

ARCHBALD BOROUGH WORK SESSION NOTES
400 CHURCH STREET
ARCHBALD, Pa 18403
Wednesday, November 12, 2025

The meeting was called to order by President Dave Moran at 6:00 P.M. followed by the Pledge of Allegiance. Roll call: Erin Owen, Marie Andreoli, John Shnipes III, Laura Lewis, Rich Guman, Francis Burke, David Moran, Mayor Shirley Barrett- attended Via Phone.

Public Comment:

Madonna Munley 139 Cemetery Street Archbald, Pa 18403- **Madonna** addressed council she had attended the Planning Commission meeting held on November 5th, 2025. Madonna spoke on the coal mines in Archbald that it was a way of making a living there were few jobs available, and no one understood the health risks. Madonna is looking to protect the health of the community.

Kathleen Myers 184 Poplar Street Archbald, Pa 18403- Kathleen addressed council and asked that they take into consideration the long-term health effects of the proposed Data Centers.

Mary Jo Rodio-130 Forrest Drive Archbald, Pa 18403- Mary Jo addressed council she is a resident of Archbald, and has concerns on the proposed Data Centers, and asked council what is so good about Data Centers?

Tanya Crea 127 S. Main Street Archbald, Pa 18403-Tanya addressed council on how this community has come together to help when one of her family members was ill, and had a fundraiser, and showed support, and what a positive impact it had on her so positive she moved here. Tanya addressed council on all the residents who had showed up to support this community once again saying no Data Centers.

Kayla Phillips 431 Church Street Archbald, Pa 18403- Kayla addressed council on her concerns of the proposed Data Centers. Kayla is considering selling her home.

Justin Healy 241 N. Main Street Archbald, Pa 18403- Justin addressed council on his concerns of the proposed Data Centers. The overlay amendment, and the strain on the utilities.

Tamara Misewicz- Healy 241 N. Main Street Archbald, Pa 18403- Tamara addressed council on health risks, Environmental impact, strain on utilities, and the constant noise from the proposed Data Centers. Tamara addressed council on limiting Data Centers to one area by the Casey Highway not in neighborhoods.

Tom Aniska 118 Falcon Lane Archbald, Pa 18403- Tom addressed council on a proposal the possibility of a temporary moratorium.

Reports of Committees-

Erin Owen-

Veteran's Monument Park- Tanks are painted. One of the monuments is needed for repair.

Gravity slope Colliery- Valley in Motion attended the meeting after renovations of the Fan House the committee would like to see it become a place to gather.

Feral Cats- An Archbald resident who is qualified for the TNR will be interviewed for the position.

Recycling- Businesses who get their recycling collected by the borough will be charged a \$50.00 fee as of 2026. Exempt: Church, Hose Co, & Ambulance.

Sesquicentennial- The committee met on Monday November 10th, 2025 to discuss A Facebook page Archbald 150 there will be a commemorative coin they are looking into choices for the back of the coin Archbald Pothole, Sugerman's, Christ the King, Valley View High School, or Archbald High School. There will also be tee shirts available.

Re-Name Fishing Derby-Erin announced that the Annual Fishing Derby will be dedicated to outgoing council member Francis Xavier Burke. Francis has been a participant in the Fishing Derby for over forty years.

Marie Andreoli-

Employee Safety- How to keep employees who work inside, and outside safe. The Goal of the Safety Committee is to keep all employees safe, and prevent accidents incidents, and near misses. Archbald Borough does receive a discount on the workers' compensation for having the committee.

Planning Commission-

New Business:

Archbald I LLC., Scranton Carbondale Hwy EJ Road, Zoning application Review- (Data Center) Application under review.

Archbald I LLC., Gibson Street-Zoning Application Review- (Data Center) Application is under review.

Old Business-

Project Boson-Land Development- preliminary development- Eynon Jermyn-Road

Stavola Silverbrook- Minor Subdivision-1- final item needed for resolution.

Western Hospitality, Project Gravity- PennDOT (HOP) Highway Occupancy Permit.

Municipal Complex EOC- No Update

Century Development, exit 5- Minor Subdivision, lot creation- Mayfield needs to sign the plans.

Century Development exit 5- Land Development-there are outstanding items.

Highlands Golf- Land Development- working with DEP.

Hawks Ridge Phase II- Highlands – Major subdivision- 116 single family homes.

John Shnipes III-

Buildings and Grounds- Phase II move Borough Manager Dan Markey to the second floor.

Public Safety- EMS, and Fire would like a mandatory pre plan in place when entering a building.

Richard Guman- DPW Report-

Picked up leaves, and yard waste- (4) tons of blacktop Delaware St in Nebraska.

(6) tons of black top, patch potholes on Rock, and Hill Street

Change Hydraulic lines on bucket truck.

Camera Sewer lines on Ash Street located a manhole at 168 Ash Street. raised, and paved.

Placed flags on poles for Veteran's Day

Winterized DPW trucks

Christmas Decorations- some will be going on poles- please proceed with caution if you see our DPW workers decorating the poles.

11/11/2025- First snow fall for DPW workers.

Enterprise Fleet- Archbald Police are to receive four new police cars, and DPW will receive a new truck.

Laura Lewis-

Laura addressed Solicitor Jay O'Connor asking that Ordinance presented to council by resident Justin Healy be reevaluated.

CDEC- No Meeting in November.

Special Events- Santa Train will be on December 6th, at the Gravity Slope Colliery. Santa will arrive at 11:30 AM. November 18th, at the Train Station 3:30 PM picture with Santa.

