

MACUNGIE BOROUGH COUNCIL
AGENDA
Monday November 3 2025
Regular Meeting

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Announcements
5. Barry Isett Engineering
 - a. Report
6. Public Comment
 - a. Public
 - b. Council Members
7. Presentations / Guest Speakers
8. Complaints, Petitions, and Appeals
9. Approval of Minutes
 - a. October 20, 2025
 - b. Workshop Minutes October 27 2025
10. Financial Agenda
 - a. Treasurer's report (2nd meeting of month)
 - b. Approval of Paid Bills Detail report
11. Correspondence
 - a. Angela Faidley Town Beautification
 - b. PSAB-MRT Monthly Pension Report
12. Reports
 - a. Macungie Institute Manager Quarterly Report
 - i. April 21, July 7, October 20
 - b. Zoning Monthly Update Report (2nd meeting of month)
 - c. Solicitor
 - d. Macungie Police Department Update (2nd meeting of month)
 - e. Mayor's Report
 - f. Borough Manager
 - i. Emmaus Borough Compost use changes for 2026
13. Unfinished Business

14. New Business

- a. Resolution 2025-09 South Walnut Street Sewer Planning Module approval
- b. Security Estimate #5 for Kay Builders, reducing their escrow by \$117,407.64.
- c. 125 Sonoma Way Subsidence Assessment remediation
- d. Authorize John Yerman to contact Kelly and identify an admin for group approval.
- e. Consideration of approval of a conditional offer of employment to an applicant for the positions of Assistant Borough Manager and Borough Manager.
- f. Consideration of approval of the engagement letter of Patrick Harvey, Esquire and the law firm of Campbell Durrant, PC to serve the Borough as special labor counsel.
- g. Consider of approval of an amendment to the contract with Management Recruiters of Lancaster for the purpose of conducting an employment background check.

15. Executive Session

- a. Legal, Personnel, Real Estate

16. Action as a result of executive session

17. Adjournment

MACUNGIE BOROUGH COUNCIL
MEETING MINUTES
Monday October 20, 2025
REGULAR MEETING MINUTES
7:30 P.M.

Council Members:

Ron Karboski
Greg Hutchison
Todd Ritter
Robert Rozak (absent)
Carl Sell
John Yerman
Megan Sell
Ronald Conrad
Pat Armstrong
John Brown

Mayor:

Solicitor:

Borough Manager:

President Karboski called tonight's meeting to order at 7:30 pm.

1. Barry Isett Report
 - a. See 11(a)i; 11(b)ii
2. Announcements
 - a. None
3. Public Comment
 - a. Public
 - i. Barry Bloch
 1. Questioned the timing of the Hickory Street Bridge project and what could be done to hold BIA accountable for timeline.
 - ii. Tim Romig
 1. Raised concerns regarding Councilman Rozak and his felony background. Questioned whether council knew of the background prior to having Rozak join council having received a police report on his background. Claimed statutorily, Rozak is not permitted to occupy a council seat. Called for Councilman Rozak and President Karboski to resign. President Karboski read from his phone a journal entry dated from January 2024 addressing the police report and issue. John Yerman was participated in the discussion per President Karboski journal entry. The Solicitor Armstrong cautioned council from responding due to the nature of the comments.
 - iii. Dennis Fritz
 1. Raised questions regarding the details of draft zoning ordinance 2025-02. Asked when information will be provided to the affected property owners.
 - iv. Jeff Hartman
 1. Raised concern to council regarding the termination of multiple Borough employees over the past several months naming ZHB Solicitor John Ashcraft, Zoning Officer Joseph Petersen, Administrative Assistant Ashley Rinker and the notification to the current Borough Manger that he is being replaced. Questioned why the entire staff has been replaced in the past six months.
 - v. Sharon Schrantz
 1. Mentioned she will have (3) additional Hometown Heros applicants.
 - vi. Risa Donegan
 1. Comment regarding lack of notification of logistics for Halloween parade. Difficulty of accessing her property; several neighbors also had issues. Recommend a robo call next time.

MOTIONS 10202025-A /10202025-B /10202025-C / 10202025-D / 10202025-E / 10202025-F / 10202025-G

MACUNGIE BOROUGH COUNCIL
MEETING MINUTES
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REGULAR MEETING MINUTES
7:30 P.M.

- b. Council Member
- 4. Presentations/Guest Speakers
 - a. Allison Floray Emmaus Public Library budget presentation. Budget request of \$ 24, 554 for 2026.
- 5. Complaints, Petitions, and Appeals
 - a. None
- 6. Approval of Minutes
 - a. September 15, 2025
 - i. Councilman Ritter made motion to approve as presented; Councilman Hutchison seconded. Motion passed unanimously (102025-C).
- 7. Financial Agenda
 - a. Treasurer's Report (2nd meeting of the month)
 - i. Councilman C. Sell made a motion to approve the bills report as presented \$56,910.69. Councilwoman M Sell seconded the motion. Motion passed unanimously. (102025-D)
 - b. Approval of Paid Bills Detail report
 - i. Councilman C. Sell made a motion to approve the bills report as presented \$56,910.69. Councilwoman M Sell seconded the motion. Motion passed unanimously. (102025-E)
- 8. Correspondence
 - a. Councilman Robert Rozak Letter of Resignation, effective immediately 10/15/2025
 - b. Councilman Robert Rozak Letter of Retraction of Resignation 10/17/2025
 - i. Solicitor Armstrong mentioned that since the resignation was withdraw prior to council acting on the matter, there is technically no resignation pending and therefore no action required by council.
- 9. Reports
 - a. Macungie Institute Manager Quarterly Report
 - i. April 15, July 15, Oct 21
 - 1. Report presented by V Kocher
 - b. Zoning Monthly Update Report (2nd meeting of the month)
 - i. Report provided
 - c. Solicitor
 - i. Nothing to report that is not already on agenda.
 - d. Macungie Police Department (2nd meeting of the month)
 - i. Provided detailed report and update on the new radio equipment.
 - e. Mayor
 - i. Halloween Parade update and Tricker Treat October 31 from 6-8 PM
 - f. Borough Manager
- 10. Unfinished Business
 - a. None
- 11. New Business
 - a. Heim Construction Change Orders
 - i. #1 sidewalk sealcoating \$ 4,610.06
 - 1. Recommended by BIA in alignment with PADOT Pub 408 relative to curing compounds for concrete sidewalks
 - 2. Sealcoating is recommended to extend/preserve concrete life
 - 3. Councilman Yerman made motion to approved. Councilman C Sell seconded. Motion passed unanimously. (102025-A)
 - ii. # 2 excavation \$ 1,804.14

MACUNGIE BOROUGH COUNCIL
MEETING MINUTES
Monday October 20, 2025
REGULAR MEETING MINUTES
7:30 P.M.

1. Withdrawn per BIA for further detailing.
2. President Karboski made motion to table. Councilman Hutchison seconded. Motion passed unanimously. (102025-B)
- iii. Total of additional change orders \$ 6,414.20
- b. 2025-03 AN ORDINANCE OF MACUNGIE BOROUGH, LEHIGH COUNTY, PENNSYLVANIA, AMENDING THE CODE OF ORDINANCES OF MACUNGIE BOROUGH BY AMENDING CHAPTER 81, SALARIES AND COMPENSATION, ARTICLE I, MAYOR AND COUNCIL, BY INCREASING THE COMPENSATION OF EACH COUNCIL MEMBER AND THE MAYOR IN SECTION 81-1.
 - i. President Karboski discussed withdrawing the ordinance 2025-03
 - ii. Councilman Yerman made motion to proceed with the publishing the ordinance for approval. Councilman Hutchison seconded the motion. Councilman Yerman, Councilman Hutchison and Councilwoman M Sell voted yes. Councilman C Sell, T Ritter and R Karboski voted No. Mayor Conrad voted Yes. Motion passed 4-3. (102025-F).

