



ASHLEY BOROUGH

49 West Cemetery St, Ashley, PA 18706

Main Line: (570) 824-1364 Fax Number: (570) 855-1803

Main Office: ashleyboroughoffice@gmail.com

Mayor: Brian Demchak

Council President: Lisa Wildes

Council Vice President: Andrew Potsko

Frank Sorokach

Don Bly

Jennifer Heller

Bob Gayewski

Borough Secretary: Lisa Scharer

Code Enforcement: Amy Campbell

Borough Manager: Samuel Guesto

BOROUGH COUNCIL MEETING MINUTES

Tuesday, June 9, 2026 – 6:40 P.M.

Attendance

Lisa Wildes- Present

Andrew Potsko- Present

Frank Sorokach- Present

Don Bly- Present

Jennifer Heller - Present

Bob Gayewski - Present

Mayor Brian Demchak - Present

Manager Samuel Guesto - Present

Secretary Lisa Scharer- Present

Chief McGlynn – Present

Code Enforcement Amy Campbell- Present

Lisa Wildes called the meeting to Order. Herbert Nahas called roll for the Council, Mayor, and Borough Officials.

COUNSEL AND BOROUGH OFFICIALS' REPORTS

Lisa Wildes- Bulk collections have been going on and collections for week 3 will start next week. It is \$100/lb. up to 600lbs, \$150/lb. up to 1200 lbs. Each mattress and box spring are \$50 each separately. A list of the streets are available on the Borough website, the Borough building and there was also a list placed in the garbage sticker packet.

Andrew Potsko- Nothing for this meeting.

Frank Sorokach- Nothing for this meeting.

Don Bly- Nothing for this meeting.

Jennifer Heller- Nothing for this meeting.

Bob Gayewski- Nothing for this meeting.

Mayor Demchak – Mayor Demchak announced the update of the zoning maps.

Secretary Lisa Scharer – Garbage stickers are for sale and they are on sale from 9 to 5 and every other day from 9 to 4. Ms. Scharer presented the Treasurer's Report, a copy of which is attached hereto and made a part hereof.

Borough Manager Guesto- Nothing for this meeting.

Chief Joe McGlynn – Chief Joe McGlynn presented the Police Chief's Monthly Report, a copy of which is attached hereto and made a part hereof.

Code Officer Amy Campbell- Code Officer Campbell provided the Borough with the Code Officer Report, a copy of which is attached hereto and made a part hereof.

Herbert Nahas noted that there was an Executive Session held on May 12, 2026, to discuss personnel and legal matters.

PUBLIC COMMENT – PENDING LEGISLATION

NONE

LEGISLATION

RESOLUTION 65 OF 2026 – A Resolution to approve the May 12, 2026, Borough Council Meeting Minutes.

Motion: Frank Sorokach

Second: Lisa Wildes

Lisa Wildes – Y

Andrew Potsko- Y

Frank Sorokach - Y

Don Bly – Y

Jennifer Heller – Y

Bob Gayewski – Y

PASS

RESOLUTION 66 OF 2026 – A Resolution to approve the May 2026 bills in the amount of \$48,366.32.

Motion: Lisa Wildes

Second: Frank Sorokach

Lisa Wildes – Y

Andrew Potsko- Y

Frank Sorokach - Y

Don Bly – Y

Jennifer Heller – Y

Bob Gayewski – Y

PASS

RESOLUTION 67 OF 2026 – A Resolution to approve the May 2026 payroll in the amount of \$66,784.48.

Motion: Don Bly

Second: Andrew Potsko

Lisa Wildes – Y

Andrew Potsko- Y

Frank Sorokach - Y

Don Bly – Y

Jennifer Heller – Y

Bob Gayewski – Y

PASS

RESOLUTION 68 OF 2026 – A Resolution to approve the donation of \$300.00 to Sean Reilly for fireworks display from the recreation budget line item.

Motion: Lisa Wildes

Second: Jennifer Heller

Lisa Wildes – Y

Andrew Potsko- Y

Frank Sorokach - Y

Don Bly – Y

Jennifer Heller – Y

Bob Gayewski – Y

PASS

RESOLUTION 69 OF 2026– A Resolution to approve submitting a Greenways, Trails and Recreation grant application in the amount of \$163,098.00 for Centennial Park Improvements Project Phase 2.

