fee, that should be done by end of next week. Basically, on the water side, the domestic water is okay. They have a very low flow of domestic water. Fire low that required us to get a model of the whole system. They are going to re-pipe the water line from Industrial to Dennison. Sewer allocation 18,000 per day max, very small discharge. The water draw initially will be 1-2 million gallons to fill up, but after that it will be 10,000 per day. President Nalesnik stated that it will be a gradual fill. Bill McMullen stated we can do a gradual fill, but not all at once. We did a sewer allocation letter in December of 2025 meaning, there is enough capacity at sewer plant to treat what they have. Right now they are going to need 86 EDU's (Equivalent Dwelling Unit). The Borough has 90 days and looking now and finalizing by end of week and get an incomplete letter out. Carbon county, planning and council need to sign off on this. President Nalesnik stated that once we accept there is a clock that starts and we have 90 days to finalize. They have submitted their land development plans to county and once we stamp it the clock starts, you only have so much time to accept or reject. Within an amount of time, we are going to have the land development plan to either reject or accept. I did ask Bill to be another set of eyes for these plans for the borough. Greg Haas is also an engineer, that will be working on this. Bill McMullen stated that there are four buildings. Greg is reviewing, he is the borough PC, and the county. We are reviewing the sewer and water aspect. All reviews costs are responsibility of the developer. It should slow down a little bit, until there is another plan that comes through.

STREETS: President Nalesnik stated that we did some site visits the other day. We went to Mussmano, it is an alley and dirt. Over the years it has been patched. Mussmano has built up over the years, causing back flow of water. There is a scenario, there is a funding stream available from dirt and gravel. County receives about \$100,000 for the dirt and gravel and receives about \$50,000.00 for the low volume road program, which is 500 or less vehicles that use it. There is an open application period. We are not looking at paving, but remediation. Bill McMullen stated the low volume program, we may be able to get from the dirt and gravel program. They are for environmentally sensitive areas. At the end of Mussmano, it is really wet and coming out of the banks. Phase 1 would be at the west end, there is cross pipe and inlet. Replace cross pipe, pipe wrapping in stone, getting subsurface water into pipe and branch up, grade the road and keep from getting wet. The funding program, I have done and get about 2/3 jobs per year from this program. There is one caveat, which is not bad. President Nalesnik stated that someone spoke with Chris Storm and is aware that we are looking into this. At least one employee from the Borough obtain the ESM program. It is a two- day training. I was going to ask Council to put on meeting, bob has volunteered to attend the June seminar. Bob will go onto the link and sign up, we believe it is free training. As all of this is taking place, getting a quote to grade the road for now, to take off some build-up. We are going to ask some vendors, with a bulldozer and help with the drainage and road. It may cost a couple of thousand dollars. Bill McMullen stated you could push some of what is there. If over \$100,000, you have to pay prevailing wages, but you could have your road department do some and pay in kind services. We could use our trucks to get rid of the grade on the road now and then use a bulldozer to finish the job.

We then went to cemetery road and met with the owner of Macaluso's and reviewed some of the complaints that he has. We are going to go back to Attorney Yurchak, there is some questions as to who actually owns the road. The borough does maintain and we do get liquid fuels money for it. But if we do a deep dive, we may not even own it, or if we do own, possibly turning it over to Macaluso's with a caveat for easement for the cemetery. All he asked was if we could help clean the surface of dirt off. He believes it is in his deed, that he would have to give access for the cemetery. We will ask Attorney Yurchak to clarify ownership.

The new employee is slated to start work on April 13th. I will ask him to come and meet with everyone, so he will know who we are. He will be working on the vehicles. If there is an issue with say one of the police vehicles, then they will go to Warren first, if it is something that he can't fix then we can send it out somewhere else. Street Sweeping will take place on May 4th to May 8th, there will be a schedule and that will be posted on the door of the building and the website. He will also have a checklist, a schedule on all vehicles worked on and what needs to be done.

