

BOROUGH OF TATAMY COUNCIL MEETING MINUTES

Monday, 6th July 2026

7:00 PM Regular Mtg.

Llantrisant Retreat & Wellness Center 336

Bushkill Street

Tatamy, PA 18085



Regular Monthly Council Meeting Minutes

CALL TO ORDER

Council President Bob Hayes calls the meeting to order at 7:00PM.

ROLL CALL

The following members were present at the meeting: Mayor James Pallante, Council President Bob Hayes, Council Vice-President Pamela Pearson, Council Pro-Tempore Rob Wagner, Councilman Michael Lester, and Councilwoman Holly Pierfy. The following Borough Administration were present at the meeting: Borough Manager Mark Saginario, Borough Administrator Kellie Nolder, and Borough Solicitor Peter Layman. The following members were excused from the meeting: Councilwoman Deb Frace, Councilman Nicholas Fisher, Police Chief Keith Snyder, PW Crew Leader Greg Dilliard, Borough Engineer Brien Kocher / Jim Milot, and Zoning/Coding Enforcement Officer Jim Macort.

READING, AMENDING & APPROVAL OF AGENDA

Councilman Lester makes a motion to approve/amend 6th July 2026 Agenda. Council Vice-President Pearson seconds this motion. Motion passes unanimously.

COURTESY OF THE FLOOR

Earl and Joanne Wagner spoke on how the development is going by their house and asked the hours and days when they can work on the new development.

APPROVAL OF COUNCIL MEETING MINUTES

Council Vice-President Pearson makes a motion to approve/amend 8th June 2026 Regular Council Meeting. Councilwoman Pierfy seconds this motion. Motion passes unanimously.

APPOINTED COUNCIL MEMBER COMMITTEE REPORTS & REPORT OF ELECTED OFFICIALS

- a) Pamela Pearson, Chairwoman gave the Personnel, Finance & Admin. Committee report. The following topics were discussed at the meeting: June financial reports, 2025 financial audit, fidelity bank CD, HA Audit, Kold Flo funding, and grant updates. The next meeting is on July 29th, 2026.
- b) Parks & Recreation Committee was canceled this month. The next meeting is on July 13th, 2026.
- c) Public Safety Committee was canceled this month. The next meeting is on July 16th, 2026.
- d) Public Works & Facilities Committee was canceled this month. The meeting is on July 8th, 2026.
- e) Borough Administrator Nolder gave the Community & Economic Development Committee report. The following topics were discussed: TV in lobby, banner ideas, and 2026 calendar of events. The next meeting is on July 15th, 2026.
- f) Borough Manager Saginario gave the Environmental Steering Committee report. The committee discussed the Data Center Ordinance. The next meeting is on July 9th, 2026.
- g) Manager Saginario, Chairman gave the Workplace Safety Committee report. There was not any incidents or accidents. The committee did a walkthrough of the Fire Company. The next meeting is on July 23rd, 2026.
- h) Manager Saginario, Representative, gave the Nazareth Council of Governments report. The following were discussed at the meeting: Lower Nazareth Curative amendment. The next meeting is on July 16th, 2026.
- i) Elected Official Open Floor- None

REGULAR MONTHLY COUNCIL MEETING MINUTES

MAYOR'S COMMENTS & REPORT

- Jim Pallante, Mayor had the State of the County Address meeting. Mayor spoke on the meeting.

PUBLIC SAFETY REPORTS

- a) PD Chief Snyder was not present at the meeting. Council President Hayes gave the Police report. This past month the PD had a total of 58 calls, 31 traffic stops that resulted in 10 citations, 18 verbal and 3 written. They assisted with 9 BLS/ALS ambulance calls and 1 agency assistance. The department had training this month.
- b) FD Chief McDonald was not present at the meeting. Council President Hayes gave the Fire Company Report. There were 2 incidents, 326.61 man hours, the open house is on 9/18/2026. They have 22 personnel on staff.
- c) Don Dereamus was not present at the meeting. EMC report was not received.
- d) Jim Macort, Zoning Officer, was not present at the meeting. Zoning & Code Officer Report was given by Council President Hayes.

6-5-2026 (3.5 hr)

- 1) Site visit to Fern Ct for complaint about stagnant pool.
- 2) 425 Chief Tatamy-fence-approved.
- 3) 228 Broad St-Gas Install-approved.
- 4) 210 Mill Race-passed final-closed permit.
- 5) 164 Bushkill-sent plans to Base Eng for review.
- 6) 532 Broad St-property maint-resident has made significant progress.

6-8-2026 (2.0 hr)

Borough Council Meeting.

6-12-2026 (2.5 hr)

- 1) NOV issued Guiseppe Tor rsi-Trailer in Alley
- 2) Site visit for new photos of alley
- 3) Called Base Eng about 102 Alexis Ct.
- 4) Reviewed permits from previous week.

