Borough of Archbald
MUNICIPAL BUILDING
400 CHURCH STREET
ARCHBALD, PA 18403

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ARCHBALD BOROUGH
COUNCIL MEETING
Wednesday, June 17, 2026

The meeting was called to order by President Lou Rapoch at 6:00 PM. The Pledge of Allegiance was followed by Roll Call: Larry Marchetti, Madonna Munley, Lisa Osborne, Erin Owen, Larry West, Joe Altier, Lou Rapoch, Mayor Barrett

Lackawanna County – Mark Cordelli – was not present

Jay O'Connor – The Executive Session was to discuss litigation and consult the council.

Public Comment – Agenda Items Only:

Michael Pilch- 107 Sunset Street– Thanked Council for their service and the time dedicated to borough business. He expressed support for ratifying the agreement with J. Michael Spencer Acoustics to provide acoustical consulting services for the Essential Energy conditional use hearing, stating that he believes an independent acoustic expert is needed to verify testimony and studies related to the proposed data center. He also voiced concerns about conflicting information presented during the process and emphasized the importance of ensuring the borough's ordinance provides adequate protection for residents.

Correspondence:

- Borough Manager, Dan Markey received correspondence from The Archbald Borough Planning Commission Chairman, Scott Gilliland - dated June 9th, 2026.- recommending Council adopt a proposed amendment to Ordinance No. 1 of 2024 (Subdivision and Land Development Ordinance) that would transfer most subdivision and land development approval authority to Borough Council. The Planning Commission requested that it retain approval authority for residential lot mergers and minor subdivisions, stating the change would help retain members

while allowing the Commission to continue providing meaningful recommendations to Council.

- Mr. Markey read correspondence from Jessica Edwards of the Lackawanna County Regional Planning Commission, dated June 11th regarding the proposed amendment to transfer subdivision and land development approval authority from the Planning Commission to Borough Council. The Commission indicated it had no concerns with the proposed amendment.

Council discussed the process for adopting the ordinance. It was explained that the ordinance will be referred to the Planning Commission for review and comment, followed by a public hearing, with any recommended revisions incorporated before Council considers final adoption.

Lower Hills of Archbald Bid Opening

First Bid is from Wayco for the bid amount of $1,514,509.38

Second Bid is from M&J Excavation for the bid amount of $1,433,140.00

Third Bid is from Pionner Counstruction Inc. for the bid amount of $1,285,922.05

Fourth Bid is from Sikora Brothers Paving Inc for the bid amount of $1,446,727.00

Fifth Bid is from Stafursky Paving Co, Inc for the bid amount of $1,001,353.80

Six Bid is from James T. O'Hara for the bid amount of $2,504,219.00

Seventh Bid is from Linde Corp. for the bid amount of 1,348,081.50

Motions:

1. Motion by Owen, seconded by Osborne to Approve Council Meeting Minutes from May 20th, 2026. All in favor. Motion carried.
2. Motion by Owen, seconded by Osborne to Approve Special Meeting Minutes from May 27th, 2026. All in favor. Motion carried.

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3. Motion by Altier, seconded by Owen to Approve Continued Meeting Minutes from May 28th, 2026. All in favor. Motion carried.
4. Motion by Osborne, seconded by Altier to Approve May 2026 Bills Payable in the Amount of $264,386.20. Roll Call Vote. All in favor. Motion carried.
5. Motion by Owen, seconded by Osborne to Accept Police Report, Work Session Notes, Fire Chief Report, Tax Collector Report, Treasurer's Report, Zoning Report, Unsafe Structure List. All in favor. Motion carried.
6. Motion by Owen, Seconded by Altier to Advertise Archbald Borough Town-Wide Yard Sale for July 11 -12, 2026. All in favor. Motion carried.
7. Motion by Munley, seconded by Altier to Ratify Agreement Between Archbald Borough and J. Michael Spencer Acoustics to Assist in Zoning Ordinance Revisions Regarding Noise/Sound. Roll Call Vote. All in favor. Motion carried.
8. Motion by Owen, seconded by Osborne to Ratify Agreement Between Archbald Borough and J. Michael Spencer Acoustics to Provide Acoustical Consulting Services for Archbald Borough in Essential Energy, LLC Conditional Use Hearing. Roll Call Vote. All in favor. Motion carried.
9. Motion by West, seconded by Owen to Advertise Request for Proposals for Grant Writing Services. All in favor. Motion carried.
10. Motion by Altier, seconded by Osborne

    Dan did address an issue that Madonna brought up in regard to how this would be advertise, he doesn't have a good avenue for the grant writing services but for the third party UCC services this state has a website for everyone who is licensed - will put RFP out to all those people who meet the criteria - must certified in commercial inspection and service Lackawanna County. We will send.

    Marketti asked Dan in regards to fee structure required in RFM.

    Altier asked if council can choose more than one.
11. Motion to table by Owen, second to table by Osborne to Transfer $3,000 from anyone that wants to give us Expense to Feral Cat Expense. Roll call vote. All in favor. Motion carried.
12. Motion by Owen, seconded by Munley to Pass Resolution #13-2026, Authorizing a Grant Application to the PA Greenways, Trails, and Recreation Grant in the Amount

of $262,549 for Pike Street Playground Revitalization. Roll call vote. All in favor. Mation carried.