Motion: Lisa Wildes

Second: Jennifer Heller

Lisa Wildes – Y

Andrew Potsko- Y

Frank Sorokach - Y

Don Bly – Y

Jennifer Heller – Y

Bob Gayewski – Y

PASS

RESOLUTION 70 OF 2026– A Resolution to approve the following Luzerne County Community Development Office Agreements:

1. \$39,500.00 for Rodgers Avenue Bridge wall repair

2. \$82,200.00 for Centennial Park Improvements Phase 2

Motion: Lisa Wildes

Second: Andrew Potsko

Lisa Wildes – Y

Andrew Potsko- Y

Frank Sorokach - Y

Don Bly – Y

Jennifer Heller – Y

Bob Gayewski – Y

PASS

RESOLUTION 71 OF 2026– A Resolution to approve Pay Application #2 from Brdaric Excavating, Inc. in the amount of \$35,627.44 and Invoice #2 from George Albert P.E. LLC in the amount of \$1,700.00 for the Huber Breaker Preservation Society Project. This project is funded by grant awards.

Motion: Frank Sorokach

Second: Andrew Potsko

Lisa Wildes – Y

Andrew Potsko- Y

Frank Sorokach - Y

Don Bly – Y

Jennifer Heller – Y

Bob Gayewski – Y

PASS

RESOLUTION 72 OF 2026– A Resolution, upon recommendation of the Borough Engineer, to approve MRC Inc. Invoice 114078 in the amount of \$48,305.90. This invoice covers the GameTime playground equipment for the Centennial Park Rehabilitation Project and will be paid through a grant award.

Motion: Lisa Wildes
Second: Jennifer Heller

Lisa Wildes – Y
Andrew Potsko- Y
Frank Sorokach - Y
Don Bly – Y
Jennifer Heller – Y
Bob Gayewski – Y
PASS

PUBLIC COMMENT

Bernie Gavlick, 31 Timpson Street, 570-592-2391– His main complaint come from the SWAT team coming in and locking them into their homes from 11 o'clock at night until late in the morning. There are three buildings, 30-32 Timpson, 50-52 Ashley and 53-55 Ashley that are causing problems within the neighborhood. 55 Ashley is where the SWAT incident occurs. People are in and out of the property, they spoke dope and garbage is all over their porches. The Code Enforcement Officer stated that it will be taken care of on the 14th but he is waiting to see if that actually happens.

There needs to be accountability for everyone in these buildings. We need names and addresses of the owners, the tenants and who is supposed to be there. On 53 Ashley there must have been ten kids within that residence plus a pregnant woman while there is only supposed to be two people. He is demanding accountability. He wants to know if a code inspection was carried out following the incident on 55 Ashley and who is the code enforcement in charge of Ashley. Code Officer Campbell chimed in and began discussions with Mr. Gavlick whom then began to ask Ms. Campbell questions.

Herbert Nahas chimed in and brought to Mr. Gavlick's attention that Attorney Moses is in receipt of his emails as well as his Right to Know Request which will be answered timely. The emails will be discussed with Code Officer Campbell, and he will get back to Mr. Gavlick regarding everything.

Manager Guesto did chime in as well to discuss this matter forward stating that if he wants to request an inspection, he will happily coordinate the same and discussed working on this with Mr. Gavlick.

Mr. Gavlick states that he has called 911 multiple times and even the District Attorney's Office, but nothing has been done pertaining to the issues. Further discussion was had regarding what he has witnessed.

He also brought up Ashley having a Quality-of-Life Ordinance like Hanover Twp. Has. Lisa Wildes and Manager Guesto both stated that we have one. Mr. Gavlick stated that he asked for laws and rules regarding same and he did not get anything to which Manager Guesto stated he would provide same for him.

Brought up how inspections should be done and Manager Guesto stated everyone who does the inspections are certified properly.

Further discussions were had on the issues and Manager Guesto said that he will handle this and get Mr. Gavlick any information when he returns from vacation.

Elizabeth Chernyl, 25 Timpson Street, 570-332-6096 – There are multiple cats roaming on the townhouses behind her, including three pregnant cats. She asked if there was more information regarding the TRN program at the SPCA so that these cats can be captured and neutered. Further discussions were had regarding same and a resolution was made.

Charles Coleman, 56 Conyngham Street – States there was a speed bump by his home and that it has been stolen. Lisa Wildes stated that they had to remove them. The State called and had them to remove them or they will stop Liquid Fuel Funding if they find any speed bumps. Manager Guesto stated the only thing that we can do is possibly put some signs up or have more enforcement. Further discussions were had and it was decided one will be placed within the parking lot.

Cherelyn and Lion Forst, 79 Mary Street, 570-239-4167 – The Forsts stated that they are the landlords for the residence at 55 Ashley. They also stated that they intend to evict the residents currently living in the building. Further discussions were had regarding this situation.

John Berenke, 20 E. St. Marys Road, 570-301-8422- Discussed Miller's Law on how much can be made from tickets issued to every offender as well as how he has heard that some mayors are having issues enforcing this law. This brings in money and he does not believe it should be an issue. There are multiple people who do not follow this law in Ashley Borough he understands that there cannot be a police officer on every street but there is an issue

with whether police officers are on their phones as well. He just wanted to give the council something to think about regarding that law.