6-12-2026 (1.0 hr)

- 1) Reviewed Base Engineering inspection reports, C/O.
- 2) Closed out 199 Shelley-solar.
- 3) Reviewed NOV's.

6-26-2026 (1.5 hr)

- 1) 416 Main St-permit approved-Sent to Base Eng.
- 2) 135 Messinger-finalized zoning inspection-passed.
- 3) 415 Chief Tatamy-final zoning inspection-passed.
- 4) Reviewed open permits with Clerk.

6-30-2026 (1.0 hr)

Reviewed Hijinx with Management-called Curt to discuss what is needed for exterior seating.

2nd & Hobson-spoke with resident about the exterior condition of property-complaint came from Chief Snyder.

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BOROUGH ADMINISTRATION REPORTS

- a) Brien Kocher, Engineer was not present at the meeting. Borough Manager Saginario gave the Borough Engineer Report.
 - Open Items
 - 1) Myers Power (New Point Hills) – has power now but does not have the CO yet.
 - i. Land Development, Updates
 - 2) Tatamy Farms II – No updates
 - i. Dedication / Maintenance & Improvements Periods, Updates
 - 3) Tatamy Trail – Two Rivers Phase I, Updates – hoping Northampton County will inspect the project to be approved in July.
 - i. Braden Park Trailhead Connectivity Final Release
 - 4) Village Hobson Square, Updates – submitted one building permit for the first house.
 - i. Developer's / Maintenance Agreement, Updates
 - ii. HOA Declarations, Updates
 - 5) Chrin Commerce Centre SALDO, SE Lot 2 – No updates
 - i. Draft Preliminary Approval Conditions
- b) Michael Lester, Chairman gave the Sewer Authority Report. The Prospect Street project is completed. Sewer Authority had 34 Shut-Off letters going out this month.
- c) Peter Layman, Esquire gave the Borough Solicitor Report.
 - Open Items
 - 1) Municipal Solid Waste Review
 - 2) Village at Hobson Square HOA Declarations
- d) Mark A. Saginario gave the Borough Public Works & Facilities Report. The PW is very busy and getting a lot done with staying up on the everyday activities. The weeds are very bad right now and the PW department wants to redo the mulch beds to help with the weeds growing so quickly.
- e) Mark A. Saginario gave the Borough Manager Report. The updates are throughout the minutes.
- f)

REGULAR MONTHLY COUNCIL MEETING MINUTES

g) Mark A. Saginario gave the Treasury & Financial Reports.

TREASURER'S REPORT - JUNE 2026

Beginning Balance of General Fund as of:	<u>27-May-26</u>	\$	686,412.70
Deposits:	27 MAY 2026 - 30 JUNE 2026	\$	41,142.54
Disbursements:	27 MAY 2026 - 30 JUNE 2026	\$	92,259.25
Ending Balance w/ Transactions, as of	<u>30-Jun-26</u>	\$	635,295.99

Bank Balances: (Available)

<u>Fidelity Bank - Borough Funds</u>	<u>As of 30 JUNE.</u>
Broad Street Paving Fund	\$ 89,546.02
General Fund Checking	\$ 635,295.99
Operating Reserve	\$ 22,370.19
Building Fund	\$ 5,840.37
Police Vehicle / Equipment Fund	\$ 2,990.26
Street Paving Fund	\$ 33,731.40
Truck / Equipment Fund	\$ 33,716.22
Highway Aid	\$ 38,221.40
Refuse	\$ 82,493.01
Recreation Fund	\$ 64,029.31
Tatamy Grant Funds	\$ 8,733.27
Relief Fund - Borough Residents	\$ 7,808.51
General Fund Savings	\$ 38,921.22
Fire/EMS Tax	\$ 4,414.37
Total Balance of Borough Operating Funds	\$ 1,063,697.17
<u>Fidelity Bank - Escrow Accounts</u>	
Escrow Master Account - Tatamy Borough	\$ 0.14
Escrow Disbursement Account	\$ 35.00
Escrow Account, Non-Developers	\$ 3,502.00
Sub - Chrin of Delaware xxx4218	\$ 2,500.48
Sub - North St. Real-Estate xxx4221	\$ 118.47
Sub - TMC Management Corp xxx4224	\$ 4,164.82
Sub - Carson Commerce Lane xxx6687	\$ 364.16
Sub - Newport Hill LLC xxx0230	\$ 7,006.81
Sub - Charles Chrin Real Estate Trus xxx0388	\$ 3,600.55
Sub - Tatamy Farms LLC xxx1093	\$ 17,421.07
Total Balance of Borough Escrow Funds	\$ 38,713.50
Fidelity Bank CD Acct. x6334 (6 Month)	\$ 27,154.97
Fidelity Bank CD Acct. 2025 (12 Month)	\$ 26,025.00
Total Balance of Borough CD Funds	\$ 53,179.97
Total Balance of Borough Funds	\$ 1,155,590.64
<u>Tatamy Borough Delinquent Accounts</u>	
Refuse Delinquents 2018 - 2025	\$ 15,395.42
Refuse Delinquents 2026	\$ 7,145.42
Total Delinquent Refuse	\$ 22,540.84
Interim & Real-Estate Tax Delinquents 2023	\$ -
Interim & Real-Estate Tax Delinquents - 2024	\$ 64.78
Real-Estate Tax Delinquents 2025	\$ 5,688.90
Interim Real-Estate Tax Delinquents 2025	\$ 70.09
Real-Estate Tax Total Delinquents	\$ 5,823.77
Total Borough Delinquent Accounts	\$ 28,364.61