12. Adjournment

- a. Councilman Yerman made a motion to adjourn at 8:40 PM. Councilman C Sell seconded the motion. Motion passed unanimously. (102025-G).

Respectfully Submitted

John A Brown

Borough Manager

2026 Budget Workshop
Personnel Costs | Healthcare | Pension |
Contracted Services
October 27, 2025
Minutes

Council Members:

Ron Karboski
Greg Hutchison
Todd Ritter
Robert Rozak (absent)
Carl Sell
John Yerman
Megan Sell
Ronald Conrad (absent)
Pat Armstrong (absent)
John Brown

Mayor:

Solicitor:

Borough Manager:

Introduction:

Sergeant Kocher provided a study developed by the International Association of Chiefs of Police to council addressing manpower calculation for the Lehigh Valley and specifically Borough of Macungie.

- Questions raised regarding the 30-hour officer and part-time officers in overall calculations.
- Seargeant Kocher highlighted relevant portions of the study noting the study indicates 7.38 FT officers is the recommend staffing levels. MPD is currently at six (6) FT officers.

Borough Manager reviewed each if the following categories for the budget:

1. Summary 2026 Payroll

a. Administration and DPW

i. Position Status

1. Carried forward approved positions from 2025

ii. Payroll Changes of 5%

1. DPW

a. Per article (7) Teamster CBA

- i. hourly increases for 2026 is \$ 1.25/hr (5%)

2. Non-Teamster Employees

- a. Used \$ 1.25 (5%) for hourly increase
- b. DPW Supervisor

3. Administrative Assistant

- a. Reduced to \$ 21.50/hr per CBA minimum wage requirement

4. Borough Manager salary

- a. Chart reflects 5% increase

iii. Net Impact

1. \$ 10,563.67 increase in budgeted payroll

2026 Budget Workshop
Personnel Costs | Healthcare | Pension |
Contracted Services
October 27, 2025
Minutes

- b. Police
 - i. Position Status
 - 1. All current FT are full
 - a. 30-hour position open
 - 2. All positions budgeted
 - ii. Payroll Changes of 3.25 % (pending CBA)
 - 1. Per CBA for hourly/salary increase of 3.25%
 - iii. Net Impact
 - 1. \$ 32,232 increase in budgeted payroll

2. Healthcare Costs

- a. Cost
 - i. Increase 10.7 % vs 2025 projected for Premiums
 - ii. No changes to Dental, Vision, Sr. Blue anticipated (not finalized)
- b. Life and Disability
 - i. No increase for 2026
- c. Financial Impact
 - i. Net impact for 2026 Budget
 - 1. Increase of \$ 43,872 | 12.46%

Renewal History	Year	% Change
	2020	3.50%
	2021	2.90%
	2022	-1.80%
	2023	2.90%
	2024	7.40%
	2025	9.20%
	2026	10.70%

- d. Cost Drivers
 - i. Medical costs trending at 10 % annually vs 9% in 2024
 - ii. Inflation

3. Pension Plans Police and Teamsters

- a. Minimal Municipal Obligation (MMO)
 - i. State contribution to pensions
 - 1. \$ 88,081.77 for 2024
 - 2. \$ 106,650.70 for 2025
 - 3. Net change: \$18,568.93
- b. Changes to the MMO
 - i. 2023 \$ 97,103

2026 Budget Workshop
Personnel Costs | Healthcare | Pension |
Contracted Services
October 27, 2025
Minutes

- ii. 2024 \$ 188,712 (increase \$ 91,609)
- iii. 2025 \$ 204,577 (increase \$ 15,865)
- iv. 2026 \$ \$183,432 (decrease \$21,145) (non-uniformed)
- c. Borough Obligation
 - i. \$ 76,781.30 for 2026
 - ii. \$ 97,9926.30 for 2025
 - iii. Net decrease to Borough: \$ 21,145
- d. Basis for increases
 - i. Uniformed Pension-added COLA to CBA
 - ii. Uniformed and Non-Uniformed Pension
 - 1. 2022 Investment losses

4. Contracted Services

- a. These are annual contracts the Borough maintains for a variety of different services
- b. Overall budget 2026 vs 2025 an increase of \$ 28,084
- c. Two primary categories
 - i. Contracted Services **Maintenance**
 - 1. 2026 vs 2025 increase of \$ 28,764

Notes: New 2026	Total
Door / Lock Repairs (T.H., Police, M.I., Shop) \$2500.00	\$ 2,500.00
Seal Coating T.H. Parking Lot \$3000.00	\$ 3,000.00
Seal Coating M.I. Parking Lot \$4000.00	\$ 4,000.00
Replacement Shop Garage Door Opener \$1,500.00	\$ 1,500.00
M.I. Heating Maintenance Contract \$3400.00	\$ 3,400.00
M.I. BoyScout Exterior Door & Frame Replacement \$4500.00	\$ 4,500.00
M.I. Verdin Townclock Music Carillon & Speakers \$12,800.00	\$12,800.00
	\$31,700.00

- ii. Contracted Services **Administration**
 - 1. 2025 \$151,182 vs 2026 169,535 an increase of \$ 18,171
 - a. Software upgrades
 - b. IT service upgrades
- 5. Suggestion was made by Councilman Yerman to consider alternatives to the Verdin Clock chime replacement. What is a full replacement cost of the clock?
- 6. Questions were raised for services such as street sweeping, tree pruning? Borough Manager Brown stated these would be address under the Streets Department budget.
- 7. Question was asked by President Karboski relative to the potential use of Liquid Fules funding for equipment such as A Leaf Vacuum machine or potential a Tar Buggy purchase.

**2026 Budget Workshop
Personnel Costs | Healthcare | Pension |
Contracted Services
October 27, 2025
Minutes**

- a. Borough Manager Brown indicated these uses could be approved for Liquid Fuels uses but would need to be verified.

10:07 AM

10/28/25

Borough of Macungie - General Fund
Paid Bills Detail
All Transactions

Type	Date	Memo	Open Balance
American United Life			
Bill	10/17/2025	110125-113025 - STD-LTD and Life Insurance	608.87
Total American United Life			608.87
Avalon Insurance			
Bill	10/15/2025	Inv #252880016756 - Secure Rx	166.00
Total Avalon Insurance			166.00
Davidheiser's Inc			
Bill	10/24/2025	Inv #30205 - (1) Stop Watch/s Tested & Cert	30.00
Total Davidheiser's Inc			30.00
East Penn Manufacturing Co., Inc.			
Bill	10/07/2025	Inv #250961632 - Truck maintenance	102.00
Total East Penn Manufacturing Co., Inc.			102.00
Foster & Foster, Inc.			
Bill	10/14/2025	Inv #38366 - GASB 75 Disclosure Report	2,985.00
Total Foster & Foster, Inc.			2,985.00
Great America Financial Services			
Bill	10/06/2025	Inv #40286392 - Borough Hall Copier Lease	165.00
Total Great America Financial Services			165.00
Isett, Barry & Assoc.			
Bill	10/09/2025	Inv #0205064 - Locust St - Curb & Sidewalk Improvements	7,637.00
Bill	10/09/2025	Inv #0204795 - MS4	1,197.00
Bill	10/09/2025	Inv #0204925 - General Engineering	138.00
Total Isett, Barry & Assoc.			8,972.00
Linde Gas & Equipment Inc.			
Bill	10/22/2025	Inv #52799774 - Cylinder rental	79.70
Total Linde Gas & Equipment Inc.			79.70
Mesko Glass-Allentown			
Bill	10/14/2025	Inv #7-149712 - Townhall front door	3,387.76
Total Mesko Glass-Allentown			3,387.76
MP Outfitters			
Bill	08/11/2025	Inv #68536-5 - Police uniforms	212.33
Total MP Outfitters			212.33
NAPA Auto Parts-Allentown			
Bill	10/20/2025	Inv #278904 - Police vehicle #705	172.80
Total NAPA Auto Parts-Allentown			172.80
PA State Association of Boroughs			
Bill	10/15/2025	Acct #647 - 2026 Dues	397.00
Total PA State Association of Boroughs			397.00
PA Turnpike Toll By Plate			
Bill	10/14/2025	Inv #135352001-1	20.70
Total PA Turnpike Toll By Plate			20.70
Pitney Bowes Bank Inc. Purchase Power			
Bill	10/19/2025	Acct # 3488 - 10-19-25 Stmt	441.99
Total Pitney Bowes Bank Inc. Purchase Power			441.99

