

Youngsville Borough Council
Regular Meeting – June 8, 2026
Youngsville Borough Municipal Building

Mayor Catrina Leamon called the meeting to order at 4:32pm. Invocation was led by Mr. Mineweaser followed by the Pledge of Allegiance.

Present: Council Members: Rick Brewster, Eric Mineweaser (left at 5:30), Nicole Cowan, Sharey Blum, Stacey Robinault, and Troy Clawson. Also attending were Borough Manager Wendy Wilcox, Borough Secretary Barbara Young, Solicitor Tim Bevevino, PWD Foreman Mark Theuret, Stacey Cratty, YPD Chief Todd Mineweaser. Also, Junior Council members Tydus Chase and Riley Lauger. Absent was Council member Dustin Schwab.

Minutes: A motion to approve the minutes of the regular council meeting on May 11, 2026, with amendment to add Stacey Robinault in attendance made by Mr. Brewster, seconded by Mrs. Cowan, and unanimously carried.

Special meeting minutes: A motion to approve the minutes of the Special Meeting held on May 22, 2026 made by Mr. Clawson and seconded by Mr. Mineweaser.

Recognition of Visitors:

Jared Durlin-disputed a letter of ordinance violation he received and how violations are observed.
Jim Cowan
Julie Eckstrom
Corey Nicholson

Amendment to the Agenda:

- Adding legal discussion to Executive session.

Correspondence:

- Letter from individual thanking Officer Labesky for his help and support.
- Thank you card from Youngsville Alumni for our donation for the Golf Scramble benefiting the Scholarship fund.
- Request to sponsor the Warren General Hospital golf scramble.
- Letter informing the Borough that an application was submitted to the PUC to install fiber optic cable on Railroad St.

REPORTS :

Secretary/Treasurer –

- At the end of May there was \$2,9480.52 in all accounts.
- There was \$7,105.00 in pool pass discount sales.
- Mayor inquired why a virtual meeting was not being offered. Ms. Young explained that we have been working with IT to resolve band width issues caused by our website and also researching the best server to host the meeting with. Will hopefully have a virtual offering by next month's meeting.
- Mr. Brewster requested that the financial report that is presented be "cleaned up" as numbers are still not adding up. Mrs. Wilcox asked if a company could come in and review our Quik books to make adjustments to correct balances. We have checks from 2011 that are still outstanding. Mr. Clawson

suggested we reach out to our auditors. Suggested as well that a new report be developed that shows the information for financials.

Financials:

Sharey Blum reviewed the bills and had no questions.

A motion to accept the April bills as paid was made by Nicole Cowan, seconded by Rick Brewster, and carried with abstain from Sharey Blum.

June Expenses:

AirGas USA, LLC	\$142.24	Allied Systems, Inc	\$237.60
Anderson Cleaners	\$46.45	A. R. Beatty Equipment	\$38.36
Barber's Chemicals	\$4,269.77	Barnhart-Davis	\$170.83
Bob's Garage	\$475.41	Richard Brewster	\$1,249.07
Buffamante Whipple			
Buttafaro	\$17,700.00	Carter Lumber	\$64.09
Cintas	\$296.68	Troy Clawson	\$1,084.17
Definiti	\$3,927.35	Diamond Maps	\$240.00
DXP Enterprises	\$846.43	EagleZip.com	\$92.15
EmergyCare	\$1,665.00	Erie Insurance	\$193.00
Frantz & Russell	\$154.00	FSC Systems, LLC	\$28,490.35
Geiger Electric	\$1,656.00	Golden Equipment	\$3,550.00
Erika Grubbs	\$224.50	Howe's True Value	\$273.44
IT Telecom	\$157.29	ITU Absorb Tech	\$205.24
Jamestown Macadam	\$334.91	Johnson Tire Service	\$4,645.52
Michelle Johnson	\$1,846.57	L/B Water Service Inc	\$1,536.08
Catrina Leamon	\$961.87	Lowe's	\$1,249.32
Melzer's Fuel Service	\$1,102.96	Todd Mineweaser	\$108.72
Mt. Jewett Borough	\$40.00	National Fuel	\$807.49
National Printing	\$336.98	Northwest Loan 9138	\$2,941.85
Northwest Loan 3025	\$6,167.00	Northwest Visa 8534	\$1,095.78
Northwest Visa 7935	\$4,358.64	Pace Analytical	\$2,298.00
Penelec	\$9,695.08	Purchase Power	\$502.25
Sams Club	\$2,733.49	S & D Calibration	\$112.00
Swanson, Bevevino	\$750.00	Techsulere	\$500.00
Ubeo LLC	\$885.41	UPMC	\$13,083.72
Valley Bowling Center	\$204.00	United Refining Co	\$2,433.42
Verizon Wireless	\$318.24	Vison Benefits of America	\$93.34
Sharon Wagner	\$224.50	Waste Treatement Corp.	\$6,894.20
WestPA.net	\$84.44	Wendy Wilcox	\$179.96
Witmore Public Safety	\$387.23	Youngsville Hardware	\$189.58
Youngsville VFD	\$12,675.88	Zito Media	\$150.00
	\$74,668.32		\$74,709.53
		Total	\$149,377.85

Mayor –

- Stated the annual PSAB conference was very good. Suggested that Council members rotate attendance each year so all can have the benefit of attending. She donated her 250 Anniversary plate she received at the Conference.
- Graduation went well this year, with transition of High school seniors from Youngsville.