Francis Burke-

Parks & Recreation

Thanked DPW for an excellent job on the roads.

Mayor Barrett Beautification-

Beautification-(Blight)_Mayor Barrett asked the status of Donovan's Restaurant. Is it being worked on, can it be torn down, or condemned.

Police Report- Archbald Police have gotten a grant on aggressive driving.

Tractor Supply located in Eynon has donated \$500.00 towards Police Night Out.

Captain Joseph Zegalia will be retiring in December 2025.

Accreditation- Sergeant Jamie Nolan has been working on accreditation through grants.

President; Dave Moran-

Personnel- President Moran made an announcement when the meeting is adjourned Borough Manager Dan Markey, and Council will go into Executive Session to discuss Police contract.

President Moran spoke; Borough Manager Dan Markey is a busy manager to add a Facebook page for the sesquicentennial is taking up some time he does not have. The Borough Manager is Chief Administrative Officer of the whole borough and is responsible for day-to-day operations.

Council President addressed the residents each resident could sign in, and speak it is disrespectful, and disorderly when the residents speak out of turn.

Grant Writers Report- Borough Manager Dan Markey emailed council an update on grants.

Archbald Borough applied for a grant, N. Main Street.

DPW Equipment- LSA Grant

Police Equipment Reimbursement

Engineer Report- none currently

Fire Chief – Report given by council member John Shnipes III

Sugerman's Knox Box – removed without permission.

Issues on Salem Road

Tour of Cardinal Glass

Solicitor Report- Solicitor spoke the Codification ordinance will be ready for adoption on November 19th, 2025, council meeting. Solicitor addressed the residents on SALDO refers to Subdivision, and Land Development Ordinance it not unusual to request reimbursement for professional review fees, public improvements. The developer and Borough enter an agreement with terms for the developer to be reimbursed for a portion of the costs from the benefiting property owner or township.

Borough Manager Report

Borough Manager Dan Markey addressed the residents saying he had received phone calls, and emails prior to tonight's meeting about changing the venue to a larger gathering spot. Borough Manager Dan Markey explained that it is the decision of the Council President to make that decision, and it would require notice of a day for publication in the newspaper.

CDEC- A Resident of Eynon is interested in the position- will be filled in 2026.

Resolution- Stop Sign at the end of Academy Street.

The Greater Scranton Chamber of Commerce has invited Borough Manager Dan Markey, and Borough Council to tour a Data Center in Loudoun County, Virginia that is scheduled for December 10, 2025.- December 10th coincides with a scheduled work session, and council is to let Borough Manager Dan Markey know if they are going on the bus trip to Virginia. Newly elected council members Louis Rapoch and Thomas Aniska are invited to attend.

PennDOT- Request by Rep Kyle Mullins speed limit reduction on PA 247 from 35MPH to 25 MPH- A traffic study will be conducted.

David Lamereaux, Planning Commission Secretary – will resign on December 31, 2025.

Council has received a copy of the balanced budget in your packet. New Heavy equipment reduced for a 5-year lease.

Portnoff Law Associates- Delinquent taxes, and garbage fees. Will not be effective for 2025 but not ruled out for 2026.

James Giardina has given a parcel of land to the Archbald Borough behind Jamesway- it was recommended that it be used for stormwater issues. Manager Dan Markey asked if a deed is needed.

Solicitor Jay O'Connor replied yes, a deed of dedication is needed.

Developer Ken Powell's Atty will draft a deed of dedication of Highland Blvd. including stormwater, and sewer lines. Not included: Island, trees, irrigation, and sidewalks. This will be reviewed by solicitor, and Engineer. Mr. Powell spoke with Borough Manager Dan Markey, he said he will no longer be plowing Blvd.

Thank You to Rebeka Zazzera for her community service by fixing the Little Free Library located on Betty Street in Eynon giving it a fresh coat of paint.

Borough Manager Dan Markey received three bids for strategic management plans the DCED. The DCED Liaison would like to be present to interview the bidders.

Webinar- PSAB- An online seminar class for council and preparing newly elected council members was held this week.

A copy of the electronic version of the 2024 DCED audit was accepted by the State, council members were emailed a copy.

Sesquicentennial- Archbald is turning 150 years old in 2026- Borough Manager Dan Markey will put a new Facebook page Archbald 150 posting upcoming events; NEIU is requesting any old school pictures from Roosevelt School, Green Hill School, Archbald High School, Riverside School, St. Thomas Aquanis School, and any playgrounds.

Data Center-Ordinance- Erin, and Marie asked Borough Council to consider bringing back Data Center Overlay Ordinance. President Moran asked Solicitor Jay O'Connor to advertise the Ordinance.

Any other items for council meeting agenda?

Motion to reduce speed limit on PA 247 from 35 MPH-25 MPH traffic, and engineering study is required.
Request from Rep Kyle Mullins.

Motion to Pass Codification Ordinance #3-2025

Motion to Advertise 2026 Budget.

Motion to Accept A parcel of land gifted by James Giardiana (off Jamesway)

Motion to require DEP to produce Dates, and Times testing of soil in Archbald.

Motion to Accept Resignation of David Lamereaux from the Planning Commission effective December 31, 2025.

Motion To Request To: DEP Right-to Know Law of Times, and Dates of soil samples (requested by Erin Owen).

Items for Discussion:

The work Session ended at 7:47PM- Borough Manager Dan Markey, Council President Dave Moran, and council adjourned to executive session on personnel issues; Police contract.