

BOROUGH OF CHALFANT – WORK SESSION

September 9, 2025

PRESENT: Mayor Perry, Mss. Fullwood, Hillen, Sivak, Messrs. Hoover, Sauter, Royster.

ABSENT: None

Mr. Hoover asked for a motion to open the reorganization of Council. Motion by Hillen, seconded by Fullwood, to open the reorganization. The motion was unanimous.

Mr. Hoover asked for nominations for Council Vice President. Ms. Hillen nominated Brandon Sauter and Mr. Royster nominated Diane Hillen. Ms. Hillen declined the nomination. There were no other nominations, and Council voted unanimously to confirm Mr. Sauter as Council Vice President.

Mr. Hoover asked for nominations for Vacancy Board Chair. Mr. Sauter nominated David Nolf. There were no other nominations and Council voted unanimously to confirm Mr. Nolf as Vacancy Board Chair.

The work session began at 7:00 p.m. and ended at 8:41 p.m.

BOROUGH OF CHALFANT - REGULAR MEETING

September 10, 2025

PRESENT: Mayor Perry, Mss. Fullwood, Hillen, Sivak, Bissell, Messrs. Hoover, Sauter, Royster, Lilac Sol. Evashavik

ABSENT: None.

Mr. Hoover called the meeting to order and led the assemblage in the Pledge of Allegiance.

Motion by Hillen, seconded by Sivak, to nominate Joanne Bissell to the Chalfant Borough Council seat vacated by Mr. Lilac's resignation last month. The motion was unanimous.

Motion by Sauter, seconded by Fullwood, to approve the minutes from the last regular meeting. The motion was unanimous.

Motion by Hillen, seconded by Sauter, to approve the bank balances as read. The motion was unanimous.

Motion by Sivak, seconded by Royster, to approve payment of the monthly bills after being properly countersigned. The motion was unanimous.

Motion by Hillen, seconded by Sivak, to approve the Tax Collection report as read. The motion was unanimous.

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MAYOR

The majority of the 911 calls to the Forest Hills Police Department in August were:

3- EMS calls

3- Parking complaints

2- Abandoned vehicles

2- Animal complaints

There were no questions from Council.

SOLICITOR

No report.

FINANCE AND ADMINISTRATION

Motion by Fullwood, seconded by Sivak, to transfer \$200,000.00 from the GFMM account to the GF Checking to cover the September invoices. The motion was unanimous.

Motion by Fullwood, seconded by Hillen, to pay the borough credit card invoice in the amount of \$77.41; of which, \$18.18 is for an annual subscription of 100 GB of Google Drive storage and \$59.23 is for postage related to the condemnation of 117 West St. and Ordinance 446, Brighton St. Vacation.

PERMITS AND ORDINANCES

Ms. Hillen advised that six cases were opened in August, three cases were closed, and 92 cases were continued. There are 44 citations currently at the magistrate.

There were six occupancy inspections in August; four with certificates of occupancy issued and two with violations found.

There were two dumpster permits issued in August. There were no building or solicitation permits issued; there are currently no ongoing solicitation permits.

Ms. Hillen noted that the number of citations at the magistrate is high; she encouraged residents to be mindful and respectful and to keep their community clean and safe.

ROADS AND PUBLIC WORKS

Mr. Sauter advised that most but not all of the line painting is complete. He has asked the DPW to clean out the storm sewers as well. Mr. Sauter noted that the DPW is still behind and have a lot on their plate, but please let him know of any issues and he will add them to his list.

Motion by Sauter, seconded by Sivak, to pay the Tresco Paving Corporation invoice in the amount of \$256,257.80 for the 2025 Public Improvements, Road Reconstruction project, as recommended by Borough Engineer, Robert Zischkau. Funding for the project will be reimbursed, in part, by the Commonwealth Financing Authority grant of \$225,000.00. Liquid Fuels/Highway Aid funds will be used for the remainder of the project. The motion was unanimous.

Motion by Sauter, seconded by Hillen, to transfer \$51,257.80 from the Liquid Fuels/Highway Aid account to the GF Checking account. The motion was unanimous.

