

# BOROUGH OF GIRARDVILLE

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## Regular Meeting

**Place:** Municipal Bldg. **Date:** Wednesday, October 8, 2025 **Time:** 7:30PM

### OPEN MEETING:

Meeting opened with the Pledge of Allegiance led by Council President Charles Marquardt

### ROLL CALL:

**Present:** Mayor Michael Zangari  
President Charles Marquardt  
Vice President Joseph Kessler  
Councilman Brian Dempsey

Councilman David Willis  
Councilwoman Tammy Zangari  
Solicitor Shane Hobbs

Secretary/Treasurer/Open Records  
Officer Harley Ingersoll

### PUBLIC COMMENT ON THE AGENDA:

(NONE)

### APPROVAL OF REPORTS:

**Minutes:** Motion to accept Minutes of the previous meeting made by Charles Marquardt, Motion Accepted by David Willis and seconded by Brian Dempsey. **Vote: All. Motion Carried.**

**Treasurer's Report:** Motion to accept Treasurer's Report of the previous meeting made by Charles Marquardt, Motion Accepted by David Willis and seconded by Brian Dempsey. **Vote: All. Motion Carried.**

**Tax Collector's Report:** Motion to accept Tax Collector's Report and pay the Tax Collector made by Charles Marquardt, Motion Accepted by David Willis and seconded by Brian Dempsey. **Vote: All. Motion Carried.**

**Mayor Report: Michael Zangari**

(NONE)

### Code Enforcement Officer's Report: Michael Zangari

- Total properties condemned 11
- Total condemned properties reported to the tax office 11
- Citations issued 14
- Notices of violations issued 5
- Complaints received 6
- Rental ordinance violations 5

A Motion to accept the report was made by Charles Marquardt, Motion Accepted by David Willis and seconded by Brian Dempsey. **Vote: All. Motion Carried.**

### Fire Chief's Report

A Motion to accept the report was made by Charles Marquardt, Motion Accepted by Joseph Kessler and seconded by David Willis. **Vote: All. Motion Carried.**

**REVIEW AND AUTHORIZATION TO PAY BILLS:** A motion was made to approve by Charles Marquardt, Motion Accepted by David Willis and seconded by Brian Dempsey. **Vote: All. Motion Carried.**

### UNFINISHED BUSINESS:

(None)

### NEW BUSINESS:

- a. Council to Vote: Hourly Rate Increase for Per Diem Street Department Employee, Ken Petusky with the adjustment to be applied retroactively to his return-to-work date. A motion was made to approve by Charles Marquardt, Motion Accepted by David Willis and seconded by Brian Dempsey. **Vote: All. Motion Carried.**

- b. *Letter of Resignation:* Kevin Kullish, Emergency Management Coordinator effective September 30, 2025. *A motion was made to accept the resignation by Charles Marquardt, Motion Accepted by Brian Dempsey and seconded by Joseph Kessler. Vote: All. Motion Carried.*
- c. *Advertisement for letters of interest and a deadline of November 7, 2025 at 3:00PM* A motion was made to approve by Charles Marquardt, Motion Accepted by Brian Dempsey and seconded by David Willis. *Vote: All. Motion Carried.*

## COMMUNICATIONS / LETTERS / FLYERS / NOTICES

- a. *Halloween Parade & Trunk or Treat Event, October 26, 2025. Parade at 3:30PM starting at Sullivan's Funeral Home to end at the Basketball Courts for Trunk or Treat at 4:00PM*
- b. *Trick or Treat Night, October 31, 6:00PM-8:00PM* A motion was made to approve by Charles Marquardt, Motion Accepted by David Willis and seconded by Joseph Kessler. *Vote: All. Motion Carried.*

## REPORTS ON COMMITTEES, COUNCIL MEMBERS AND SOLICITOR:

- a. Solicitor

Solicitor Shane Hobbs reported that the advertisement for the sale of Borough-owned properties is ready to proceed. A total of 20 properties will be included in the initial sale. Solicitor Hobbs explained that he conducted title reviews and property analyses before finalizing the list. The minimum bid amounts are based on fair market values established through the county's assessment records.

He plans to submit the advertisement to the newspaper the following day, with publication expected by Friday or Saturday. Bids will be due by Monday, November 10th at 3:00 PM, and Council will have to determine if they will want to open and review the bids during the next regular meeting on Tuesday, November 12th. If necessary, a special meeting could be scheduled to accommodate the process.

Solicitor Hobbs advised that Council may receive a mix of outcomes — some parcels with multiple bids, some with a single bidder, and others with none — and that Council retains the right to reject bids at its discretion.

Alex Gregis asked whether the property titles will be cleared prior to sale or if liens and other encumbrances will remain.

Solicitor Hobbs responded that the properties will be sold “as-is,” subject to all existing easements, judgments, liens, and encumbrances of record. He stated that this is standard procedure and that buyers are responsible for conducting their own title searches. If buyers identify specific judgments or legal questions, Solicitor Hobbs noted that he can verify the existence of such records by case number but cannot guarantee a clear title. He reiterated that the sale is a buyer-beware transaction and that some liens may be old or unenforceable.