Luann Bly, 81 Cook Street- She wanted to praise Bob Hess for his help with the flooding issue on Fall Street.

There is issues with trespassing at the creek and it was discussed that we are in contact with the Fishing Commissions and other entities increasing patrols up there.

She wanted to know if the fine for trespassing up there was \$250/person. It was discussed that it was set by the Magistrate. She stated that people do not need warnings that they need to be fined right away.

Tom Kneidinger, 17 South Main Street, 570-824-1239- Wanted to discuss the flooding on Hazelton Street. He wanted to bring this up again as they had discussed in previous meetings, but Mr. Gayewski is new to council. These issues have been continuance, and he is usually the last line of defense to help prevent flooding. There are eight drains and most of them get clogged from the bottom. They all still work if the debris is removed off of them.

He would like to know if it would be possible to help open up the drains more before the storm that is set to come this week to help prevent flooding. Discussions were had to help fix this issue.

MOTION TO ADJOURN

Motion: Don Bly
Second: Jennifer Heller

MEETING ADJOURNED

Total for Hourigan Kluger & Quinn Laborers' Local 1310	05/12/2026	No	Check	3756	Yes	264505		Legal Services	101.00	FNCB General Fund	-907.50
											-\$907.50
Total for Laborers' Local 1310 Lower South Valley Cog	05/09/2026	No	Check	3753	Yes	Union Dues Withheld Jan-Apr		PA UC Tax Withheld	101.00	FNCB General Fund	-558.00
											-\$558.00
Total for Lower South Valley Cog Main Hardware	05/05/2026	No	Check	3743	Yes	Fueling Station		Police Fuel	101.00	FNCB General Fund	-1,999.81
											-\$1,999.81
Total for Main Hardware Municipal Recovery	05/05/2026	No	Check	3742	Yes	99802		Building Institutional Supplies	101.00	FNCB General Fund	-63.27
											-\$63.27
Total for Municipal Recovery PAWC	05/28/2026	No	Check	3772	Yes	04/30/2026		Landfill Tipping Fees	101.00	FNCB General Fund	-59.05
											-\$59.05
Total for PAWC PPL Electric Utilities	05/08/2026	No	Check	3747	Yes	1024-21003895036		Hydrant Utilities	101.00	FNCB General Fund	-1,050.19
	05/20/2026	No	Check	3760	Yes	20040122245,210030147158,2200		Street Dept Water	101.00	FNCB General Fund	-199.39
											-\$1,248.58
Total for PPL Electric Utilities Sargent's Court Reporting	05/12/2026	No	Check	3758	Yes	77400-68005		Parks & Rec Electric	101.00	FNCB General Fund	-166.50
	05/26/2026	No	Check	3769	Yes	04326-09017		Borough Bldg Electric	101.00	FNCB General Fund	-972.33
	05/28/2026	No	Check	3774	Yes	Multiple		Street Lighting Electric	101.00	FNCB General Fund	-430.12
											-\$1,568.95
Total for Sargent's Court Reporting Service Electric Cable Co	05/28/2026	No	Check	3773	Yes	319032		Zoning Hearing	101.00	FNCB General Fund	-150.00
											-\$150.00
Total for Service Electric Cable Co The Citizens Voice	05/26/2026	No	Check	3767	Yes	1050970756		Computer Supplies	101.00	FNCB General Fund	-10.00
											-\$10.00
Total for The Citizens Voice The Moses Law Group, LLC	05/26/2026	No	Check	3770	Yes	82903499,829066331		Administrative Advertising	101.00	FNCB General Fund	-569.24
											-\$569.24
Total for The Moses Law Group, LLC The Pest Rangers	05/12/2026	No	Check	3755	Yes	690		Legal Services	101.00	FNCB General Fund	-1,985.00
											-\$1,985.00
	05/20/2026	No	Check	3759	Yes	263733		Building Maintenance	101.00	FNCB General Fund	-78.00

Total for The Pest Rangers									
TK Design	05/08/2026	No	Check	3749	Yes	Website	Computer Supplies	101.00 FNCB General Fund	-75.00
Total for TK Design									
Ugi Utilities	05/08/2026	No	Check	3748	Yes	009034546	Borough Bldg Electric	101.00 FNCB General Fund	-473.38
Total for Ugi Utilities									
United Concordia	05/12/2026	No	Check	3757	Yes	216807867	Dental Insurance Benefits	101.00 FNCB General Fund	-635.13
Total for United Concordia									
Valley Power Equipment	05/08/2026	No	Check	3750	Yes	186529	Small Tools & Equipment	101.00 FNCB General Fund	-379.99
Total for Valley Power Equipment									
Waste Reduction	05/05/2026	No	Check	3740	Yes	DMMYQ245.X	Landfill Tripping Fees	101.00 FNCB General Fund	-10,396.83
Total for Waste Reduction									
Wilkes-Barre Materials	05/05/2026	No	Check	3744	Yes	38858	Operating Supplies	101.00 FNCB General Fund	-373.04
Total for Wilkes-Barre Materials									
TOTAL									

