

BOROUGH OF ST. LAWRENCE

MEETING MINUTES

Thursday, May 14, 2026

LIQUOR LICENSE TRANSFER HEARING

The opening of the Liquor License Transfer Hearing began at 7:00 PM

Council President Robert May reported that all Council Members were present for tonight's hearing.

Joan London, Borough Solicitor, began the hearing at 7:00 PM, presenting the evidence to Council and H&Y Investments. Solicitor for H&Y Investments, Mr. Frank C Sluzis spoke on their behalf. He explained that the business will be located at 2851 Perkiomen Ave. Reading, PA, 19606. This property had previously been a restaurant and had a liquor license in the past. He does not feel as though granting H&Y Investments with the transfer would impact on the community in a negative way. The Managing Member of the LLC, Yogesh Patel, spoke about the concept and answered questions from the Borough Solicitor and Council Members. The establishment will be more of a grab-and-go food and spirits with tables to be able to eat in.

There were no opposing comments or questions from the community.

Council President Robert May read the outstanding resolution to be decided on. Resolution 940-2026- Approving the intermunicipal liquor license of a restaurant liquor license No R-15796 held by H&Y Investment LLC.

MOTION: Mike Fritz made the motion to approve Resolution 940-2026- Approving the intermunicipal liquor license of a restaurant liquor license No R-15796 held by H&Y Investment LLC; seconded by Dave Eggert; all were in favor, and so the motion carried.

There were no further comments or questions, and so the public hearing concluded at 7:22 PM.

BOUROUGH COUNCIL REGULAR SCHEDULED MEETING

CALL TO ORDER: The meeting of the St. Lawrence Borough Council was called to order at 7:30 PM by Council President Mr. Robert J. May, on Thursday, May 14, 2026.

ROLL CALL: Council President Robert May did roll call; the following members were present; Robert J. May, Council President, David W. Eggert, Council Vice President, Rev. D. Michael Bennethum, Member, Michael Fritz, Member, Gregory Zawilla, Member, Steve Geibel, Member, Warren Lubenow, Member, Corrie Zana, Borough Mayor, Derrek Rhoads, Borough Manager, Public Works, Logan Wood, Borough Engineer, Pamela Stevens, Borough Solicitor, Joan London and Amanda Muso, Borough Secretary.

APPROVAL OF THE MINUTES: The minutes from the previous meeting held on April 9, 2026, were presented to Council to review prior to the meeting.

MOTION: David Eggert made the motion to approve the minutes; seconded by Steve Geibel; Warren Lubenow abstained since he was not present at that meeting; the remaining members were in favor, so the motion carried.

APPROVAL AND PAYMENT OF THE BILLS: All bills requiring payment and ratification up to and including May 12, 2026, were presented to the Council prior to the meeting for review. Bills requiring payment and ratification from the general fund up until May 12, 2026, totaled \$134,004.05; sewer fund totaled \$67,432.83; liquid fuels fund totaled \$4,573.62; fire tax fund totaled \$0.00; EMS tax fund totaled \$0.00.

MOTION: Dave Eggert made the motion authorizing payment and ratification of all bills presented; seconded by Warren Lubenow; all were in favor and so the motion carried.

TREASURER'S REPORT: The treasurer's report was presented to Council prior to the meeting for review. There were no questions, corrections, or clarifications to the report.

MOTION: Dave Eggert made the motion to approve the treasurer's report as presented and file it for audit; seconded by Warren Lubenow; all were in favor and so the motion carried.

GENERAL: \$342,013.53 **SEWER:** \$218,373.14 **RESERVES:** \$426,729.48 **LIQUID FUELS:** \$157,673.73 **FIRE TAX:** \$28,518.28 **EMS TAX FUND:** \$21,569.99; **TOTAL FUND BALANCE:** \$1,194,878.15

The April 9, 2026, meeting treasurer's report for March needed to be amended.

A **MOTION** to amend the March 2026 treasurer's report was made by Dave Eggert; seconded by Warren Lubenow; all were in favor, and so the motion passed.

PUBLIC COMMENT:

None

REPORT OF THE BOROUGH ENGINEER - PAMELA STEVENS, SDE

Pamela Stevens submitted her report, which was added to Council's packet for review prior to the meeting. FEMA has reviewed and returned the floodplain ordinance. They have approved the Borough's edition to be adopted. A motion to reapprove the advertisements for the ordinance was made by Dave Eggert; seconded by Warren Lubenow; all were in favor, and so the motion carried; the ordinance will be on the agenda in June for approval.

TPD is working on plans for the Multimodal Grant- Sidewalk improvements.

REPORT OF THE BOROUGH SOLICITOR – JOAN LONDON, KOZLOFF STOUDT

To be discussed during the executive session

REPORT OF THE BOROUGH MAYOR - CORRINE ZANA

Mayor Zana's report was in the packet for Council to review prior to the meeting.