*A motion was made to approve the advertisement by Charles Marquardt, Motion Accepted by David Willis and seconded by Brian Dempsey. Vote: All. Motion Carried.*

## OPEN THE FLOOR FOR PUBLIC COMMENT:

Paul Kowalick discussed ongoing and planned improvements to the Borough gym. He noted that Evans Painting is currently repainting the doors, molding, and porcelain piers dating back to 1938, restoring them to their original appearance. The work will include the community entrance door for a consistent look. Future plans include installing steel siding on the building, though estimates range from \$8,000–\$14,000, which exceeds current funds.

Paul also shared plans, with assistance from David Willis, to install murals inside the gym in place of banners that previously covered wall imperfections. The first mural will honor gym founder Jack Travis, measuring approximately 8 ft by 3.5 ft. Because of the cost (estimated at \$25–\$55 per square foot), the group intends to seek public donations rather than use existing fundraising funds. Donors would be recognized on a plaque. Council and audience members expressed support, and Mr. Kowalick said further details would be shared at their upcoming meeting and on social media.

Angie Butler questioned why there was never a formal contract between the Borough and Talk of Town Towing, noting that the absence of one could leave the Borough legally liable. She referenced a letter from Solicitor Shane Hobbs and stated that, in her view, the Borough was not properly covered without a contract. Solicitor Hobbs responded that the matter is a legal issue pending and therefore he would not provide further comment. Ms. Butler continued to press for an explanation, asserting she had consulted with legal counsel and that the Borough should have had an agreement in place. Solicitor Hobbs reiterated that he would not address the matter publicly due to its legal nature.

MaryBeth Dougherty spoke from her seat in the audience addressing Council with questions regarding the Borough's decision to cancel street sweeping for the month of October. She referenced prior discussions from the September meeting

involving Angie Butler, noting that comments have been made that the cancellation was due to the situation with Ms. Butler and the tow company. Ms. Dougherty asked for clarification, stating she wanted to confirm whether or not the service was officially canceled and, if so, why residents had not been more formally notified.

Mayor Michael Zangari confirmed that October street sweeping had been canceled and stated that the motion to do so was made at the prior meeting and carried unanimously. He added that the decision was reflected in the minutes, the signs had been removed and it was posted to the Borough's website. Ms. Dougherty replied that she did not recall hearing it announced publicly at the meeting and wanted to ensure the record was clear, as many residents were still under the impression that street sweeping would continue for the full six months initially discussed.

Ms. Dougherty then asked whether the cancellation was related to the ongoing issues surrounding Talk of the Town Towing and the controversy over vehicle removals during street sweeping. She questioned whether that situation played a role in the Borough's decision to end the program one month early. Solicitor Shane Hobbs advised that the matter of towing was currently under review and that it would not be appropriate to discuss legal specifics during public comment. Ms. Dougherty expressed disappointment that something as routine as street sweeping had become a source of controversy, emphasizing that residents were frustrated and simply wanted clear communication from the Borough moving forward. This expression created conversation within the audience that muddled the recording into the next speakers dialogue.

Mike Manbeck addressed the Council regarding ongoing safety and security issues at recently sold properties. He reported that multiple individuals, including visitors from New York, had attempted unauthorized entry into one of the homes, with three separate people coming on the preceding Sunday. Mr. Manbeck indicated that individuals were attempting to force entry, including attempts to kick in the front door, and that he had personally intervened to ask them to leave and direct them to coordinate with the Borough. He described that intruders were accessing the property of 132 W Main Street through an unlocked back door adjacent to a deteriorating garage, and reported seeing someone transporting a wheelbarrow of copper from the property early in the morning. Mr. Manbeck inquired if the Borough can board up the back door to prevent further unauthorized entry. Solicitor Hobbs asked if the door had previously been boarded up. Council President Charles Marquardt confirmed that he had contacted Code Officer Hazlett to contact the property owner, Joe, to secure the door, and stated that if the owner failed to do so, the Borough could board it up.

Dan Heiser added that similar trespassing issues were occurring at another property, 141 Preston Avenue, purchased by the same individual. He noted that out-of-state visitors had been seen climbing around that property as well. He stressed that these incidents represent a growing safety and property concern and requested that the issue be officially recorded.

Alex Gregis reported to Council President Charles Marquardt and Secretary Harley Ingersoll that someone had broken into the garage on the end of 5<sup>th</sup> Street. He had attempted to secure the property himself by boarding it with a two-by-four, noting that the damage was recent and had not existed the prior week. Charles Marquardt stated that he had already reported the incident to Officer Hazlett advised to contacted Roy Green from Girard Estate, who would attempt to reach the responsible party. Harley Ingersoll added that the next step would be to consult with Roy regarding whether to involve the state police or take other measures. Mr. Gregis emphasized that this was part of an ongoing pattern of break-ins, which he described as "squatting season," aligning with Mike Manbeck's earlier remarks about repeated illegal entries into vacant properties. Marquardt noted that similar situations were occurring nearby, describing an individual camping behind the recycling center after a personal dispute. Angie Butler asked for clarification regarding the ownership of the land behind the recycling center, to which Marquardt and David Willis confirmed that it was part of the Girard Estate property.

**MOTION TO ADJOURN:** *A motion to adjourn the meeting was made by Charles Marquardt, accepted by David Willis and seconded by Brian Dempsey. Vote: All. Motion Carried.*

**The Next Meeting Held On:  
November 12, 2025**

**Respectfully Submitted,**

**Harley Ingersoll  
Secretary/Treasurer**