

**MACUNGIE BOROUGH COUNCIL**  
**MEETING MINUTES**  
General Business Meeting  
Monday, May 18, 2026 - 7:30 P.M.

**I. Call to Order – Pledge of Allegiance**

The Macungie Borough Council meeting was called to order on May 18, 2026 at 7:30 p.m. at the Macungie Institute, 510 E. Main Street, Macungie, PA 18062. In attendance were Carl Sell, Jr., President; Greg Hutchison, Member; Megan Sell, Member; Greg Reinbold, Member; Lynette Sell, Member; Stan Landis, Member; Bob Sell, Jr., Mayor; Patrick Armstrong, Esq., Solicitor; Joshua Fry, Engineer; and Kalman Sostarecz, Jr., Borough Manager. Absent – Ronald Karboski Vice President.

President Sell opened the meeting and asked all present to join him in reciting the Pledge of Allegiance to the Flag of the United States of America.

**II. Announcement of Executive Sessions**

Mr. Sostarecz announced that an executive session was held on May 18, 2026 at 6:00 p.m. regarding legal and personnel matters.

**III. Approval of Minutes**

**A. May 4, 2026**

President Sell requested an addition be made in the Public Comment portion regarding Michael Mullen's comments. He would like it added that Mr. Mullen stated that he had filed an ethics complaint against President Sell.

**Motion by Mr. Hutchison to approve the minutes of May 4, 2026 with the addition as stated, seconded by Mr. Reinbold. Motion passed unanimously.**

**IV. Financial Reports**

**A. Treasurer's Report for April 2026**

Mr. Landis asked for a few clarifications regarding taxes, rents, rental inspections, yard waste passes, police department staffing, and the flower park, of which he said the volunteers recently did an excellent job and it looks great.

Karen Billger, resident, asked if the expenditure listed for Macungie Holidays was for last year's event; Mr. Sostarecz stated that it was.

**Motion by President Sell to accept the Treasurer's Report as submitted, seconded by Mr. Hutchison. Motion passed unanimously.**

**B. Approval of Paid Bills Detail Report in the Amount of \$65,524.50**

**Motion by Mr. Hutchison to pay the bills in the amount of \$65,524.50, seconded by Mr. Landis. Motion passed unanimously.**

**V. Correspondence**

- A. Letter of Resignation from Ronald Karboski**
- B. PSAB-MRT Monthly Report of Municipal Net Assets**
- C. Macungie Ambulance Monthly Report for April 2026**

**VI. Reports**

**A. Council**

Mr. Reinbold reminded everyone that election day was occurring the following day.

President Sell thanked the flower park volunteers and stated it looks great.

**B. Mayor**

Mayor Sell stated that the Macungie Memorial Park Pool opens on May 23<sup>rd</sup> and announced some upcoming public events in the Borough including the Memorial Day event at the park.

Mr. Hutchison asked if the information he requested regarding body cameras and Standard Operating Procedures for them is available. Mayor Sell stated that the information has been handed out.

**C. Solicitor**

None

**D. Borough Manager**

None

**VII. Unfinished Business**

None

**VIII. New Business**

**A. Accepting Letter of Resignation from Ronald Karboski**

Solicitor Armstrong stated that Council has 45 days to accept a resignation, and it is accepted, they have 30 days to appoint someone.

Tim Romig, business owner, stated that he is happy that Mr. Karboski has resigned and listed his reasoning, commented that there are others he feels should resign, and also criticized the local newspaper for not providing proper coverage of Macungie Borough business.

**Motion by President Sell to accept the letter of resignation of Ronald Karboski with regrets, seconded by Mr. Reinbold. Motion passed 4-2; Hutchison & L. Sell - No**

**Motion by Ms. Megan Sell to amend the agenda to add an item to appoint Tom Ashelman to the vacant seat on Council, seconded by Mr. Reinbold. Motion tied 3-3; C. Sell, Hutchison, & Landis - No; Mayor Sell voted "Yes" to break the tie.**

**B. Appointment of Tom Ashelman to Vacant Council Seat (Added to Agenda)**

This item was added to the agenda by the previous motion. Mr. Landis stated that this is something that Council should have time to consider and give other community members an opportunity to submit letters of interest.

Bob Bogert, resident, stated that he would normally agree that others should have an opportunity to be considered, but in this case, Mr. Ashelman was on the ballot and would have won had it not been for Mr. Karboski running for a second seat, even though he was already on Council.