10:07 AM

10/28/25

Borough of Macungie - General Fund
Paid Bills Detail
All Transactions

Type	Date	Memo	Open Balance
ProAsys			
Bill	10/15/2025	Inv #0201805-IN - Quarterly Billing for Chem/Svc	280.00
Total ProAsys			280.00
PSAB Municipal Retirement Trust			
Bill	10/23/2025	Ryan Keiser Match 10-23-25 pay	71.83
Total PSAB Municipal Retirement Trust			71.83
Service Electric Telephone Co			
Bill	10/10/2025	Acct #0675203872 - Macungie Institute	42.97
Bill	10/10/2025	Acct #0675203880 - Borough Hall	80.22
Bill	10/10/2025	Acct #0677969959 - Police Department	42.97
Bill	10/10/2025	Acct #0675192497 - Garage	24.36
Total Service Electric Telephone Co			190.52
Slaski, Steve			
Bill	10/28/2025	Permit Application Refund	164.50
Total Slaski, Steve			164.50
TnT Home & Business Cleaning			
Bill	10/20/2025	Inv #2986 - Office Cleaning	1,090.00
Total TnT Home & Business Cleaning			1,090.00
UGI			
Bill	10/20/2025	Acct 411002564895 - Macungie Institute	68.78
Total UGI			68.78
UniFirst Corporation			
Bill	10/15/2025	Inv #1290264407 - Uniform Service	89.72
Bill	10/22/2025	Inv #1290265642 - Uniform Service	87.41
Total UniFirst Corporation			177.13
Wehrung's Macungie LLC			
Bill	10/10/2025	Inv #60555 - Small equipment maintenance	74.94
Total Wehrung's Macungie LLC			74.94
TOTAL			19,858.85

10:12 AM

10/28/25

08- SEWER COMPANY
Paid Bills Detail
All Transactions

Type	Date	Memo	Open Balance
Barry Isett & Associates, Inc.			
Bill	10/09/2025	Inv #0204977 - CDBG Sewer Rehabilitation	4,846.05
Bill	10/09/2025	Inv #0204975 - Sewer I & I Work	207.00
Total Barry Isett & Associates, Inc.			5,053.05
Lehigh County Authority			
Bill	10/06/2025	3rd Quarter 2025 Sewer Billing	71,522.34
Total Lehigh County Authority			71,522.34
TOTAL			76,575.39

10:15 AM

10/28/25

CAPITAL FUND ACCOUNTS

Paid Bills Detail

All Transactions

Type	Date	Memo	Open Balance
Barry Isett & Associates, Inc.			
Bill	10/07/2025	Inv #0204817 - Church St & Hickory St Connection	10,426.50
Total Barry Isett & Associates, Inc.			10,426.50
TOTAL			10,426.50

10:20 AM

10/28/25

35-LIQUID FUELS
Paid Bills Detail
All Transactions

Type	Date	Memo	Open Balance
PP&L			
Bill	10/09/2025	Acct #96619-34013 - W Main St	67.71
Bill	10/09/2025	Acct #96229-63007 - Church St & Rte 100	33.15
Total PP&L			100.86
TOTAL			100.86

10:28 AM

10/28/25

REFUSE-SANITATION COMPANY

Paid Bills Detail

All Transactions

Type	Date	Memo	Open Balance
Casella Waste Systems Inc			
Bill	09/30/2025	Inv #1644996 - August & September Trash & Recycling	100,394.00
Total Casella Waste Systems Inc			100,394.00
TOTAL			100,394.00

Macungie Town Beautification Tree Lighting

From angelad@faidley.net <angelad@faidley.net>

Date Fri 10/24/2025 3:45 PM

To John Brown <manager@macungie.pa.us>; 'John F. Yerman III' <jfyiii.mail@gmail.com>;
MeganMKSell@gmail.com <MeganMKSell@gmail.com>; Efrey95@gmail.com <Efrey95@gmail.com>; Ronald
Conrad <rconrad@macungie.pa.us>

 2 attachments (1,007 KB)

Mac Tree Lighting.jpg; Roseann Dedication.jpg;

Macungie Mayor & Macungie Borough Council:

Could you please put this item on the Macungie Borough Council Agenda along with announce at the meeting so that we can get the word out to our residents.

The Town Beautification Committee will hold the annual Macungie Tree Lighting at the Flower Park on Tuesday, December 2, 2025 beginning at 5:30pm.

We welcome Mr. Ron Conrad as Mayor to say a few words to open the event. Our guest of honor who will light the tree this year is Amy Hilligass, Macungie Memorial Park Manager.

The Macungie Minstrelaires will kick off the event with a few songs followed by a sing-a-long with students from Macungie Elementary School.

Roasties Coffee Shop will be serving hot chocolate, and the Girl Scouts will be handing out cookies along with a few local businesses with giveaways and a family friendly food truck will be on sight.

Mr. & Mrs. Santa Claus, The Grinch, Snow Bunny, & Jasper will be in attendance.

We truly invite the council to join us and show their support for Macungie in a fun, uplifting and holiday spirit.

We also invite each and every one of you to a dedication ceremony for your fellow former Council member Roseann Schleicher. As you may have noticed, by the Macungie Animal Hospital there is now a Community Bulletin Board that is dedicated in her memory. The dedication will take place Nov 2nd at 12:30pm.

Attached you will find two flyers. I am sorry we did not have everyone's email address, but hope the ones that received this will forward the information

Sincerely,
Macungie Town Beautification

Macungie Christmas **TREE** **LIGHTING**



***At the Macungie Flower Park
(by the Railroad Tracks)
TUESDAY DEC 2nd 2025 5:30***

***Start your holiday season off at the Macungie Tree
Lighting on TUESDAY DECEMBER 2nd.***

Starting time 5:30

***Meet Santa & Mrs. Claus,
The Friendly Grinch, Snow Bunny & Jasper the Bear
SING-A-LONG***

***Free Hot Cocoa and Cookies
Free give aways from local businesses***

PLEASE JOIN US FOR A
DEDICATION CEREMONY

IN HONOR OF OUR DEAR FRIEND
AND MACUNGIE COMMUNITY LEADER

Roseann Schleicher



SUNDAY

NOV
2

12:30pm

2025

Dedication of the Roseann Schleicher
Community Bulletin Board
Located by the Macungie Animal Hospital
on Main Street Macungie





