

The regular monthly meeting of the Borough Council of Lewisburg, Union County, Pennsylvania, was held at 6:30 PM on **Tuesday, December 16, 2025** in Council Chambers, 55 South Fifth Street, Lewisburg. Present: Council President Heayn; Councilmembers Armbruster, Comas, Pearson, Powers, Stamm, Grobes, Manager Lowthert, Secretary Wendt, Mayor Alvarez, Community Development Grant Manager Berkey, Solicitor Lyons, and Jr. Councilmembers O’Mealy and Kalberer. Also present: Joe Meiser, Shawna Meiser, John Pannell, Kyle Gardner, Bill Meek, Teri Meek, Kevin Gardner, Greg Adams, Irmgard Adams, Judi Karr, Steve Beattie, Barbara Kalin, Nevier Diehl, Peter Groff, Mia Balcells, George Puto, Debra Sulai, Sandy Bond, Joe Beattie, Marilyn Shull, Jill Gemberling, Matt Lamparter, Jessie Lee Bilger, Erin Karahuta, Tim Brouse, Stephen Kalberer, Lynne Ragusea, Paul Botelho, Eir Danielson, Bob Thomas, and Taylor Lightman.

Council President Heayn announced that an Executive Session was held by Borough Council on December 9, 2025 to discuss Union Contract Negotiations.

CALL TO ORDER: Council President Heayn called the meeting to order at 6:30 PM.

PUBLIC HEARING:
A Public Hearing for a Conditional Use Request at 235 South Second Street began at 6:32 p.m. and adjourned at 7:09 p.m.

APPROVAL OF MINUTES: Councilmember Powers made a motion, seconded by Councilmember Comas to approve the November 18, 2025, Regular meeting minutes. Motion was unanimously approved.

PUBLIC COMMENT(S) ON ANY AGENDA ITEM:
Steve Beattie spoke in favor of the earlier Conditional Use hearing regarding an ADU. However, he would like to see a condition that the home remains an owner-occupied home given that there would be two tenants living in the rear.

PLANNING AND PUBLIC WORKS COMMITTEE: Councilmember Powers made a motion, seconded by Councilmember Armbruster to approve HARB items a. through d. as submitted and recommended by HARB per their minutes dated December 9, 2025. Motion was unanimously approved.

- a. **Bill & Terk Meek / 235 South Second Street / New Garage & Fence** (HARB approves and recommends Council approval).
- b. **Katie & Cisco Esquer / 124 St. George Street / DEMO Accessory** (HARB approves and recommends Council approval).
- c. **Lynn Thomas / 120 South Fourth Street (Rear) / Garage Roof** (HARB approves and recommends Council approval).
- d. **“Stillwater Spa” / 100 Market Street / Sign** (HARB approves and recommends Council approval).

Councilmember Powers made a motion, seconded by Councilmember Pearson to approve Design Plans for the South Eighth Street/White Pine Alley RAB project and permission to release the project for bid. There was some discussion. Comas voted No. Motion was approved with a 6-1 vote.

Councilmember Powers made a motion, seconded by Councilmember Pearson to approve an Engineering Change Order in the amount of \$40,000.00 from Kittelson & Associates for the additional tasks associated with the SS4A Project. Motion was unanimously approved.

Councilmember Powers made a motion, seconded by Councilmember Pearson to approve FFY 2022 CDBG Subrecipient Agreement between Union County and Lewisburg Borough for the South Eighth Street/White Pine Alley RAB Project. Comas voted No. Motion passed with a 6-1 vote.

Councilmember Powers made a motion, seconded by Councilmember Pearson to approve FFY 2023 CDBG Subrecipient Agreement between Union County and Lewisburg Borough for the South Eighth Street/White Pine Alley RAB Project. Comas vote No. Motion passed with a 6-1 vote.

ATTENDANCE

EXECUTIVE SESSION

CALL TO ORDER

PUBLIC HEARING
235 S Second St.

APPROVAL OF MINUTES
November 18, 2025

PUBLIC COMMENT ON AGENDA ITEM
Beattie

PLANNING AND PUBLIC WORKS
HARB

Meek

Esquer

Thomas

Stillwater Spa

S Eighth St / White Pine Alley RAB Project

\$40,000 Change Order associated with SS4A Project

FFY2022 CDBG Subrecipient Agreement

FFY 2023 CDBG Subrecipient Agreement

Councilmember Powers made a motion, seconded by Councilmember Pearson to approve FFY 2024 CDBG Subrecipient Agreement between Union County and Lewisburg Borough for the South Eighth Street/White Pine Alley RAB Project. Comas voted No. Motion passed with a 6-1 vote.

Councilmember Powers made a motion, seconded by Councilmember Pearson to accept the resignation of Dianne Powers from the Lewisburg Shade Tree Commission effective December 31, 2025 with regret. Heayn and Comas voted No. Motion passed with a 4-2 vote.

ADMINISTRATIVE AND PUBLIC SAFETY COMMITTEE: Buffalo Valley Regional Police (BVRPD) Chief Embeck submitted a monthly report.

William Cameron Engine Company (WCEC) Chief Blount submitted a monthly report.

Councilmember Grobes made a motion, seconded by Councilmember Comas to approve payment of bills from November 17, 2025, through December 13, 2025, in the amount of \$364,689.31. Motion was unanimously approved.

Councilmember Grobes made a motion, seconded by Councilmember Armbruster to direct the Borough Solicitor to prepare a Resolution authorizing the Borough to collect a Three (\$3.00) Dollar service fee on credit card charges of One Hundred (\$100.00) Dollars or less and a Three (3.0%) Percent service fee on credit card charges over One Hundred (\$100.00) Dollars. Motion was unanimously approved.

