

BOROUGH OF TATAMY COUNCIL MEETING MINUTES

Tuesday, 8th September 2026

7:00 PM Regular Mtg.

Llantrisant Retreat & Wellness Center 336

Bushkill Street

Tatamy, PA 18085



Regular Monthly Council Meeting Minutes

EXECUTIVE SESSION – (Pursuant to Title 65 Pa. C.S.A § 701 – The Sunshine Act)

None

CALL TO ORDER

Council President Hayes calls the meeting to order at 7:01PM.

ROLL CALL

The following members were present at the meeting: Mayor James Pallante, Council President Bob Hayes, Council Vice-President Pam Pearson, Council Pro-Temp Rob Wagner, Councilman Mike Lester, Councilwoman Deb Frace, Councilman Nicholas Fisher, and Councilwoman Holly Pierfy. The following Borough administration were present at the meeting: Borough Manager Mark Saginaio, Borough Administrator Kellie Nolder, Borough Solicitor Peter Layman, Police Chief Keith Snyder, Zoning/Code Enforcement Officer Jim Macort. Public Works Crew Leader Greg Dilliard and Borough Engineer Brien Kocher were excused from the meeting. The following residents were present at the meeting: John McMullan (104 Alexis Ct.) and Charles Bartholomew (405 High St.). A representative from Stockertown Borough was present at the meeting.

READING, AMENDING & APPROVAL OF AGENDA

Council Vice-President Pearson makes a motion to amend the 8th of September 2026 Agenda. Council Pro-Temp Wagner seconds this motion. Motion passes unanimously.

Council Pro-Temp Wagner makes a motion to approve Borough Solicitor Layman to review the deeds from Tuskes and bring his review to the next Council Meeting. Councilman Fisher seconds this motion. Motion passes unanimously.

COURTESY OF THE FLOOR

None.

APPROVAL OF COUNCIL MEETING MINUTES

Council Vice-President Pearson makes a motion to amend the 3rd August 2026 Regular Council Meeting. Councilwoman Pierfy seconds this motion. Motion passes unanimously.

REGULAR MONTHLY COUNCIL MEETING MINUTES

APPOINTED COUNCIL MEMBER COMMITTEE REPORTS & REPORT OF ELECTED OFFICIALS

- a) Pamela Pearson, Chairwoman gave the Personnel, Finance & Admin. Committee report. The following topics were discussed: Suburban EMS, 2025 Financial Audit, 2027 PMRS-MMO, Sewer Authority Audit, PTO Payout, and 2027 Municipal budget framework. The next meeting is on Wednesday September 30th, 2026.
- b) Michael Lester, Chairman gave the Parks & Recreation Committee report. The following topics were discussed: LSA Statewide Grant committee preferences, Braden Park, High Street Park, Metz Park, Werkheiser Park, and Tatamy Two Rivers Trail updates. The next meeting is on Monday September 14th, 2026.

Resident John McMullan discussed his concerns about the parks in the Borough. He gave his opinion on options we can do to better the parks.

- c) Public Safety Committee was canceled this month. The next meeting is on September 17th, 2026.
- d) Bob Hayes, Chairman gave the Public Works & Facilities Committee report. The following topics were discussed: Lawn Maintenance SOP, Road Condition Survey, and Ground Preparation quotes. The next meeting is on Wednesday September 9th, 2026.
- e) Deborah Frace, Chairwoman gave the Community & Economic Development Committee report. The following topics were discussed: Movie Night, NNO overview, Fall Fest, Pole Banners, and the 2026 Calendar of Events. The next meeting is on Wednesday September 16th, 2026.
- f) Environmental Steering Committee was canceled this month. The next meeting is on Thursday, September 10th, 2026.
- g) Manager Saginario, Chairman gave the Workplace Safety Committee report. There were no accidents or incidents with any of the PD, Admin Office, FD, or PW. All walkthroughs are complete.
- h) Manager Saginario, Representative gave the Nazareth Council of Governments. The following topics were discussed at the meeting: Lower Nazareth Township Curative Amendment. The next meeting is on Thursday September 17th, 2026.
- i) Elected Official Open Floor- None

MAYOR'S COMMENTS & REPORT

- a) Jim Pallante, Mayor gave his report. Mayor said the Movie Night was a huge success for a community event. Mayor thanked the Council and office members on the financial reports.

PUBLIC SAFETY REPORTS

- a) PD Chief Snyder gave the Police Report. The department had a total of 69 calls for service conducted 40 traffic stops that resulted in 14 citations, 25 verbal and 1 written. Assisted with 9 BLS/ALS ambulance calls and 1 agency assistance. Training is coming up in October for the officers.
- b) FD Chief McDonald was not present at the meeting. Fire Company Report was given by Council President Hayes. Fire Department was dispatched to 4 incidents with 347.09 man hours this month. The department has 3 different training coming up in the next few months. The Fire House open house is on September 12th, and the Santa Run is on December 20th, 2026.
- c) Don Dereamus was not present at the meeting. EMC report was not received.

