

MACUNGIE BOROUGH COUNCIL
MEETING MINUTES
General Business Meeting
Monday, July 20, 2026 - 7:30 P.M.

I. Call to Order – Pledge of Allegiance

The Macungie Borough Council meeting was called to order on July 20, 2026 at 7:33 p.m. at the Macungie Institute, 510 E. Main Street, Macungie, PA 18062. In attendance were Carl Sell, Jr., President; Stan Landis, Vice President (via telephone), Greg Hutchison, Member; Megan Sell, Member; Greg Reinbold, Member; Lynette Sell, Member; Tom Ashelman, Member; Bob Sell, Jr., Mayor; Patrick Armstrong, Esq., Solicitor; Joshua Fry, Borough Engineer; and Kalman Sostarecz, Jr., Borough Manager.

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 July 20, 2026 at 6:45 p.m. regarding legal and personnel matters.

III. Approval of Minutes

A. July 6, 2026

Motion by President Sell to approve the minutes of July 6, 2026, seconded by Mr. Hutchison.
Motion passed unanimously.

IV. Correspondence

A. PSAB-MRT Monthly Report of Municipal Net Assets for June 2026

B. Macungie Ambulance Report for June 2026

C. Lower Macungie Fire Quarterly Report for Q2 2026

D. Macungie Memorial Park Request for Assistance

E. Macungie Volunteer Fire Department Request for Fire Hydrant Access

Tim Romig, president of MVFD stated that he was expecting this to be addressed during the meeting but noticed it is not listed in New Business; he asked that it be placed on the next meeting's agenda to be discussed. President Sell stated that it would be on the next agenda.

F. Letter of Resignation from Bob Bogert from Zoning Hearing Board

G. Letters of Interest for Planning Commission Vacancies

1. Robert Sell, Jr.
2. Carl Sell, Jr.
3. Ricky Moyer
4. Bernie Reinert

V. Reports

A. Macungie Institute Quarterly Report for Q2 2026

Mr. Sostarecz stated that the MI Coordinator is on vacation, and if there are any questions he can answer them.

B. Council

Mr. Hutchison commented on Bob Bogert's resignation from the Zoning Hearing Board. Solicitor Armstrong apologized as he had not realized that Mr. Bogert was already on the Water Authority Board when he was appointed to the ZHB at the previous meeting, and he is unable to hold any other appointed or elected position while on the ZHB.

C. Mayor

Mayor Sell commented on the events coming up at the Macungie Memorial Park, as well as the Macungie Farmer's Market. Karen Billger, resident, asked if the police department would be participating in National Night Out; Mayor Sell stated they would not, but they were looking into holding an event this coming fall. Mr. Romig asked Mayor Sell to read the resignation letter from Officer Cole Surridge, who resigned earlier this year; Mayor Sell read the letter.

D. Solicitor

Solicitor Armstrong stated that he will be out of the area at the next meeting so someone else from his office will be in attendance.

E. Borough Manager

None

VI. Unfinished Business

A. Fields at Brookside – Update on Walking Path

Attorney Frank D'Amore from Fitzpatrick Lentz & Bubba, and Rick Roseberry from Colliers Engineering, represented Kay Builders and provided an overview of the requested changes to the land development plan for Fields at Brookside. The residents have requested that the walking path be removed as well as the solid wooden fence and split rail fence. A solid vinyl fence would be installed along a portion of the property line to the west and south. There is an easement over the walking path that was dedicated to the Borough, and they are requesting that the Borough vacate that easement. Solicitor Armstrong stated that will need to be considered if Council agrees to the removal of the path. President Sell asked if the path provided any drainage function; Mr. Roseberry stated that it did not and there is a swale which will remain. Regarding the vinyl fence, Mr. Reinbold asked if it would be extended along the entire frontage where the original wooden fence was proposed; Mr. Roseberry stated he would need to confirm with his client, but suspected they would be okay with it if it is shown on the original plan.

Josh Fry, Borough Engineer, stated that Willow Lane is frontage of the property and with the removal of the path they will only be providing a path on half of it, so if the Borough wishes to have a path along the entire frontage it would provide pedestrian access. Mr. Sostarecz asked if the path is removed, would they need a waiver to satisfy an ordinance requirement; Mr. Fry stated that the proposed asphalt path does not meet the ordinance requirement for a sidewalk. President Sell stated his opinion is that the the path along Willow should be maintained. Kris Fair, General Manager of Brookside County Club, stated that they are not opposed to maintaining the path at Willow, and to install a new path along the entrance road with an easement.

Dan Dreher, Fields at Brookside HOA President, stated that they have gotten 100% consensus from the homeowners to remove the walking path, all of the wood fencing, and the installation of a limited amount of vinyl fencing from lots 3 through 20. Amanda Robbins, resident, commented on the privacy of the homeowners who live alongside the emergency access road. Mr. Sostarecz stated that he reviewed Planning Commission minutes from when the project was approved five years ago and there were a number of residents from the Ridings who had requested that a privacy fence be installed at that time. Susan Grow, resident, commented on the fencing location.

Todd Rutledge, resident, commented on the easement over the walking path as well as the adjoining property owner privacy. Sandy Barrett, resident of the Ridings, stated that if the walking path is removed she would also like the fence to be removed. Amy Bouton, resident, stated she does not want any fences installed near her home.