SEWER: President Nalesnik stated that the trailer is getting an uplift and that the trailer is used for all entities of the Borough. There would be striping and emblem signs on the side of the trailer that we will do on our own. Sewer, we cleared out the one bay, it was a site for salt and anti-skid overflow, we cleaned all of that out and took everything back to borough garage. They would like to put a door on it, right now it is open. We would like to use it for storage for plows

and such. Bob did get some quotes for doors. Still on tract for smoke testing. Bob stated that he received a phone call from a Chuck Denney, he is looking around for maps for water and sewer. The reason is that there was a washout around the railroad bed around Oak Street. The storm pipe washed out the bank and sewer pipe is damage

BUILDINGS & GROUNDS: Councilman Kattner stated that the apartment above the offices is still open and that it was going to be deep cleaned. The hallway is going to be painted and the chaulking around the tub needs to be replaced. There was a table at Johnson Park that needs to be repainted, also it was brought to my attention about the property next to the dog groomer, if that was for sale. George Sabol contacted me on Face Book about the property next to the dog groomer. We need to consider and talk about in depth at a later time.

POLICE & PUBLIC SAFETY: Vice-President Kuba mentioned that there was a boot drive on April 18th. The Blue Print clean up was on April 25th from 9-12, break for lunch and after that try to do some more of route 54. We already have the poles and once we know from Brad, we can hang them. Keel Infrastructure was going to give about 20-25 employees for he clean up. The festival is June 13th. There is a meeting with the railroad and we are hoping to work with them. The applications for the camera system are still available and hopefully people will fill them out and submit it to the police.

The radar signs are ready to be put up once the weather breaks. Chief Hess has a list as to where he would like them to go on 54. We only have one police application and I am looking to extend the application process for the police until May 31, 2026.

SANITATION & QUALITY OF LIFE: A report was left by Councilwomen Smith who was absent, but Deb DelFranco read the following. There was a garbage complaint at 36 Oak Court for replacement of ash cans due to damage, waiting for response from Casella. April submissions for exemption for the garbage was 1257 E. Catawissa Street and 1114 E. Catawissa Street. They are asking to be exempt, they have not proved that it is an usable spot, so they are not exempt from the bill. Fire updates on Catawissa. 212 W. Catawissa, undecided; 216 W. Catawissa, undecided; 218 W. Catawissa, wants to demolish as soon as he gets insurance funds; 222 W. Catawissa, no insurance, but wants to rebuild waiting for structural engineer to come in and asses. We are requesting a meeting with fire chiefs, police chief and Ray Schwartz from ARRO to discuss the Ordinances and code procedures. There were a few letters that were sent out regarding the garbage bills and there were two letters of approval (exemption); 3 letters of denials.

RECREATION: Councilwomen Shubeck mentioned that the rec commission is trying get everything together for the American 250. They are asking for volunteers for the building for the Historical Society. I will be available so nothing is going to be destroyed. Vice-President Kuba stated that they will be in shifts. Councilwomen Shubeck also stated that one of the rec commission members will be resigning after June 13. She also mentioned that the rec commission is asking about the garbage cans for the parks. Bob stated that the garbage is picked up weekly by our road department. Councilwomen Shubeck said they had a successful gun bingo, kiddie bingo. They are also looking into another CD. Breakfast with the Easter bunny

was light and a lot of people did not show up. I did mention about doing a sign up sheet at the borough and they would like to keep it online.

BUDGET/FINANCE: Vice-President Kuba stated that the CD's are up at the beginning of May and that when we get the new rate, she will figure and let everyone know. We will meet in the middle of May to go over the first 4 months of the year. Taxes will start coming in, in April.

PERSONNEL: Councilwomen Shubeck said that Warren Seddon the new public works hire was starting on Monday, April 13th. The contract for the police was this year and that Attorney Yurchak would contact the FOP to start things off. There is a planning commission seat that is vacant. We will post for a letter of interest.

WATER DEPT TRANSITION: Councilmen Kattner stated that at the water authority meeting they were going to approve the GIS system. The audit was not done as of yet, and he is waiting on more information from Robert Yurchak as to the dissolution of the water authority. Robert is working on it. President Nalesnik did state about a Community Benefit Agreement with the Data Center, but that is something down the road to discuss at workshop.

President Nalesnik mentioned about the ATV Ordinance. With spring coming, it is ATV season, for newer members we have adopted a newer ordinance and it has teeth. There is a lot in the ordinance that is enforceable. They are up in New Columbus and it is going into the night time. This is something that the police have to enforce. They are driving up and down the roads and it is causing noise, dust and the police need to enforce. An example is if someone is parked at the mini mart and they are parked, they can be cited. There are a lot of violations that are tied in with the land owner. The free range, does not apply to the Ordinance.

ADJOURNMENT: Meeting has been adjourned at 8:15 PM by Councilwomen Shubeck.