REGULAR MONTHLY COUNCIL MEETING MINUTES

- d) Jim Macort, Zoning Officer, gave the Zoning & Code Officer Report.

8-7-2026 (1.5 hr)

130 Messinger-issued permit.

206 High St-finalized electrical permit.

532 Broad-spoke with Homeowner about trash and junk around property.

8-13-2026 (2.0 hr)

570 Chief Tatamy-invoiced-permitted-sent to Base

36 Mill Race-Sun Room-invoiced-permitted-sent to Base 515 Empire Ct-permitted-invoiced-Sent to Base

590 Empire Ct-permitted-invoiced-sent to Base 565 Empire Ct-permitted-invoiced-sent to Base

8-21-2026 (1.25 hr)

400 Hobson-process permit and invoiced 41 Millbrook Ct-sidewalk permit-approved. 570 Empire-repermitted revised submission.

532 Broad St-Arnolds-NOV issued for property Maint.

8-28-2026 (2.0 hr)

36 Mill Race-Finalized permit from Base

570 Chief Tatamy-Finalized permit from Base 600 Empire-Finalized permit from Base

515 Hobson-Invoiced and permitted 515 Empire-Finalized permit from Base

BOROUGH ADMINISTRATION REPORTS

- a) Brien Kocher, Engineer was not present at the meeting. Borough Manager Saginario gave the Borough Engineer Report.

➤ Open Items

- 1) Myers Power (New Point Hills) – received their CO.
 - i. Land Development, Updates
 - 2) Tatamy Farms II – still working on the working list that everything needs to be done by the end of the maintenance period.
 - i. Dedication / Maintenance & Improvements Periods, Updates
 - 3) Tatamy Trail – Two Rivers Phase I, Updates – still waiting on Northampton County to go and inspect.
 - i. Braden Park Trailhead Connectivity Final Release
 - 4) Village Hobson Square, Updates – Received the deeds, Borough Manager Saginario and Borough Solicitor needs to review it. Permits are being submitted for the homes.
 - i. Developer's / Maintenance Agreement, Updates
 - ii. HOA Declarations, Updates
 - 5) Chrin Commerce Centre SALDO, SE Lot 2 – Still have not heard back from Chrin about the updates Tatamy sent to them from the draft preliminary approval conditions.
 - i. Draft Preliminary Approval Conditions, Updates
- b) Michael Lester, Chairman gave the Sewer Authority Report. The quarterly bills will be sent out by the end of the week. They did a test for the pipes to see if they need to update the pipes after the new homes and new development. The test came back that the pipes should be good enough for the new buildings.
- c) Peter Layman, Esquire gave the Borough Solicitor Report. He spoke on the updates through the agenda.
 - 1) Village at Hobson Square HOA Declarations
- d) Mark A. Saginario gave the Borough Public Works & Facilities Report. The department is complete with the shade structures at Metz Park and High St. Park. The department is keeping up with their weekly and daily tasks.
- e) Mark A. Saginario gave the Borough Manager Report. The Council didn't have any questions. The updates are all throughout the agenda.

REGULAR MONTHLY COUNCIL MEETING MINUTES

f) Mark A. Saginario gave the Treasury & Financial Reports.

TREASURER'S REPORT - AUGUST 2026

Beginning Balance of General Fund as of:	<u>29-Jul-26</u>	\$	571,641.57
Deposits:	29 JULY 2026 - 31 AUG 2026	\$	99,875.81
Disbursements:	29 JULY 2026 - 31 AUG 2026	\$	113,575.86
Ending Balance w/ Transactions, as of	<u>31-Aug-26</u>	\$	557,941.52

Bank Balances: (Available)