**Municipal
Retirement
TRUST**

**Pennsylvania State Association of Boroughs
Municipal Retirement Trust**

2941 North Front Street, Harrisburg, PA 17110
(717) 236-9526 | (800) 232-7722 | Fax (223) 322-7470 | www.mrtpensions.org

Monthly Report of Municipal Net Assets

MACUNGIE BOROUGH NON-UNIFORM DEFINED CONTRIBUTION PENSION

SCHEDULE OF CHANGES IN NET ASSETS

PSAB MUNICIPAL RETIREMENT TRUST

BALANCED FUND

MRT:90422

For the 9 Months ended September-30-2025

	Month to Date	Year to Date
Receipts:		
State Aid	0.00	0.00
Employer Contributions	205.08	1,878.61
Employee Contributions	205.08	1,380.38
Interest, DROP/Escrow Acct.	0.00	0.00
Interest, Net of Investment Fees	15.24	160.45
Dividend Income	44.29	312.06
Realized Gains(Loss)	69.48	440.65
Unrealized Gains(Loss)	718.78	3,363.65
Misc. Income	0.00	0.00
Transfer In - Other Funds	0.00	0.00
Transfer In - Previous Trust	0.00	0.00
Total Receipts	1,257.95	7,535.80
Disbursements:		
Pension Payments	0.00	0.00
Lump Sum Payments	0.00	0.00
Payments to DROP/Escrow Acct.	0.00	0.00
Interest Pd to DROP/Escrow Acct.	0.00	0.00
Return of Excess State Aid	0.00	0.00
Return of Employee Contrib.	0.00	0.00
Return of Excess Employer Ctb.	0.00	0.00
Actuarial/Consulting Fees	0.00	1,000.00
Admin. Fees	33.75	282.58
Admin. Fees - Allocated	17.71	155.24
Insurance Premiums	0.00	0.00
Legal Fees	0.00	0.00
Misc. Expenses	0.00	0.00
Transfer Out - Other Funds	0.00	0.00
Transfer Out - Withdrawal	0.00	0.00
Total Disbursements	51.46	1,437.82
Net Change in Assets	1,206.49	6,097.98
Other Assets, Begin. of Period	40,498.32	35,606.83
Other Assets, End of Period	41,704.81	41,704.81
Restricted DROP/Escrow Balance	0.00	0.00



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Monthly Report of Municipal Net Assets

MACUNGIE BOROUGH NON-UNIFORM DEFINED BENEFIT PENSION

SCHEDULE OF CHANGES IN NET ASSETS

PSAB MUNICIPAL RETIREMENT TRUST

BALANCED FUND

MRT:90423

For the 9 Months ended September-30-2025

	Month to Date	Year to Date
Receipts:		
State Aid	0.00	0.00
Employer Contributions	0.00	0.00
Employee Contributions	1,183.38	7,616.08
Interest, DROP/Escrow Acct.	0.00	0.00
Interest, Net of Investment Fees	876.09	9,553.88
Dividend Income	2,546.12	18,509.78
Realized Gains(Loss)	3,994.00	26,113.58
Unrealized Gains(Loss)	41,320.81	199,413.08
Misc. Income	0.00	0.00
Transfer In - Other Funds	0.00	0.00
Transfer in - Previous Trust	0.00	0.00
Total Receipts	49,920.40	261,206.40
Disbursements:		
Pension Payments	10,021.21	90,190.89
Lump Sum Payments	0.00	0.00
Payments to DROP/Escrow Acct.	0.00	0.00
Interest Pd to DROP/Escrow Acct.	0.00	0.00
Return of Excess State Aid	0.00	0.00
Return of Employee Contrib.	0.00	0.00
Return of Excess Employer Ctb.	0.00	0.00
Actuarial/Consulting Fees	0.00	5,400.00
Admin. Fees	250.00	2,250.00
Admin. Fees - Allocated	1,018.13	9,248.15
Insurance Premiums	0.00	0.00
Legal Fees	0.00	0.00
Misc. Expenses	0.00	0.00
Transfer Out - Other Funds	0.00	0.00
Transfer Out - Withdrawal	0.00	0.00
Total Disbursements	11,289.34	107,089.04
Net Change in Assets	38,631.06	154,117.36
Other Assets, Begin. of Period	2,328,153.74	2,212,667.44
Other Assets, End of Period	2,366,784.80	2,366,784.80
Restricted DROP/Escrow Balance	0.00	0.00



**Municipal
Retirement
TRUST**

**Pennsylvania State Association of Boroughs
Municipal Retirement Trust**

2941 North Front Street, Harrisburg, PA 17110
(717) 236-9526 | (800) 232-7722 | Fax (223) 322-7470 | www.mrtpensions.org

Monthly Report of Municipal Net Assets

MACUNGIE BOROUGH DEFINED BENEFIT POLICE PENSION

SCHEDULE OF CHANGES IN NET ASSETS

PSAB MUNICIPAL RETIREMENT TRUST

BALANCED FUND

MRT:90421

For the 9 Months ended September-30-2025

	Month to Date	Year to Date
Receipts:		
State Aid	0.00	0.00
Employer Contributions	0.00	0.00
Employee Contributions	2,619.74	15,020.62
Interest, DROP/Escrow Acct.	0.00	0.00
Interest, Net of Investment Fees	823.83	8,864.34
Dividend Income	2,394.23	17,204.27
Realized Gains(Loss)	3,755.73	24,292.56
Unrealized Gains(Loss)	38,855.76	186,099.79
Misc. Income	0.00	0.00
Transfer In - Other Funds	0.00	0.00
Transfer In - Previous Trust	0.00	0.00
Total Receipts	48,449.29	251,481.58
Disbursements:		
Pension Payments	3,291.61	29,624.49
Lump Sum Payments	0.00	0.00
Payments to DROP/Escrow Acct.	0.00	0.00
Interest Pd to DROP/Escrow Acct.	0.00	0.00
Return of Excess State Aid	0.00	0.00
Return of Employee Contrib.	0.00	0.00
Return of Excess Employer Ctb.	0.00	0.00
Actuarial/Consulting Fees	0.00	5,100.00
Admin. Fees	250.00	2,250.00
Admin. Fees - Allocated	957.39	8,580.54
Insurance Premiums	0.00	0.00
Legal Fees	0.00	0.00
Misc. Expenses	0.00	0.00
Transfer Out - Other Funds	0.00	0.00
Transfer Out - Withdrawal	0.00	0.00
Total Disbursements	4,499.00	45,555.03
Net Change In Assets	43,950.29	205,926.55
Other Assets, Begin. of Period	2,189,264.37	2,027,288.11
Other Assets, End of Period	2,233,214.66	2,233,214.66
Restricted DROP/Escrow Balance	0.00	0.00



RESOLUTION FOR PLAN REVISION FOR NEW LAND DEVELOPMENT

RESOLUTION OF THE (SUPERVISORS) (COMMISSIONERS) (COUNCILMEN) of MACUNGIE BOROUGH
(TOWNSHIP) (BOROUGH) (CITY), LEHIGH COUNTY, PENNSYLVANIA (hereinafter "the municipality").

WHEREAS Section 5 of the Act of January 24, 1966, P.L. 1535, No. 537, known as the *Pennsylvania Sewage Facilities Act*, as Amended, and the rules and Regulations of the Pennsylvania Department of Environmental Protection (DEP) adopted thereunder, Chapter 71 of Title 25 of the Pennsylvania Code, require the municipality to adopt an Official Sewage Facilities Plan providing for sewage services adequate to prevent contamination of waters of the Commonwealth and/or environmental health hazards from sewage wastes, and to revise said plan whenever it is necessary to determine whether a proposed method of sewage disposal for a new land development conforms to a comprehensive program of pollution control and water quality management, and

WHEREAS 1015 Partners, LLC has proposed the development of a parcel of land identified as
land developer

South Walnut Street Land Development, and described in the attached Sewage Facilities Planning Module, and
name of subdivision

proposes that such subdivision be served by: (check all that apply), ☒ sewer tap-ins, ☒ sewer extension, ☐ new treatment facility, ☐ individual onlot systems, ☐ community onlot systems, ☐ spray irrigation, ☐ retaining tanks, ☐ other, (please specify). _____

WHEREAS, Macungie Borough finds that the subdivision described in the attached
municipality

Sewage Facilities Planning Module conforms to applicable sewage related zoning and other sewage related municipal ordinances and plans, and to a comprehensive program of pollution control and water quality management.