PUBLIC SAFETY AND WHEMS

Motion by Royster, seconded by Sauter, to transfer \$28.40 from the GFMM account to the WHEMS MM account. This was the amount of WHEMS tax collected in August. The motion was unanimous.

Mr. Royster advised that there were three calls to WHEMS in August. He read the street, date, and outcomes of each call.

Mr. Royster advised that there was no report from the Chalfant VFC for August.

ALCOSAN

No report.

HEALTH AND COMMUNITY ENGAGEMENT

No report.

PARKS AND RECREATION/BOROUGH PROPERTY

No report.

CRIME WATCH

No report.

TAX COLLECTOR

No report.

CITIZEN PARTICIPATION

Michael Aducci, 923 Greensburg Pike, expressed his concern about the Pike Bar and Grill, located across the street in Wilkins Township. Mr. Aducci said he's concerned about safety with people he doesn't know parking in front of his house. He asked about creating a 'no parking' or 'resident only' parking zone. He said sometimes cars park in front of people's driveways. Mr. Aducci said he is working with Allegheny County about having the Pike designated as a nuisance bar. Mr. Aducci alleged that patrons drink in the parking lot illegally, and the Wilkins Police don't respond when he calls them. Mr. Hoover said that Chalfant Council would look into the matter and advised residents to call 911 if someone is blocking their driveway or they have concerns about the issues at the establishment.

Donna Perry, 214 Elizabeth Avenue, said that she would like to address Ms. Libell's comments in the May 2025 Regular Meeting minutes regarding her husband, Mayor Perry, not being down at the Community Center during the aftermath of the storm, addressing or consoling residents. Mr. Hoover advised Ms. Perry to direct her comments to Council, not toward Ms. Libell. Ms. Perry expressed her anger at the situation and explained that Mayor Perry was dealing with a personal matter, but has dedicated 48 years of service to Chalfant Borough and its residents; she feels Ms. Libell's comments were completely unacceptable and uncalled for. Ms. Perry also stated that she feels the Pearce property is out of control, and it seems like Code Enforcement is not doing its job. She said CE shouldn't have to sit with Stephanie and be told what to do; they should proactively be driving around picking up violations. Ms. Perry said the neighborhood is not a junkyard, and Pearce needs to get rid of his junk or remove it from the borough. Ms. Perry noted some other observations that she believes are code enforcement violations that should be addressed. Ms. Perry also said she believes there's enough money in the borough's sewer line account and would like Council to consider lowering the sewage surcharge fee. Ms. Hillen explained that she rides the borough every night of the week to keep up with violations. Ms. Hillen said that CE works in other municipalities as well, Chalfant only gets so much time, and that Stephanie is well aware of the violations and is involved with Code Enforcement. Ms. Hillen said she doesn't want to waste CE's time in the borough. As far as the Pearce property goes, Mr. Pearce was cited by CE and was found guilty by Magistrate Lisa Caulfield; he has appealed the verdict, and the matter is currently with the court. Sol. Evashavik reiterated that all CE can do for violations is file a citation and continue to cite. A discussion ensued between Sol. Evashavik, Council, and residents in attendance regarding the appeal process.

OLD BUSINESS

None.

NEW BUSINESS.

The Tri-COG Land Bank has sent notice of proposed property disposition for 136 Brighton St., lot and block number 374-L-309. Motion to sign the waiver of the 60-day objection period for 136 Brighton St. If all relevant taxing jurisdictions agree to the disposition, the disposition process may be expedited.

COMMENTS FROM COUNCIL

Ms. Fullwood advised that her cameras have been capturing a pair of coyotes in her backyard, usually between 1 and 2 am, chasing rabbits and deer. She encouraged residents to keep their pets inside and to be outside with them when they go out. The coyotes are real. A discussion regarding the coyotes ensued between residents and council with Mr. Hoover urging caution.

ADJOURNMENT

Motion by Sauter, seconded by Sivak, to adjourn the regular meeting at 7:29 p.m. The motion was unanimous.

ATTEST: _____
Borough Manager Council President