<u>Fidelity Bank - Borough Funds</u>	<u>As of 31 AUGUST</u>
Broad Street Paving Fund	\$ 89,576.44
General Fund Checking	\$ 557,941.52
Operating Reserve	\$ 22,408.21
Building Fund	\$ 5,844.83
Police Vehicle / Equipment Fund	\$ 2,992.54
Street Paving Fund	\$ 33,760.05
Truck / Equipment Fund	\$ 33,756.21
Highway Aid	\$ 25,038.82
Refuse	\$ 132,402.45
Recreation Fund	\$ 247,739.96
Tatamy Grant Funds	\$ 6,487.45
Relief Fund - Borough Residents	\$ 7,814.48
General Fund Savings	\$ 38,970.82
Fire/EMS Tax	\$ 4,581.65
Total Balance of Borough Operating Funds	\$ 1,204,733.78
<u>Fidelity Bank - Escrow Accounts</u>	
Escrow Master Account - Tatamy Borough	\$ 0.14
Escrow Disbursement Account	\$ 35.00
Escrow Account, Non-Developers	\$ 3,502.06
Sub - Chrin of Delaware xxx4218	\$ 2,500.73
Sub - North St. Real-Estate xxx4221	\$ 118.47
Sub - TMC Management Corp xxx4224	\$ 2,350.47
Sub - Carson Commerce Lane xxx6687	\$ 364.20
Sub - Newport Hill LLC xxx0230	\$ 702.68
Sub - Charles Chrin Real Estate Trus xxx0388	\$ 1,225.45
Sub - Tatamy Farms LLC xxx1093	\$ 1,277.86
Total Balance of Borough Escrow Funds	\$ 12,077.06
Fidelity Bank CD Acct. 2026 (12 Month)	\$ 53,716.30
Total Balance of Borough CD Funds	\$ 53,716.30
Total Balance of Borough Funds	\$ 1,270,527.14
<u>Tatamy Borough Delinquent Accounts</u>	
Refuse Delinquents 2018 - 2025	\$ 13,569.80
Refuse Delinquents 2026	\$ 20,001.38
Total Delinquent Refuse	\$ 33,571.18
Interim & Real-Estate Tax Delinquents 2023	\$ -
Interim & Real-Estate Tax Delinquents - 2024	\$ 64.78
Real-Estate Tax Delinquents 2025	\$ 5,688.90
Interim Real-Estate Tax Delinquents 2025	\$ 70.09
Real-Estate Tax Total Delinquents	\$ 5,823.77
Total Borough Delinquent Accounts	\$ 39,394.95

*All Accounts Interest Bearing

Councilwoman Pierfy makes a motion to ratify paid monthly bills & to pay bills & operating expenses as funds are available through 5th October 2026. Council Pro-Temp Wagner seconds this motion. Motion passes unanimously.

REGULAR MONTHLY COUNCIL MEETING MINUTES

TATAMY PLANNING COMMISSION

Tim Frey, Chairman was not present at the meeting to give the Planning Commission Report, Borough Manager Saginario gave the report. The commission discussed the Zoning Ordinances and reviewed the updates to the ordinances.

PRESIDENT'S CORRESPONDENCE

None

CURRENT BUSINESS

- a) Council Vice-President Pearson makes a motion to approve Suburban EMS Funding Request - Add to Fire/EMS Tax. Councilman Fisher seconds this motion. Motion passes unanimously.
- b) Councilman Lester makes a motion to ratify Security Reduction Request, Village at Hobson Square. Councilman Fisher seconds this motion. Motion passes unanimously.
- c) Councilman Lester makes a motion to ratify Security Reduction Request, Tatamy Farms II. Councilwoman Frace seconds this motion. Motion passes unanimously.
- d) Council Pro-Temp Wagner makes a motion to approve 2025 Financial Audit Acceptance. Council Vice-President Pearson seconds this motion. Motion passes unanimously.
- e) Council Vice-President Pearson makes a motion to approve PMRS MMO Acceptance. Councilwoman Pierfy seconds this motion. Motion passes unanimously.
- f) Grant Application Updates – The Council had an open discussion; the motions are below.
- g) Threshing Machine Discussion – Mayor Pallante discussed his idea of the Threshing Machine with the Council. More information needs to be thought out.

Council Vice-President Pearson makes a motion to approve to move forward with the Threshing Machine idea. Councilman Fisher seconds this motion. Motion passes unanimously.

- h) Borough Manager Saginario had an open discussion with the Council on the Schedule of Meetings for 2027. Council meeting will now be on the second Monday of the month, and the office will be looking into the other meetings for 2027.
- i) Borough Manager Saginario discussed the 2027 Budget Framework with the Council.
- j) Informational – Borough Manager Saginario discussed the information to the Council.
 - 1) Whitetail Call Log, August
 - 2) Realty Transfer Detail Report, May, June 2026
 - 3) Portnoff Delinquent, August 2026
 - 4) Whitetail Disposal Bid Agreement