Solicitor Armstrong reviewed each of the proposed changes individually and asked if any Council member had a concern with any of them. There was no objection to remove the walking path except for the portion along Willow Lane, to removing the split rail fence or solid wooden fence, to the installation of a white vinyl fence along a portion of the property to be determined by the homeowners and developer, to the installation of grass pavers for the emergency access road instead of asphalt at 291 Ridings Circle, and to the installation of a pedestrian path along the access road leading from Abby Lane to Willow Lane.

Mark Mintola, resident, commented on the fencing. Crystal Soper, resident, commented on residents crossing over into other developments.

VII. New Business

A. Church Street ADA Ramp Assessment Report

Mr. Fry reviewed his written report following an assessment of the ADA Ramps along South Church Street which were installed in 2020. There is widespread deterioration among the ramps, nine of which need full replacement, four need partial replacement, and any existing concrete should be treated with a sealant. President Sell stated that it is very unacceptable that the ramps only lasted six years and he feels that forensic testing should be undergone to find out the underlying cause of the failures. Mr. Fry stated that a lot of concrete poured during that period of time around the state had similar issues; since then PennDOT has updated their standards for both the type of concrete and a certification for finishing concrete. Mr. Ashelman asked if the contractor had any type of reputation and if there was a warranty; Mr. Fry stated that he has not personally worked with them and the maintenance period was one year which has long expired. Mr. Ashelman asked if there was any legal recourse; Solicitor Armstrong stated that the maintenance period has expired, everything was signed off by the Borough, and the contractor fully paid.

Mr. Fry stated that their report has a number of recommendations to be sure that issues do not arise again after the ramps are reinstalled, however they do come with additional costs. The estimated cost to prepare the bid documents and put it out to bid is \$5,500.00. President Sell recommends that all of the ramps be replaced instead of partial replacements. Mr. Ashelman stated that his concern is that the ramps would again deteriorate after being replaced. Mr. Fry stated that that is what additional oversight would help to mitigate.

Bernie Reinert, resident, commented on the insurance of the contractor who originally installed the ramps. Ms. Billger commented on when the ramps failed. Terry Buss, resident, commented on the Council choosing a qualified contractor. Virginia Voros, resident, commented on who is questioning the condition of the ramps.

Motion by President Sell to have BIA move forward with the bid package at a cost not to exceed \$5,500, seconded by Ms. Megan Sell. Motion passed 6-1, Ashelman – No.

B. Appointing Planning Commission Members

Motion by Mr. Reinbold to appoint Ricky Moyer to the Planning Commission, seconded by Ms. Megan Sell. Motion passed 6-1, Hutchison – No.

Motion by Ms. Megan Sell to appoint Bernie Reinert to the Planning Commission, seconded by Vice President Landis. Motion passed 6-1, Hutchison – No.

C. Accepting Resignation of Bob Bogert from the Zoning Hearing Board

Motion by President Sell to accept the resignation of Bob Bogert from the Zoning Hearing Board, seconded by Mr. Reinbold. Motion passed unanimously.

D. Appointing Ben Parupalli as a Full Member of the Zoning Hearing Board

Motion by President Sell to appoint Ben Parupalli as a Full Member to the Zoning Hearing Board, seconded by Ms. Lynette Sell. Motion passed unanimously.

E. Authorizing Installation of Base Radio at Police Headquarters

Mr. Sostarecz stated that with the Lehigh County radio project the last step is to install a base radio at police headquarters.

Motion by President Sell to authorize the installation of a new base radio and antenna at police headquarters by ECCO Communications at a cost of \$1,459.00, seconded by Mr. Reinbold. Motion passed unanimously.

F. Authorizing Public Works Assistance for Macungie Memorial Park

Mr. Sostarecz stated that each year the Macungie Memorial Park requests assistance from our Public Works employees with setting up fencing, and the Borough has helped for many years. The total amount of time is approximately 3-4 hours.

Motion by Mr. Hutchison to authorize Public Works assistance to Macungie Memorial Park for the car show, seconded by Vice President Landis. Motion passed unanimously.

Council recessed for a break at 9:18 p.m. and reconvened at 9:30 p.m.

VIII. Public Comment on Non-Agenda Items

Ms. Reinert commented on the availability of Council and Water Authority minutes, as well as a member of the public speaking publicly about the length of a potential contract with Lower Macungie Fire Department.

Ms. Buss commented on vehicles speeding on North Buttonwood Street and the availability of a speed sign that tells people how fast they are driving. She requested that announcements be made on social media or the newsletter. President Sell stated that this is an annual problem and he knows the Police Department has had enforcement in the past.

Ms. Bilger commented on the bumpouts on Rt. 100. Mr. Sostarecz stated that he will be meeting with the Borough Engineer in the next two weeks to conduct an assessment, similar to the ADA ramps, and that will be presented at a future Council meeting for discussion.

Dennis Fritz, resident, commented on the speeding on S. Lea Street and the possibility of temporary speed bumps. Mr. Sostarecz stated that he will discuss the possibility with the Borough Engineer.

Mr. Romig stated that the Water Authority has an open seat and they had to cancel a recent meeting due to not having a quorum. Regarding the bumpouts, they have been a problem for many years and his property has been affected. He also commented on Ronald Karboski's involvement in emergency management and as a liaison to Lower Macungie Fire Department.

X. Adjournment

Mr. Hutchison made a motion to adjourn the meeting at 9:53 p.m., seconded by Vice President Landis. Motion passed unanimously.

Respectfully Submitted,



Kalman A. Sostarecz, Jr.
Borough Secretary