Current vacancies on Zoning Hearing Board Alternate, term expiration December 31, 2026; Zoning Hearing Board Alternate, term expiration December 31, 2026; HARB, term expiration December 31, 2025; Planning Commission term expiration December 31, 2029; Shade Tree Commission term expiration December 31, 2027; and Lewisburg Area Joint Sewer Authority term expiration December 31, 2029.

PUBLIC COMMENT(S) ON ANY NON-AGENDA ITEMS:

Lynee Ragusea, LDP, reported that last minute shopping will be held 5:00pm – 10:00pm this Friday, December 19th and Santa will be at the Campus Center on Saturday at Noon. She also thanked the Borough Crew for putting the lights up in the downtown.

Joe and Shawna Meiser spoke regarding their concerns about the ADU policies and RS Zones primarily in Ward IV. The Meiser’s read their letter which addressed their concerns about an ADU request at 500 Shikelimo Lane.

Joe Beattie spoke in favor for the need for affordable housing such as Accessory Dwelling Units (ADU’s) in the Borough. Also speaking in favor of ADU’s were Bill Meek, Kevin Gardner, Debra Sulai, Taylor Lightman and Kendy Alvarez.

Matt Lamparter stated that the definition of Affordable Housing should be better defined before any more ADU’s are approved.

Jill Gemberling stated her concerns with more ADU’s and the increase in traffic as well as lack of sidewalks.

Irmgard Adams stated her concerns with the missing stormwater infrastructure in Ikeler Park and believes that stormwater treatments need to be reviewed specifically in Ikeler Park area.

BOROUGH MANAGER:

Councilmember Pearson made a motion, seconded by Councilmember Powers to approve the turning off of the flashing pedestrian signs on Market Street at Front Street per direction of PennDOT. There was some discussion. Motion was unanimously approved.

FFY 2024 CDBG Subrecipient Agreement

D Powers resignation from STC

ADMINISTRATIVE AND PUBLIC SAFETY
BVRPD

WCEC

Approval of Bills

Approval to prepare a Resolution increasing fees on credit card charges

Vacancies

PUBLIC COMMENT ON NON-AGENDA ITEMS
Ragusea, LDP

Joe and Shawna Meiser

Joe Beattie; Bill Meek, Kevin Gardner, Debra Sulai, Taylor Lightman, Kendy Alvarez

Matt Lamparter

Jill Gemberling

Irmgard Adams

BOROUGH MANAGER
Turn off Flashing Pedestrian Signs on Market and Front Street

Councilmember Powers made a motion, seconded by Councilmember Armbruster to approve staff to request proposals from engineers to perform the necessary engineering and traffic study to justify the installation of flashing pedestrian signs on Market Street per PennDOT requirements. Motion was unanimously approved.

BOROUGH SOLICITOR: None.

REPORTS / COMMUNITY UPDATES / PUBLIC NOTICES:

Mayor Alvarez thanked the people who participated and contributed to the tree lighting and Menorah lighting ceremonies. She reported that one last late shoppers’ night will be held on Friday; January 3rd is a Bucknell basketball game; Ice Festival will be held February 6, 7 & 8 and volunteers are welcome. Mayor reported that last week she was in Toronto at the Strong Cities Global Summit addressing political violence.

Council President Heayn presented a Certificate of Appreciation to Councilmember Dianne Powers for her invaluable service to the residents of Ward II.

Community Development/Grant Manager Berkey reported that the Wolfe Field Master Site Development Plan study is wrapping up and will be presented at Council’s January Work Session and a supplemental survey will be available in January for input.

Councilmember Powers thanked everyone for her time on Council and welcomed Erin Karahuta as the Councilmember who will now represent Ward II.

Councilmember Comas acknowledged that there are issues with Short Term Rental Ordinance. He also said that there are many multi-unit dwellings in the second ward and suggested revisiting the planning question in the new year and linking it to a growth in housing. He asked if there was a way to have a path along the creek at Wolfe Field.

Jr. Councilmember O’Mealy commented that he would like to learn more about affordable housing and believes it should be more of a focal point for Council in the coming year.

WRITTEN REPORTS: Councilmember Powers made a motion, seconded by Councilmember Armbruster to acknowledge receipt of the monthly Parking Report, Zoning Officer Report, Code Enforcement Officer Report, CK COG August Activity Reports, CK COG August Building Permits, and BVRA October Meeting Minutes and Financials. Motion was unanimously approved.

WORK SESSION: There will be a Work Session to be held Tuesday, January 13, 2026.

QUESTIONS FROM THE MEDIA: None

Council President Heayn called for an executive session to discuss the Conditional Use Hearing and Personnel Matters/Union Contract Negotiations at 8:23PM. Council returned at 9:59PM.

CONTINUATION OF THE BOROUGH COUNCIL MEETING

Council did not vote on the motion to approve/deny the Conditional Use Request for 235 South Second Street.

Councilmember Comas made a motion, seconded by Councilmember Pearson to approve an Agreement between Council 13 of AFSCME, Local 3133 and the Borough of Lewisburg. Heayn and Grobes voted No. Motion was approved with a 5-2 vote.

Approve Engineers to performs studies to justify installation of pedestrian signs

BOROUGH SOLICITOR

REPORTS / COMMUNITY UPDATES / PUBLIC NOTICES

Mayor Alvarez

Heayn

Berkey

Powers

Comas

O’Mealy

WRITTEN REPORTS

WORK SESSION

MEDIA QUESTIONS

EXECUTIVE SESSION

No vote on Conditional Use Hearing

Approve AFSCME Union Contract

December 16 2025

There being no further business, Councilmember Powers made a motion, seconded by Councilmember Armbruster to adjourn the meeting. The meeting was adjourned at 10:01 PM.

Respectfully submitted,

Kathy D. Wendt
Borough Secretary

ADJOURNMENT