13. Motion by Altier, seconded by Owen to Award Lower Hills of Archbald H2O Grant Project to Starfursky Paving Co, Inc at a Bid Amount of $1,001,353.80, Subject to Review and Approval by Borough Engineer. Roll call vote. All in favor. Motion Carried?

Public Comment- General Items

James Timmons-260 Foxtail Circle- Thanked the Borough council for its service and recognized the difficulty of making decisions regarding the proposed data center. He encouraged the Council to commission an independent health assessment to evaluate potential health and environmental impacts, stating that the results would provide scientific evidence to support future decisions and any potential legal proceedings. Timmons expressed concern for the health of nearby residents, schoolchildren, and the broader Lackawanna County community, emphasizing the need to protect public health before moving forward with the project.

Karen Timmons- 260 Foxtail Circle Archbald, 18403– Thanked the Borough council for its service and echoed James Timmons's concerns, emphasizing the importance of relying on independent, science-based studies when evaluating the proposed data center. She encouraged the Council to focus on both short and long -term health impacts, particularly given the area's high cancer rates, and shared that she and her husband have personal experience with cancer. Timmons noted that the county officials had identified experts who could conduct an independent health study and urged the Council to make health-based decisions that protect residents and future generations.

Cheryl Aniska-118 Falcone Lane Archbald, PA 18403– Expressed concerns about environmental compliance for Project Boson, stating the Right-to-Know records and reports from the Lackawanna County Conservation District raised questions about

whether required permits, erosion controls, and contaminated soil handling procedures were properly followed. She noted that the project site's history as a junkyard has heightened residents' concerns about potential contamination and the protection of nearby properties and waterways. Sheryl asked council to review the matter and make all relevant environmental permits, testing, and communications to available to the public to ensure transparency and compliance with environmental laws.

Joe Altier asked Mr. Markey whether there was anything Council could do regarding the matter or if it was entirely up to DEP and Conservation District. Dan explained that the Borough is typically copied on Conservation District correspondence, but DEP notifications are inconsistent, so the Borough receives updates on a hit-or-miss basis.

Ann Beynon-203 Trenley Lane Archbald, PA 18403- Expressed concerns about Flock cameras, questioning whether they are located within Archbald's jurisdiction and raising privacy issues related to surveillance, data security, potential misuse, and where the collected information is stored. Dan reassured that the cameras are not owned or controlled by Archbald Borough.

Meg Nudleman – 295 Foxtail Circle Archbald, PA 18403- Thanks Council for its work and encouraged members to consider the long-term cumulative impacts of the proposed data center developments. She expressed concerns that diesel generators could be used more frequently during grid emergencies, increasing emissions, noise, and environmental impacts near homes, schools, and parks. Meg also questioned the effect on homeowners' insurance, property owners, emergency services, traffic, and volunteer fire departments, asking whether the financial benefits to developers outweigh the risks and burdens placed on residents and whether a town the size of Archbald has ever accommodated so many proposed data centers, warehouses, power facilities, and large diesel fuel storage sites.

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Council Comments:

Larry West- Raised several concerns during council comments, including requesting a traffic study on Spruce Street, addressing the drainage and safety issues at the Playground on Nebraska, and revisiting the installation of curbs and road raises, which he believes were improperly designed. Council members and Mayor responded that previous engineering reviews determined the requested roadway changes could not be made due to legal, engineering, and liability concerns, and emphasized that cost estimates and recommendations must come from the Borough's engineer rather than the DPW. Larry expressed frustration with the lack of progress and also requested that the parade route include the Nebraska section of town and go down #5 hill so residents there can feel included in the community.

Erin Owens- Praised the detailed incident report and thanked the Eynon-Jermyn Hose Company for hosting the Christmas in July event, along with our neighboring Borough (Jessup) and everyone who helped make it possible. She reminded residents about the upcoming committee meeting and community event, then expressed her heartfelt appreciation to Archbald residents for their continued support and involvement. Erin said their perseverance has inspired her to keep fighting for the community and encouraged residents to remain proud and never give up.

Lisa Osborne– No comment

Larry Marketti – No comment

Madonna Munley – Asked Borough Manager, Dan about the livestream recording. Madonna also reported that she is working with the Archbald 150 committee to compile a list of local organizations and businesses for inclusion in the borough's time capsule and future business directory on borough website. She also addressed public concerns regarding the cumulative health and environmental impacts of the proposed project, nothing that county officials are moving forward with studies, including an emergency response assessment to evaluate preparedness and community needs in the event of an emergency.

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Joe Altier- Stated that he often feels limited by government regulations, making it difficult to simply "Do something" without following required procedures, though he supports taking any action that is legally possible. He also referenced earlier comments by Meg Nudelman about air quality and generator use at Green Mountain, noting there are standards governing generator operation. Joe also congratulated the VV softball team on wining back-to-back state championships. He requested the team's game records so the borough can move forward with a proclamation recognizing their achievement.

Council President, Lou Rapoch- I'm impressed with the printout from Eynon hose company and not sure we can get them for the other three. Lou also thanked Jason Smith for doing a wonderful job trying to get cars that were parked in streets. Closed gas station on corner of mornoe and main, due to some problems, but they've rectified. Everyone is going good, even though people think nothing is getting done.

Motion by Lisa Osborne, to adjourn, seconded by Erin Owen. All members are in favor. Motion carried. Meeting ends at 7:26 PM

Jamayca Kavanaugh
Borough Secretary

Lou Rapoch
Council President