NOW, THEREFORE, BE IT RESOLVED that the (Supervisors) (Commissioners) (Councilmen) of the (Township) (Borough) (City) of Macungie Borough hereby adopt and submit to DEP for its approval as a revision to the "Official Sewage Facilities Plan" of the municipality the above referenced Sewage Facilities Planning Module which is attached hereto.

I _____, Secretary, Macungie Borough
(Signature)

Township Board of Supervisors (Borough Council) (City Councilmen), hereby certify that the foregoing is a true copy of the Township (Borough) (City) Resolution # 2025-09, adopted, November 3, 20 25.

Municipal Address:

Macungie Borough

21 Locust Street

Macungie, PA 18062

Telephone 610-966-2503

Seal of

Governing Body



5420 Crackersport Road, Allentown, PA 18104
610.398.0904 610.481.9098
barryisett.com

October 29, 2025
BIA# 399920.001

Mr. John Brown, Borough Manager
Macungie Borough
12 Locust Street
Macungie, PA 18062

Dear Mr. Brown,

**RE: Fields at Brookside
SECURITY RELEASE #5**

We have reviewed the items constructed/completed at the site and would recommend the release of security requested by the Kay Builders in their October 22, 2025 e-mail and Improvements Security Estimate spreadsheet, with the reduction request revisions shown below.

Current Security Amount	\$	1,707,035.34
Reduction request #5	\$	117,407.64
Recommended reduction	\$	117,407.64
Security Remaining after Reduction	\$	1,589,627.70

The attached security estimate, provided with their e-mail request, shows the items recommended for release.

Let us know if you need any additional information.

Sincerely yours,

Stan Wojciechowski, PE
Borough Engineer

cc: Rick Koze, Kay Builders
Jim Chrin, Kay Builders
Melissa Woodruff, Kay Builders

The Fields at Brookside

Boro of Macungie
Mr. John Brown, Borough Manager
21 Locust Street
Macungie, PA 18062

October 21, 2025

RE: Security Reduction #5 The Fields at Brookside

Mr. Brown,

I am writing to request a security reduction to the letter of credit for The Fields at Brookside subdivision.

Attached is the release #4 cost estimate with our opinions of work completed to date.

Please let me know if you have any questions or concerns regarding this request.

Thank you for your support with this matter,



Richard M. Koze, Jr, Owner

The Fields at Brookside

Email CC- John Brown- Boro of Macungie

Stan Wojciechowski-Barry Isett & Assoc. - Boro Engineer

Brett Slivka - Kay Builders

Patrick Armstrong - Boro Solicitor



Performance Security Estimate

Values based on The Fields at Brookside Engineers Opinion of Probable Cost, Revised February 1, 2023, as prepared by Colliers Engineering & Design

Project Name: Fields at Brookside
Security Release No.: 5
Municipality: Borough of Macungie
Date: 10/28/2025

Item	Description	Unit	Quantity	Unit Price	Amount	This Period	To Date	This Period	To Date	Incompleted Improvements
1	SITE CLEARING									
A	Clearing Site - Scrub	AC	1	\$1,500.00	\$ 1,500.00	100.00%		\$0.00	\$1,500.00	\$0.00
B	Clearing Site - Woods	AC	1	\$6,850.00	\$ 6,850.00	100.00%		\$0.00	\$6,850.00	\$0.00
C	Tree Removal	EA	1	\$100.00	\$ 100.00	100.00%		\$0.00	\$100.00	\$0.00
				Subtotal= \$	8,450.00					
2	SITE DEMOLITION									
A	Pavement Removal	CY	2,700	\$19.50	\$ 52,850.00	100.00%		\$0.00	\$52,850.00	\$0.00
B	Inlet Removal	EA	3	\$600.00	\$ 1,800.00	100.00%		\$0.00	\$1,800.00	\$0.00
				Subtotal= \$	54,450.00					
3	EARTHWORK									
A	Site Excavation	CY	32,000	\$3.55	\$ 113,600.00	100.00%		\$0.00	\$113,600.00	\$0.00
B	Strip/Stockpile Topsoil	CY	21,377	\$3.15	\$ 67,337.55	100.00%		\$0.00	\$67,337.55	\$0.00
C	Respread Topsoil	CY	21,377	\$5.62	\$ 120,138.74	40.00%	70.00%	\$48,055.50	\$84,097.12	\$36,041.62
				Subtotal= \$	301,076.29					
4	SITE IMPROVEMENTS									
A	8" Asphalt Trail	SY	5,962	\$12.00	\$ 71,544.00	10.00%		\$7,154.40	\$7,154.40	\$64,389.60
B	Emergency Access Path	SY	1,756	\$25.00	\$ 43,900.00	0.00%		\$0.00	\$0.00	\$43,900.00
C	Concrete Curb (6" x 8" x 18")	LF	5,821	\$15.00	\$ 87,315.00	10.00%		\$8,731.50	\$52,389.00	\$34,926.00
D	Dense graded Aggregate (6")	TON	4,020	\$25.00	\$ 100,500.00	100.00%		\$0.00	\$100,500.00	\$0.00
E	Superpave Asphalt Mixture Design HMA Base (3.5")	TON	2,200	\$85.00	\$ 187,000.00	100.00%		\$0.00	\$187,000.00	\$0.00
F	Superpave Asphalt Mixture Design HMA Wearing (1.5")	TON	1,000	\$90.00	\$ 90,000.00	0.00%		\$0.00	\$0.00	\$90,000.00
G	Painted Crosswalk	EA	6	\$150.00	\$ 900.00	0.00%		\$0.00	\$0.00	\$900.00
H	Painted "STOP"	EA	4	\$125.00	\$ 500.00	0.00%		\$0.00	\$0.00	\$500.00
I	Traffic Control Signs	EA	46	\$170.00	\$ 7,820.00	0.00%		\$0.00	\$0.00	\$7,820.00
J	Chain Link Fence	LF	2,012	\$25.00	\$ 50,300.00	0.00%		\$0.00	\$0.00	\$50,300.00
K	6" Board on Board Fence	LF	3,825	\$14.00	\$ 53,550.00	0.00%		\$0.00	\$0.00	\$53,550.00
L	4" Split Rail Fence	LF	3,870	\$12.00	\$ 46,440.00	0.00%		\$0.00	\$0.00	\$46,440.00
M	Flush Curb	LF	1,450	\$18.50	\$ 26,825.00	20.00%	60.00%	\$5,365.00	\$16,095.00	\$10,730.00
N	ADA Curb Ramp	EA	15	\$1,500.00	\$ 22,500.00	0.00%		\$0.00	\$0.00	\$22,500.00
O	Tack Coat	SY	5,280	\$0.25	\$ 1,320.00	0.00%		\$0.00	\$0.00	\$1,320.00
P	Stop Bars	EA	3	\$150.00	\$ 450.00	0.00%		\$0.00	\$0.00	\$450.00
Q	Chain Link Gates	EA	2	\$2,500.00	\$ 5,000.00	0.00%		\$0.00	\$0.00	\$5,000.00



Performance Security Estimate

Values based on The Fields at Brookside Engineers Opinion of Probable Cost, Revised February 1, 2023, as prepared by Colliers Engineering & Design