A Police Commission was held on May 7, 2026. During that meeting, discussions on the replacement of the emergency radios were held. There was some confusion on the communication from the county on whether the old radios, working or not, need to be returned in order to be able to purchase new ones. They are only expected to last about 10 years before new ones need to be purchased again. We will contact the county for clarification and more information. Walking and bicycle patrol officers will be reinstated in areas that seem to need more police attention.

The next Centennial Meeting will be held at the Municipal Building on a date to be determined.

Mayor Zana also talked about Berks 69 News channel doing a story on St. Lawrence for their "Time Train" edition, which will air on June 8, 2026.

PUBLIC WORKS – LOGAN WOOD: The dead arborvitae have been removed from the borough landscaping and replaced with other ones. Flower boxes have been installed and filled around the flagpole. Curbs and lines in the parking lot have been refreshed. Public works have been digging and laying out where the new garage will be located. Spring landscaping has been done in the public areas of the borough. The Levan St. headwall update has been completed to help with water overflow due to debris in that area.

RECREATION- DAVE EGGERT: Sign-ups for the summer playground program are posted on the website and at the playground. QR codes to sign up are on the Borough website or flyers at the playground by the information board.

LIBRARY: No upcoming events

JOINT COMPREHENSIVE PLAN: This is an ongoing effort to join the surrounding municipalities to come up with a concise plan to update roads for residents to be able to not only drive but also walk and bike safely. The final plan should be coming shortly.

BOROUGH LAND: There was a small fire in the woods on borough property last week. A resident called 911 to have it extinguished. The Fire Department asked Council Member Warren Lubenow if there was a potential for them to use the borough property for field training. Council decided that as long as they sign the proper paperwork, they will be allowed.

PLANNING COMMISSION

No new updates or meetings

ZONING AND CODE ENFORCEMENT: Derrek Rhoads, Borough Manager

Enforcements have been made and are ongoing

UNFINISHED BUSINESS

1. Updates regarding the Municipal Garage/Met Ed - Met-Ed open to encroachment agreement-

Met-Ed has contacted the borough and said that, even though the new garage will be in the easement, it should have no impact on any future work for them. The garage has begun the process of being built.

2. Sewer rate increases- Borough sewer rates have not been increased since 2022 and are well below the average rates of the surrounding municipalities. Discussions were had as to how much of a rate increase would be needed to be competitive and balance the sewer budget.

A **MOTION** to advertise the rate increase was made by Mike Fritz; seconded by Dave Eggert; all were in favor, and so the motion carried. The base rate increase will be 5%, which will equal \$1.95, and the charge per gallon will increase by \$1.00 for every 1,000 gallons used.

NEW BUSINESS

1. A resident would like to rent out the playground for an event on May 28, 2026, and have an ice cream truck instead of requesting to block off the street.

Council does not see any issue with this, and the resident will be allowed to hold her event at the playground.

2. Discussion on the proper procedures of resident complaints.

If a borough resident has a complaint, they need to call or stop in at the borough office to fill out a form, or they can find the form on the borough website and email it to Derrek or Amanda. The Borough cannot take complaints through word of mouth or through a friend. This will ensure proper procedures are taken, and action can be documented and followed.

3. Discussion on contacting borough professionals.

Unless directed by the Borough Manager or contacting the Manager prior, no one should be contacting the professionals on their own behalf due to billing.

4. Resolution 941-2026 Alternative Delegate for Berks EIT

MOTION: A motion was made by Dave Eggert; seconded by Warren Lubenow to approve Resolution 941-2026- Appointment of Amanda Muso as alternate delegate for the Berks County Tax Collection Committee; all were in favor, and so the motion carried.

EXECUTIVE SESSION: A **MOTION** to go into executive session to discuss potential litigation was made by Dave Eggert; seconded by Warren Lubenow; all were in favor, and so the motion carried. Executive session began at 8:27 PM.

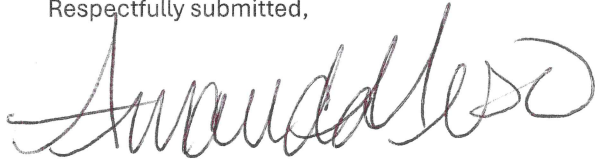
At 9:11 PM, Steve Geibel made the motion to end the executive session; seconded by Greg Zawilla; all were in favor, and so the motion passed. Executive session concluded at 9:11 PM.

Council made a motion out of executive session to authorize the Borough Solicitor to proceed with the legal actions discussed. The **MOTION** was made by Dave Eggert; seconded by Mike Fritz; all were in favor, and so the motion carried.

ADJOURNMENT:

MOTION: Dave Eggert made the motion to adjourn; seconded by Rev. Bennethum; all were in favor, and so the motion carried. The meeting of the St. Lawrence Borough Council adjourned at 9:13 PM.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Amanda Muso".

Amanda Muso

Borough Secretary

ST. LAWRENCE BOROUGH

5/15/2026