*All Accounts Interest Bearing

Council Pro-Temp Wagner makes a motion to ratify paid monthly bills & to pay bills & operating expenses as funds are available through 3rd August 2026. Councilwoman Pierfy seconds this motion. Motion passes unanimously.

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TATAMY PLANNING COMMISSION

- a) Planning Commission Report
 - No Meeting Held

Tim Frey, Chairman

PRESIDENT'S CORRESPONDENCE

None

CURRENT BUSINESS

- a) Kold Flo Equipment Purchase – Council President Hayes discussed the Kold Flo Equipment to the Council.
- b) Pavillion Update – Borough Manager Saginario discussed to Council on what Public Works department did to fix the Pavillion.
- c) Grant Application Updates- Borough Manager Saginario went over the upcoming Grants to what the Borough is going to put grants in for.
- d) Informational (No Action Required) – Council President Hayes went over the
 - 1) Whitetail Call Log, June (No Report)
 - 2) Realty Transfer Detail Report, May 2026 (no report)
 - 3) Portnoff Delinquent, June 2026
 - 4) HA 2025 Audit Results
 - 5) NazCOG Curative Amendment Response

ORDINANCES

Council Pro-Temp Wagner makes a motion to advertise Ordinance Data Center; AN ORDINANCE AMENDING THE TATAMY BOROUGH ZONING ORDINANCE TO ADD PROVISIONS REGULATING MICRO AND MINI DATA CENTERS; ESTABLISHING DEFINITIONS FOR MICRO DATA CENTERS, MINI DATA CENTERS, AND ACCUMULATED TONAL NOISE EFFECTS; AMENDING THE MAIN STREET COMMERCIAL DISTRICT AND BUSINESS OVERLAY DISTRICT TO PERMIT MICRO AND MINI DATA CENTERS SOLELY AS A SPECIAL EXCEPTION USE; PROVIDING STRICT ENVIRONMENTAL PERFORMANCE STANDARDS FOR NET-ZERO EMISSION ENERGY SELF-GENERATION, NET-ZERO WATER CONSUMPTION, STRINGENT LOW-FREQUENCY AND HUMMING NOISE MITIGATION, AND CONTRACTOR CONSTRUCTION PRE-QUALIFICATION MANDATES; PROVIDING FOR SEVERABILITY; REPEALER; AND ENACTMENT. Councilwoman Pierfy seconds this motion. Motion passes unanimously.

RESOLUTIONS

Council Vice-President Pearson makes a motion to approve Resolution 2026-017; A RESOLUTION OF THE BOROUGH COUNCIL OF THE BOROUGH OF TATAMY, NORTHAMPTON COUNTY, PENNSYLVANIA, AUTHORIZING THE PROCUREMENT OF A KOLD-FLO® CRACK-N-TACK® DRUM PUMP SYSTEM AND INITIAL MATERIAL ASSETS; DESIGNATING THE USE OF LIQUID FUEL FUNDS FROM THE HIGHWAY AID ACCOUNT FOR SAID PURCHASE; AND GRANTING THE BOROUGH MANAGER THE AUTHORITY TO REALLOCATE AND MANAGE CURRENT GENERAL FUND BALANCES FOR RELATED OPERATIONAL EQUIPMENT AND SET-UP COSTS. Council Pro-Temp Wagner seconds this motion. Motion passed unanimously.

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CORRESPONDENCE FORWARDED TO COUNCIL BY EMAIL

- Personnel Correspondence

CURRENT SUBDIVISION / LAND DEVELOPMENT TIME LIMIT EXTENSIONS

- Chrin Commerce Centre, SE Quad Lot 2 8 August 2026

FOR THE GOOD OF THE ORDER / COURTESY of the FLOOR

- Courtesy of the Floor *Non-agenda items
- Items to be placed on future Council agendas, Borough Manager Saginario told Council that Suburban EMS reached out to come to the Council meeting.
- The next Council Meeting will be held on Monday, 3rd August 2026

ADJOURNMENT

Council President adjourns the meeting at 8:28PM.

Council Vice-President Pearson makes a motion to adjourn the meeting.

Respectfully submitted,

Mark Saginario, Borough Manager / Secretary