Project Name: Fields at Brookside

Security Release No.: 5

Municipality: Borough of Macungie

Date: 10/28/2025

Performance Security Estimate										
Values based on The Fields at Brookside Engineers Opinion of Probable Cost, Revised February 1, 2023, as prepared by Collers Engineering & Design										
Item	Description	Unit	Quantity	Unit Price	Amount	Estimated %		Value of		Incompleted Improvements
						of Work Completed		Work Completed		
						This Period	To Date	This Period	To Date	
R Concrete Pads		SF	80	\$12.00 \$	960.00	100.00%	100.00%	\$960.00	\$960.00	\$0.00
				Subtotal= \$	796,824.00					
5	SOIL EROSION CONTROL									
A	Erosion Control Mat	SY	22,900	\$3.50 \$	80,150.00	100.00%	100.00%	\$0.00	\$80,150.00	\$0.00
B	Wash Rack	EA	2	\$3,000.00 \$	6,000.00	100.00%	100.00%	\$0.00	\$6,000.00	\$0.00
C	Inlet Protection	EA	73	\$250.00 \$	18,250.00	100.00%	100.00%	\$0.00	\$18,250.00	\$0.00
D	Rock Construction Entrance	EA	1	\$5,000.00 \$	5,000.00	100.00%	100.00%	\$0.00	\$5,000.00	\$0.00
E	Silt Fence	LF	1,934	\$4.50 \$	8,703.00	100.00%	100.00%	\$0.00	\$8,703.00	\$0.00
F	Silt Sock	LF	3,977	\$3.50 \$	13,919.50	100.00%	100.00%	\$0.00	\$13,919.50	\$0.00
G	Sediment Control Basin Outlet Structure	EA	2	\$3,500.00 \$	7,000.00	100.00%	100.00%	\$0.00	\$7,000.00	\$0.00
H	Rip Rap (12" thick)	SY	50	\$60.00 \$	3,000.00	100.00%	100.00%	\$0.00	\$3,000.00	\$0.00
				Subtotal= \$	142,022.50					
6	ELECTRIC									
A	Backfill/Excavate Trench	LF	4,109	\$9.00 \$	36,981.00	100.00%	100.00%	\$0.00	\$36,981.00	\$0.00
B	1" Conduit	LF	4,109	\$10.00 \$	41,090.00	100.00%	100.00%	\$0.00	\$41,090.00	\$0.00
				Subtotal= \$	78,071.00					
7	GAS									
A	Backfill/Excavate Trench	LF	2,790	\$9.00 \$	25,110.00	100.00%	100.00%	\$0.00	\$25,110.00	\$0.00
B	2" Gas Line	LF	2,790	\$20.00 \$	55,800.00	100.00%	100.00%	\$0.00	\$55,800.00	\$0.00
				Subtotal= \$	80,910.00					
8	STORM DRAINAGE									
A	18" RCP	LF	262	\$55.00 \$	14,410.00	100.00%	100.00%	\$0.00	\$14,410.00	\$0.00
B	18" HDPE	LF	3,594	\$51.00 \$	183,294.00	100.00%	100.00%	\$0.00	\$183,294.00	\$0.00
C	24" RCP	LF	763	\$68.00 \$	51,884.00	100.00%	100.00%	\$0.00	\$51,884.00	\$0.00
D	24" HDPE	LF	1,189	\$64.00 \$	76,096.00	100.00%	100.00%	\$0.00	\$76,096.00	\$0.00
E	30" HDPE	LF	452	\$72.00 \$	32,544.00	100.00%	100.00%	\$0.00	\$32,544.00	\$0.00
F	36" HDPE	LF	557	\$82.00 \$	45,674.00	100.00%	100.00%	\$0.00	\$45,674.00	\$0.00
G	Connection to Existing Manhole	EA	1	\$1,000.00 \$	1,000.00	100.00%	100.00%	\$0.00	\$1,000.00	\$0.00
H	Storm Manhole	EA	9	\$3,500.00 \$	31,500.00	100.00%	100.00%	\$0.00	\$31,500.00	\$0.00
I	Type "M" Inlet	EA	31	\$2,500.00 \$	77,500.00	100.00%	100.00%	\$0.00	\$77,500.00	\$0.00
J	Type "C" Inlet	EA	45	\$3,000.00 \$	135,000.00	100.00%	100.00%	\$0.00	\$135,000.00	\$0.00
K	Outlet Control Structure	EA	3	\$6,000.00 \$	18,000.00	100.00%	100.00%	\$0.00	\$18,000.00	\$0.00
L	Flared End Section	EA	3	\$750.00 \$	2,250.00	100.00%	100.00%	\$0.00	\$2,250.00	\$0.00



Performance Security Estimate

Values based on The Fields at Brookside Engineers Opinion of Probable Cost, Revised February 1, 2023, as prepared by Colliers Engineering & Design

Project Name: Fields at Brookside
 Security Release No.: 5
 Municipality: Borough of Macungie
 Date: 10/28/2025

Item	Description	Unit	Quantity	Unit Price	Amount	This Period	To Date	This Period	To Date	Incompleted Improvements
M	Irrigation System	LS	1	\$150,000.00	\$ 150,000.00		0.00%	\$0.00	\$0.00	\$150,000.00
N	Wet Detention Basins	LS	1	\$250,000.00	\$ 250,000.00		100.00%	\$0.00	\$250,000.00	\$0.00
				Subtotal= \$	1,069,152.00					
9	SANITARY									
A	Sanitary Manhole	EA	23	\$5,000.00	\$ 115,000.00		100.00%	\$0.00	\$115,000.00	\$0.00
B	Doghouse Manhole	LF	1	\$7,500.00	\$ 7,500.00		100.00%	\$0.00	\$7,500.00	\$0.00
C	4" SAN PVC	LF	4,290	\$28.00	\$ 120,120.00		100.00%	\$0.00	\$120,120.00	\$0.00
D	8" SAN PVC	LF	3,569	\$52.00	\$ 185,588.00		100.00%	\$0.00	\$185,588.00	\$0.00
E	Clean Out	EA	66	\$350.00	\$ 23,100.00		100.00%	\$0.00	\$23,100.00	\$0.00
F	Connection to Existing System	EA	1	\$2,900.00	\$ 2,900.00		100.00%	\$0.00	\$2,900.00	\$0.00
G	Pressure Testing	LS	1	\$3,000.00	\$ 3,000.00		100.00%	\$0.00	\$3,000.00	\$0.00
H	Video Inspection	LF	3,569	\$1.25	\$ 4,461.25		0.00%	\$0.00	\$0.00	\$4,461.25
				Subtotal= \$	461,669.25					
10	WATER									
A	Hydrants	EA	7	\$4,200.00	\$ 29,400.00		100.00%	\$0.00	\$29,400.00	\$0.00
B	12" x 12" x 10" Tapping Sleeve and Valve	EA	1	\$10,000.00	\$ 10,000.00		100.00%	\$0.00	\$10,000.00	\$0.00
C	8" DIP Water Main	LF	5,114	\$69.00	\$ 352,866.00		95.00%	\$0.00	\$335,222.70	\$17,643.30
D	6" DIP Water	LF	3,390	\$61.00	\$ 206,790.00		100.00%	\$0.00	\$206,790.00	\$0.00
E	8" Gate Valve	EA	17	\$1,400.00	\$ 23,800.00		95.00%	\$0.00	\$22,610.00	\$1,190.00
F	Connection to Existing System	EA	2	\$8,500.00	\$ 17,000.00		50.00%	\$0.00	\$8,500.00	\$8,500.00
G	Pressure Testing	LS	1	\$6,900.00	\$ 6,900.00		75.00%	\$0.00	\$5,175.00	\$1,725.00
				Subtotal= \$	646,756.00					
11	LANDSCAPING/LIGHTING									
A	Ornamental Tree (2-1/2" caliper)	EA	71	\$350.00	\$ 24,850.00		0.00%	\$0.00	\$0.00	\$24,850.00
B	Seeding & Mulching	SF	550,000	\$0.25	\$ 137,500.00		50.00%	\$34,375.00	\$68,750.00	\$68,750.00
				Subtotal= \$	162,350.00					
	Subtotal Items 1 through 11				\$3,801,731.04			\$104,641.40	\$3,055,844.27	\$745,886.77
	10% Contingency				\$380,173.10			\$10,464.14	\$305,584.43	\$74,588.68
	Construction Subtotal				\$4,181,904.14			\$115,105.54	\$3,361,428.70	\$820,475.45
	Act 247 Coverage (@10% of Subtotal)				\$418,190.41			\$11,510.55	\$336,142.87	\$82,047.54
	Engineering & Layout (@5% of Subtotal)				\$209,095.21			\$5,755.28	\$168,071.43	\$41,023.77