ORDINANCES

Councilwoman Pierfy makes a motion to adopt Ordinance 314-2026; AN ORDINANCE AMENDING THE TATAMY BOROUGH ZONING ORDINANCE TO ADD PROVISIONS REGULATING MICRO AND MINI DATA CENTERS; ESTABLISHING DEFINITIONS FOR MICRO DATA CENTERS, MINI DATA CENTERS, AND ACCUMULATED TONAL NOISE EFFECTS; AMENDING THE MAIN STREET COMMERCIAL DISTRICT AND BUSINESS OVERLAY DISTRICT TO PERMIT MICRO AND MINI DATA CENTERS SOLELY AS A SPECIAL EXCEPTION USE; PROVIDING STRICT ENVIRONMENTAL PERFORMANCE STANDARDS FOR NET-ZERO EMISSION ENERGY SELF-GENERATION, NET-ZERO WATER CONSUMPTION, STRINGENT LOW-FREQUENCY AND HUMMING NOISE MITIGATION, AND CONTRACTOR CONSTRUCTION PRE-QUALIFICATION MANDATES; PROVIDING FOR SEVERABILITY; REPEALER; AND ENACTMENT.

Council Pro-Temp Wagner seconds this motion. Motion passes unanimously.

RESOLUTIONS

Councilwoman Frace makes a motion to approve Resolution 2026-024; A RESOLUTION OF THE BOROUGH COUNCIL OF THE BOROUGH OF TATAMY, NORTHAMPTON COUNTY, PENNSYLVANIA, FORMALLY REQUESTING A STATEWIDE LOCAL SHARE ACCOUNT (LSA) GRANT FROM THE COMMONWEALTH FINANCING AUTHORITY IN THE AMOUNT OF \$29,916.75 TO FUND P25 MULTIBAND MOBILE RADIO COMMUNICATIONS EQUIPMENT FOR THREE (3) PATROL VEHICLES; COMMITTING LOCAL MATCHING FUNDS OF \$9,972.25 TO PROCURE A FOURTH (4TH) UNIT TO FULLY OUTFIT THE POLICE FLEET; AND DESIGNATING AUTHORIZED MUNICIPAL OFFICIALS TO EXECUTE ALL GRANT DOCUMENTS.

Council Pro-Temp Wagner seconds this motion. Motion passes unanimously.

REGULAR MONTHLY COUNCIL MEETING MINUTES

Councilwoman Frace makes a motion to approve Resolution 2026-025; A RESOLUTION OF THE BOROUGH COUNCIL OF THE BOROUGH OF TATAMY, NORTHAMPTON COUNTY, PENNSYLVANIA, FORMALLY REQUESTING A STATEWIDE LOCAL SHARE ACCOUNT (LSA) GRANT FROM THE COMMONWEALTH FINANCING AUTHORITY IN THE AMOUNT OF \$143,139.00 TO FUND THE REPLACEMENT OF THE MUNICIPAL SKID LOADER WITH AN AVANT 855GT ARTICULATED LOADER AND ASSOCIATED PUBLIC WORKS ATTACHMENT PACKAGE; AND DESIGNATING AUTHORIZED MUNICIPAL OFFICIALS TO EXECUTE ALL GRANT DOCUMENTS. Councilman Lester seconds this motion. Motion passes unanimously.

Councilwoman Frace makes a motion to approve Resolution 2026-026; A RESOLUTION OF THE BOROUGH COUNCIL OF THE BOROUGH OF TATAMY, NORTHAMPTON COUNTY, PENNSYLVANIA, AUTHORIZING THE BOROUGH MANAGER TO IDENTIFY, PREPARE, AND SUBMIT GRANT APPLICATIONS TO FEDERAL, STATE, COUNTY, AND PRIVATE FUNDING SOURCES FOR THE HIGH STREET PARK STORMWATER DRAINAGE MITIGATION, SITE REGRADE, AND PLAYGROUND EQUIPMENT REPLACEMENT PROJECT IN AN AMOUNT NOT TO EXCEED \$300,000.00; AND DESIGNATING AUTHORIZED MUNICIPAL OFFICIALS TO EXECUTE ALL ASSOCIATED APPLICATION DOCUMENTS. Councilman Fisher seconds this motion. Motion passes unanimously.

CORRESPONDENCE FORWARDED TO COUNCIL BY EMAIL

- SR 33 SB Memo
- Palmer Township Land Devolvement

CURRENT SUBDIVISION / LAND DEVELOPMENT TIME LIMIT EXTENSIONS

Councilman Lester makes a motion to approve Chrin Commerce Centre, SE Quad Lot 2, 10 November 2026 time extension. Council Vice-President Pearson seconds this motion. Motion passes unanimously.

- Chrin Commerce Centre, SE Quad Lot 2 - 10 November 2026

FOR THE GOOD OF THE ORDER / COURTESY of the FLOOR *Non-agenda items

- Courtesy of the Floor *Non-agenda items
- Items to be placed on future Council agendas.
- The next Council Meeting will be held on Monday, 5 October 2026

ADJOURNMENT

Council President Hayes adjourns the meeting at 9:16PM.