**Motion by Ms. Megan Sell to appoint Tom Ashelman to the vacant Council seat, seconded by Mr. Reinbold. Motion failed 2-4 (C. Sell, Hutchison, Landis, & L. Sell - No)**

**C. Kay Builders – Fields at Brookside – Update on Construction Timeline**

Mr. Fry stated that there have been concerns that the construction schedule submitted by Kay in summer of 2025 was not being followed. Kay has submitted a new schedule which has changed substantially. Additionally, the Developer's Agreement provided a 24-month time period to construct the public improvements which expires on May 20, 2026, and Kay has requested a one-year extension. Mr. Fry outlined the revised schedule that was submitted, showing final

construction being completed in Summer/Fall of 2027. President Sell asked if anyone was present from Kay Builders, but no one came forward. Mr. Sostarecz stated that they were given several weeks notice about the meeting and were explicitly requested to attend. Mr. Landis stated that they have had two years to complete the work and he finds it incredulous that they did not attend the meeting to answer Council's questions. Discussion was had on the amount of Financial Security being held; there have been five releases the most recent being in October of 2025; the Borough will ask for an increase in security per the MPC.

Kristofer Fair, General Manager of Brookside Country Club, stated that Kay has not held up their end of the bargain and asks that Council holds Kay responsible for completing the improvements, as they would be extremely expensive and burdensome for both the HOA and Country Club to complete.

Mike Fredericks, HOA President from the Ridings at Brookside, stated that they had two sinkholes due to the storm water coming from Fields at Brookside, and they request the walking path be put in to help mitigate it.

Eric Linde, a director of Fields at Brookside HOA, stated that he has a petition from 40 of their residents requesting that an interim extension be granted by Kay and allow 60 days for the HOA and Borough to evaluate the matter.

Mark Mintola, resident, stated that they live in the new development and that their experience with Kay has been horrible. He listed some of the issues that homeowners have had. He stated that he does not want the walking path installed.

Solicitor Armstrong stated that Council does not need to take action at this point and can table to a future meeting. He recommends that staff and consultants take a fresh look at the financial security and come back to a future meeting with a new punch list and revised timeline.

Virginia Voros, resident, asked what happens to Kay Builders immediately if an extension is not granted. Solicitor Armstrong stated that nothing immediately; however, the agreement expires on May 20<sup>th</sup> at which point they could be found in default.

**D. Authorizing Additional Engineering Services for Hickory Street Bridge Replacement**

Mr. Fry stated that there was discussion at a previous meeting that there is a stormwater pipe in the area of the bridge that is in need of replacement. It would be much cheaper to amend the current project to replace the pipe now as opposed to a new project in the future. The pipe size will be increasing from 14 to 18 inches and the outfall location would be adjusted.

**Motion by President Sell to authorize the additional engineering work by Barry Isett & Associates in the amount of \$17,180.00, seconded by Mr. Landis. Motion passed unanimously.**

**E. Resident Request for Relief from Sewer Charges**

Mr. Sostarecz stated that a resident had a very large usage of water in the first quarter of the year and it was discovered that there was a leak outside the home wherein the water was leaking directly into the ground. Since the water did not enter the sewer system, they are requesting for a reduction of the utility bill's sewer charges only. Additionally, Lehigh County Authority confirmed that if Council would give relief, the flows would also not need to be reported to them.

**Motion by Mr. Hutchison to authorize relief from the sewer charges, seconded by President Sell. Motion passed unanimously.**

**F. Authorizing Borough Manager to Seek Interim Police Chief Consultation Services**

Mr. Sostarecz stated that at a previous meeting Council authorized him to seek consultation services for a police study; over the past several weeks it has been proposed that the Borough may be in need of Interim Police Chief Services. The firms provide both types of services and they would be brought to a future meeting for discussion. Mayor Sell asked if DCED provides the services for free; Mr. Sostarecz stated that they do; however, they stopped for the time being as they evaluate their own program.

**Motion by President Sell to authorize the Borough Manager to seek Interim Police Chief Consultation services, seconded by Mr. Hutchison. Motion passed unanimously.**

**IX. Public Comment on Non-Agenda Items**

Terry Lipp, resident, asked if anything was resolved with Kay Builders. Solicitor Armstrong stated that Council did not grant the extension request but the Borough will be in touch with them to move forward.

Tanner Beers, resident, is a member of Breinigsville VFW and asked if there was a Memorial Day Parade in Macungie. Mayor Sell said there is no parade planned.

Eric Linde, resident, asked if the HOA can be involved in the process as it goes forward. Mr. Sostarecz stated that he would be in contact with him.

Paul Licata, business owner, stated that the rail line which runs through the Borough and is very near his property. He contacted the Federal Railroad Association and received very little information about the crossing. He felt he was dismissed when he spoke before Council in the past. He'll be back with a report in the future.

Tim Romig, business owner, stated that Solicitor Armstrong is giving bad advice regarding public comment. He then commented on lawsuits which have recently been filed against the Borough.

Dennis Fritz, resident, stated that he's been a lifelong resident of Macunige, 72 years, and over the last few years it has been the most corrupt Council he has ever experienced, and feels there was a puppet master who may still have influence.

**X. Adjournment**

**President Sell made a motion to adjourn the meeting at 8:49 p.m., seconded by Mr. Hutchison. Motion passed unanimously.**

Respectfully Submitted,



Kalman A. Sostarecz, Jr.  
Borough Secretary