Values based on The Fields at Brookside Engineers Opinion of Probable Cost, Revised February 1, 2023, as prepared by Colliers Engineering & Design

Date: 10/28/2025

Submitted By (Developer): _____

Certification Reviewed By: _____

Approval Recommended By: _____



📍 6420 Crackersport Road, Allentown, PA 18104

☎ 610.398.0904 📠 610.481.9098

🌐 barrylsett.com

Date: October 20, 2025

Project #: 399925.006

Mr. John Brown
Borough Manager
Borough of Macungie
21 Locust Street, Macungie, PA 18062

RE: 125 SONOMA WAY – SUBSIDENCE ASSESSMENT
Borough of Macungie, Lehigh County, Pennsylvania 18062

On October 14, 2025, Barry Isett & Associates, Inc. performed a site visit at the subject location. Mr. Jonathan Kiechel, P.E. from our office performed the visit. The purpose of the visit was to visually assess the reported subsidence located within the driveway apron to the 125 Sonoma Way residence. The purpose of this memorandum is to provide the Borough of Macungie with Initial Findings and Preliminary Recommendations for Remediation.

Background:

A previous sinkhole repair by the Borough of Macungie Public Works was also observed within Sonoma Way, south of the subsidence area. This repair was irregular in shape and measured to approximately 9 feet by 5 feet and 8 feet by 5 feet. No visible evidence of additional or ongoing subsidence was observed within this repaired section or adjacent surfaces at the time of this assessment.

Document Review:

Published information from the Pennsylvania Department of Conservation and Natural Resources (DCNR) was reviewed for the subject site. Based on this review, the site is underlain by dolomite and limestone of the Allentown Formation. These carbonate-bearing rock types are susceptible to the development of karst features such as sinkholes. Additional review identified several documented surface depressions in the vicinity of the property.

A map showing the bedrock geology and karst features is included in *Attachment A, Figure 1*.

Review of Lehigh County property records indicates that 125 Sonoma Way is part of the Estates at Brookside Subdivision. Historical topographic maps show that the area was primarily used for agricultural purposes between 1955 and 2005, with adjacent land development beginning around 1999. Development of the Estates at Brookside Subdivision commenced circa 2008, and both historical imagery and property records indicate that the residence at 125 Sonoma Way was constructed around 2017.

Subsidence Assessment Memorandum

Initial Findings:

1. Upon arrival to the site on October 14, 2025, the subsidence area was observed to be secured from pedestrian access with plywood, traffic cones, and a barricade.
2. Isett met with representatives from the Borough of Macungie Public Works to evaluate and discuss the reported subsidence.
3. After the Borough of Macungie Public Works removed the safety measures, Isett observed that approximately 10 linear feet (LF) of the concrete driveway apron had been removed prior to Isett's arrival to assess the extent of the underlying subsidence.
4. Isett observed and measured a subsided area of approximately 8 feet long by 5 feet wide and collapsed soils to a depth of about 3 feet below the top surface of the concrete driveway apron. The underlying soil was observed to be wet. A steel probe rod was further used to evaluate the relative density of the soils within the subsided area, which were found to be very loose to a depth of at least 4 feet.
5. Surface grades surrounding the subsidence area to the north, south, and west appeared relatively unaffected. However, the adjacent section of the driveway apron to the east exhibited settlement of up to approximately 0.25 inch, likely resulting from loose subsurface soil conditions associated with the observed subsidence.
6. Subsurface utilities in the vicinity of the subsidence area consisted of underground electric lines located along the north side of the subsidence beneath the sidewalk, extending in an east to west direction; a gas line situated north of the subsidence beneath the bituminous concrete driveway, also running in an east to west direction; and a storm drain system, sanitary sewer line, and water line south of the subsidence area beneath Sonoma Way, generally aligned in an east to west direction. There was no indication that sanitary or water service laterals extend through the driveway apron.
7. The location of the subsidence is shown in *Attachment A, Figure 2*.
8. Photographs of the observed subsidence taken at the time of the assessment are included in *Attachment B* for reference.

Conclusions:

Based on Isett's document review and initial observations, the subsidence is likely the result of soil migration associated with either sinkhole activity or a leaking subsurface utility. If not properly remediated, the subsidence may continue to develop, resulting in additional settlement and potential failure of the surrounding concrete and pavement areas. Given the location of the observed subsidence, Isett does not believe the area poses an immediate threat to nearby residential dwellings. However, the adjacent sidewalk, residential driveway, and Sonoma Way are at risk due to the proximity of the subsidence.

Preliminary Recommendations:

Isett recommends the following potential remediation measures for consideration in stabilizing the subsidence area:

Subsidence Assessment Memorandum

Option 1 - Remove Soil and Replace with Flowable Fill and 2A Stone:

This option consists of over-excavation to remove loose, saturated, unstable, or otherwise unsuitable material. Isett anticipates an excavation area of approximately 20 feet long by 5 feet wide, which includes the portion of the driveway east of the observed subsidence where settlement was noted. The over-excavation should extend to firm residual soil, weathered or competent bedrock, or a maximum depth of 10 feet below existing surface grade, whichever is encountered first.

1. If a bedrock or soil throat is encountered that extends below Sonoma Way or beneath residential driveway to a depth greater than 10 feet, the throat should be plugged with flowable fill and the flow fill placed up to approximately 3 feet below finished surface grades.
2. If firm residual soil is encountered or the over-excavation reaches a depth of 10 feet without identifying a throat, the base of the excavation should be compacted to the greatest extent practical prior to backfilling. The excavation should be backfilled with flowable fill to a level approximately 3 feet below the surface grades.
3. After curing of the flowable fill, the remaining portion of the excavations should be backfilled to the concrete driveway apron subbase elevation using 2A stone placed in lifts not exceeding approximately 6 to 8 inches in loose thickness. Each lift should be thoroughly compacted using a jumping jack tamper, hoe-pac, or walk-behind sheepsfoot vibratory trench roller.

Option 2 - Low Mobility Grouting:

Low-mobility compaction grouting may be used to densify deep pockets of loose soil or fill voids associated with sinkhole activity beneath the concrete driveway apron. Although this method requires specialized equipment, it is effective for filling larger voids at depths greater than 12 feet with minimal surface disturbance.

A Professional Geotechnical Engineer or Professional Geologist experienced in sinkhole remediation should develop the low-mobility grouting program if this option is selected.

Prior to implementing the remedial measures described above, Isett recommends performing a video pipe inspection (VPI) of water-bearing subsurface utilities in the vicinity of the subsidence, if not already completed. This VPI will assist in identifying any sources of concentrated water infiltration into the subsurface, if present, and will help inform the remediation program.