Ashley Borough - Code Enforcement
Transaction List by Vendor
May 2026

	Date	1099	type	Num	g (Y/N)	Memo	Item split account	Account full name	Amount
BHW Construction Services									
	05/26/2026	No	Check	1154	Yes	2026-4	Zoning Contracted Services	FNCB Code Enforcement	-1,548.31
Total for BHW Construction Services									
Donald G. Karpowich, PC	05/08/2026	No	Check	1151	Yes	111620	413.51 Legal Fees	FNCB Code Enforcement	-135.00
Total for Donald G. Karpowich, PC									
Jack Varaly	05/08/2026	No	Check	1152	Yes	April & Zoning Map Amendment	Zoning Contracted Services	FNCB Code Enforcement	-1,850.00
Total for Jack Varaly									
NEPA Citizen's Voice	05/26/2026	No	Check	1155	Yes	8290633,82907261	Advertising	FNCB Code Enforcement	-155.24

Total for NEPA Citizen's Voice
The Moses Law Group, LLC

05/12/2026 No Check 1153 Yes 690

413.51 Legal Fees

FNCB Code Enforcement

-324.80

Total for The Moses Law Group, LLC

-324.80

TOTAL

-\$4,013.35

Ashley Borough - Liquid Fund
Transaction List by Vendor
May 2026

Date	1099	type	Num	g (Y/N)	Memo	Item split account	Account full name	Amount
05/27/2026	No	Check	1296	Yes	16083	Traffic Control Device	Aid	-2,858.30
Total for Northeast Signal								
ppl 1								
05/12/2026	No	Check	1295	Yes	86141-37001	Street Lighting	Aid	-3,219.94
Total for ppl 1								
TOTAL								-\$6,078.24

Ashley Borough - Sewer Fund
Transaction List by Vendor
May 2026

Date	1099	type	Num	g (Y/N)	Memo	Item split account	Account full name	Amount
05/12/2026	No	Check	1145	Yes	690	Attorney Fees	Fund	-340.20
Total for The Moses Law Group, LLC								
TOTAL								-\$340.20

TOTAL

-\$48,366.32

ASHLEY BOROUGH
Payroll Summary
31-May-26

	Year -to-date	Current Month
Police		
Regular	\$ 110,643.02	\$ 28,251.82
Overtime	\$ 24,461.46	\$ 7,710.56
Court	\$ 1,990.00	\$ 570.00
	<u>\$ 137,094.48</u>	<u>\$ 36,532.38</u>
Road Department		
Regular	\$ 68,400.78	\$ 19,613.39
Sick Day Buyout > 125 days per policy	\$ 437.12	\$ -
Overtime	\$ 6,454.22	\$ 163.92
	<u>\$ 75,292.12</u>	<u>\$ 19,777.31</u>
Main Office		
Regular	\$ 31,718.86	\$ 8,707.66
Overtime	\$ 980.23	\$ 192.62
	<u>\$ 32,699.09</u>	<u>\$ 8,900.28</u>
Council		
Regular	<u>\$ 3,875.00</u>	<u>\$ 775.00</u>
Mayor		
Regular	<u>\$ 750.00</u>	<u>\$ 150.00</u>
Tax Collector		
Regular	<u>\$ 3,247.55</u>	<u>\$ 649.51</u>
Fire		
Regular	<u>\$ -</u>	<u>\$ -</u>
2026 Total	<u>\$ 252,958.24</u>	<u>\$ 66,784.48</u>

ASHLEY BOROUGH
Cash Balances
31-May-26

<u>Peoples Security Bank & Trust</u>		
Code Enforcement	\$	52,892.64
Trash Sticker Funds	\$	107,806.24
Debit Cards	\$	574.89
General Fund	\$	440,924.65
Lokie Account	\$	100.16
Recreation	\$	1,597.73
<u>Citizen's Bank</u>		
General Fund	\$	21,958.13 est
<u>ESSA Bank</u>		
General Fund	\$	11,680.62 est
Total	\$	637,535.06

<u>First Keystone</u>		
CD - Investment	Total	\$ 250,000.00 est

<u>Peoples Security Bank & Trust</u>		
Sewer Fund	\$	43,075.63
<u>M&T Bank</u>		
Sewer Account	Total	\$ 350,645.12
		<u>\$ 393,720.75</u>

<u>Peoples Security Bank & Trust</u>		
ARPA Account	\$	1.49
Liquid Fuels Fund	\$	50,108.81
Fire Equipment Fund	\$	21,075.80
Debt Service Account	\$	64,241.22

GRAND TOTAL **\$ 1,416,683.13**