OPTIONAL INVESTIGATION

Based on the observed conditions, the subsidence is suspected to have been caused by either karst activity or a leaking utility line. Although no additional evidence of active karst activity was observed within the immediate vicinity of the subject property, consideration should be given to conducting a geophysical survey across the development to evaluate potential subsurface anomalies. The results of this survey will support further assessment of the cause of the current subsidence and assist in identifying potential subsurface voids, soft or unstable soils, bedrock pinnacles, and/or leaking utility lines beyond the limits of the subject property that may pose a risk of future subsidence. The survey findings will also aid in the development of a long-term remediation plan consistent with the options presented herein.

Subsidence Assessment Memorandum

CLOSURE

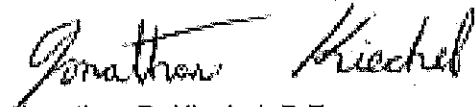
The recommended remediation measures are intended to stabilize the underlying subsoils to prevent further development of the sinkhole, additional settlement, and potential failure of the surrounding surface grades. The low-mobility grouting option is designed to stabilize the subsurface over a broader area (approximately 30 feet by 30 feet), encompassing the previously repaired subsidence within Sonoma Way. In contrast, the removal and replacement option would be limited to the concrete driveway apron area only.

Implementation of the selected remediation method should be performed under the supervision of a Professional Geotechnical Engineer or Professional Geologist to verify conformance with the recommended stabilization approach.

Until subsurface repairs are completed, the Owner should continue to monitor existing conditions regularly for any changes. Any sudden changes should be immediately reported to the Project Municipal Engineer or the Borough Manager of Macungie. If the recommended repairs are not completed within 1 month of the date of this assessment, the subsidence area should be re-evaluated.

Thank you for the opportunity to perform this assessment. Please contact us if you have any questions regarding this memorandum.

Sincerely,



Jonathan D. Kiechel, P.E.
PA Registration # PE092248
Geotechnical Engineer
Geotechnical Engineering Department

Attachments:

Attachment A

- Figure 1 – Geology and Karst Features Map
- Figure 2 – Location Plan

Attachment B – Representative Photographs



Attachment A

SITE GEOLOGY AND KARST FEATURES MAP
 125 SONOMA WAY - SUBSIDENCE ASSESSMENT
 BOROUGH OF MACUNGIE
 LEHIGH COUNTY, PENNSYLVANIA

DATE	10/16/2025
SCALE	CHIC
GRAPHIC	SDB
DRAWN	APPR
JOB	JK
P. NO.	SDB
JOB NO.	308825.006
COPYRIGHT	2025
SHEET	

FIGURE 1



LEGEND

-  APPROXIMATE SITE LOCATION
-  KARST FEATURES
-  DOCUMENTED SINKHOLE
-  DOCUMENTED SURFACE
-  DEPRESSION

GEOLOGIC UNITS

-  Cal - Allentown Formation
-  Om - Martinsburg Formation
-  Ojk - Jacksonburg Formation
-  pCgn - Felsic to mafic gneiss
-  pChg - Hornblende gneiss
-  Cha - Hardyston Formation
-  Clv - Leithsville Formation
-  Oe - Epler Formation

CONTOUR INTERVAL: 10'

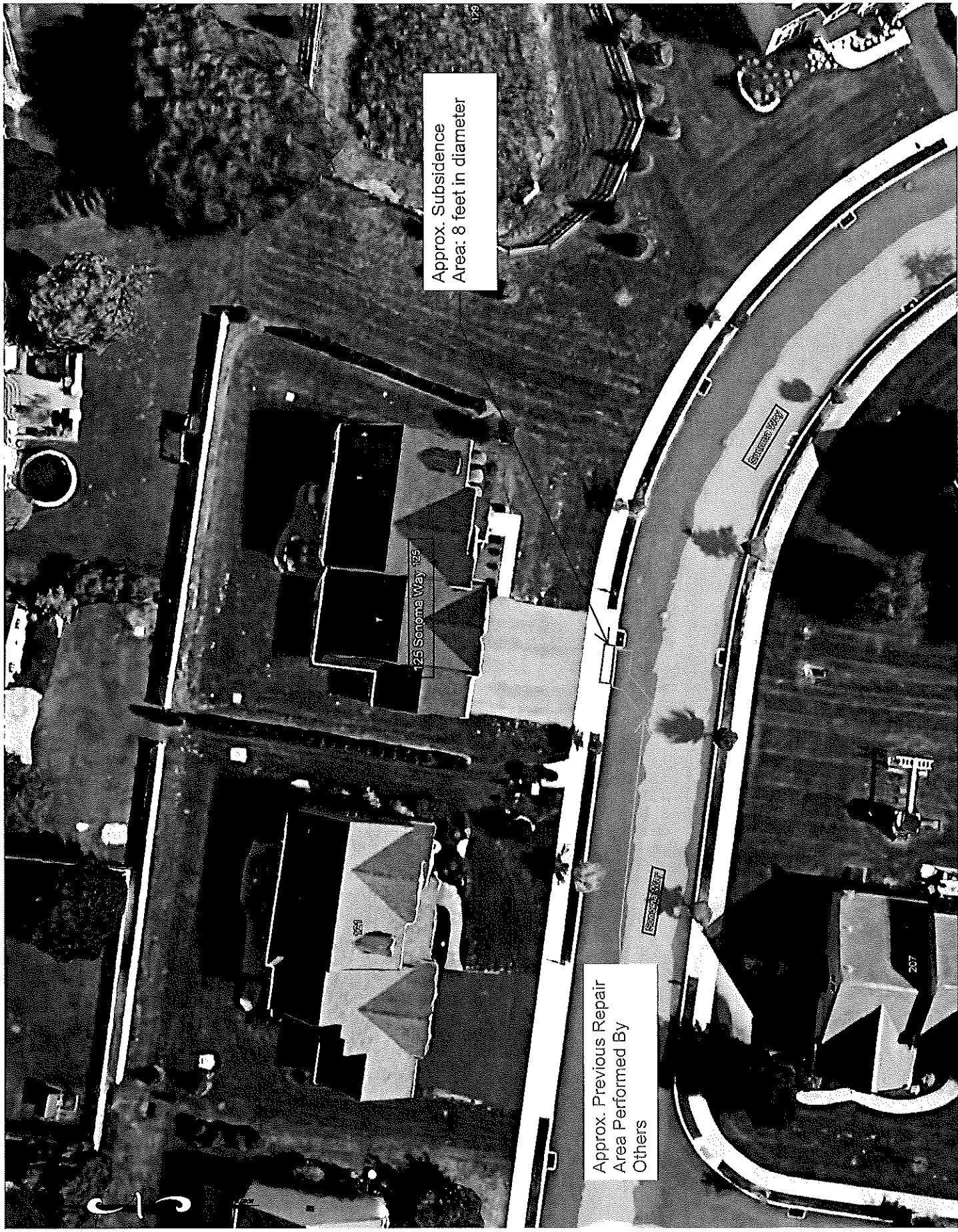
APPROXIMATE SCALE (MILES)



SITE AERIAL PHOTOGRAPH

DATE:	DSGN:
10/18/2025	CHK:
SCALE:	N.T.S.
DRAWN:	APPR:
JC	SDR
JOB:	P MGR:
308025.006	SW:
COPYRIGHT 2025	SHEET:

FIGURE 2





Attachment B



Photograph No. 1 – Area of subsidence within concrete driveway apron looking east.



Photograph No. 2 – Area of subsidence within concrete driveway apron looking west.



Photograph No. 3 – Steel probe rod used to evaluate the relative density of soils.



Photograph No. 4 – Previous repair area within Sonoma Way.



Photograph No. 5 – Measuring tape extending approximately 31 inches east of subsidence area.



Photograph No. 6 – Subsidence extending under east side of concrete driveway apron at rear of storm inlet.