- Foam machine event at the library went well. All who attended had a great time.
- Received concerns about the piles of railroad ties by Dollar General and Family Dollar. Chief Mineweaser stated he has called with concerns about line of sight at that road because of the piles. There has been no response. He suggested that people with concerns continue to call the railroad number posted on the signs.
- Attended a presentation at the PSAB conference about the new social media requirements. Will need to review our current social media policy and update.
- Continuing to be involved with the fire department, regularly attending meetings and offering help with administrative needs.

Manager –

- Personnel and Streets Committees will be scheduled in the near future.
- A representative from Pennie, the state run insurance program, has asked if she can set up a table at the BVSP to share information to families about what insurance is being offered. Council approved a table being set outside the pool building and with coordination of Michelle Johnson, Pool Director.
- A Council member from the Safety Committee is needed to attend the monthly Borough Safety meetings. Mayor Leamon volunteered to attend.
- FSC completed the installation of new door lock system, panic system, interview room audio/camera, outside cameras, and fob lock for the evidence room. All were capital budget projects.
- The cell phone used at the pool is missing, however, the pool director indicated that the cell phone was not the best option as they couldn't hear it ring and when it was answered, could not hear the caller because of background noise at the pool. IT is trying to provide desk phones using our current 3CX phone service. Currently messages can be left at the 4605 number and then answered. A message stating pool hours and information about swimming lessons will be added which should alleviate some of the messages left.
- Mr. Brewster stated that Lee Bryan, CPO, said that the pool is losing 2-3 inches of water a night. PWD said they believe there is a leak under the pool floor and would take jack hammering the cement to repair.

Boards and Commissions –

- REC Commission Mr. Brewster thanked PWD for getting the pool ready for opening on June 6.
- Meeting scheduled for June 25th at 6:30.
- Troy Clawson shared he talked to the gentleman at the PSAB conference that developed the pool feasibility study and said he offered to update if we ever had the need.

YPD-

- Officer Newman and Chief participated in an active shooter drill at Eisenhower. It took 1.5 hours to secure the school. The "shooter" was found in approx.. 6 min.
- Officer Newman is doing very well. He will be going on rounds solo soon.
- The tree at the corner of the buidng is blocking the new camera installed on the corner of the building that faces the traffic light on Railroad and RT 6. It will need to be trimmed.
- Chief Mineweaser attended the Chief's Conference and networked with Chief's of bigger dept., Philadelphia with 6,400 officers.
- Chief Mineweaser will also attend the Northwest Chief's Conference in September.

PWD-

- The reservoir roof, door replacement, electric and ventilation upgrade are all complete.
- Leak on Ranger Way has been repaired. One of the leaks found during water leak detection. Two other leaks will be scheduled for repair, one on 4th & Main and another on East Main St.
- 47 people participated in the spring clean up bringing in \$1,395.00.
- The Community Service Day hosted by the Free Methodist Church was a success. Volunteers painted picnic tables, landscaped Island Park and the Welcome signs on RT 6, painted the outside of the restrooms at Island Park, spread mulch in the playgrounds, among other things. A Thank you card was circulated for signatures from Council.
- Still waiting on parts for the traffic light at Railroad and RT 6.

- Country Fair has asked that a larger water line be installed. All expenses will be paid by United Refining.
- End of June Alex will be going to CDL training.
- Angie will be testing for Waste Water certification on July 22.
- Water heater at the pool has been repaired. Allied from Kane has done several HVAC jobs for us recently and are working very well. Very knowledgeable and quick response time.

Junior Council-

- Thanked Tyler Chase for his service on Junior Council. He has graduated and will be attending college so will resign his position in the fall.
- Riley Lauger asked if there were any service projects that Troop 31 can complete for the Borough. He was referred to Mark Theuret, PWD, for available projects.

YVFD-

- No representative present.
- Mrs. Wilcox and Mrs. Leamon were invited to attend a meeting between the Fire Dept. and their insurance carrier scheduled for June 10.

Old Business:

- **ABM/PENNVEST**-Richard Phelps, ABM, will send email explaining the breakdown of costs to determine if any expense can be included in the PENNVEST loan reimbursement. As confirmed, all engineering costs for the water reservoir up to this point were covered by ABM and included in the \$94,900 if we do not continue with another project.
- **Fairmont Plaza**-ROY has asked that the Borough cover the cost to replace the sidewalk at the Fairmont Plaza site. The interest earned from the Streetscape match money held in a PLIGIT account can be used for this expense. Council agreed to cover the cost of the sidewalk replacement as long as the cost does not exceed the interest we have earned.
Troy Clawson asked if diagonal parking in front of the Plaza was part of the plans. Mark Theuret and Wendy Wilcox attended the last planning meeting and there was no mention of diagonal parking. Mr. Clawson will reach out to John Papalia.
- **Software update**-Solicitor Bevevino will review the WIX agreement. A decision to use WIX will be tabled until the July Council meeting.

New Business

- **Nuhfer Subdivision**-The Planning commission has recommended approval of the Nuhfer Subdivision that subdivides 114 Davis St. into 4 separate parcels. Mr. Brewster motioned to accept the subdivision as presented, Mrs. Cowan seconded, unanimously carried.
- **Resolution 9-2026**-Repeals Resolution 8-2026. Allows Allie Benedict to be removed from Berkheimer authorization and adds both Barbara Young and Wendy Wilcox. Resolution 8-2026 did not include Wendy Wilcox. Mr. Mineweaser motioned to pass, Mrs. Cowan seconded, unanimously carried.
- **Resolution 10-2026**-Appoints Jim Uhron, Sam Walters, Randy McKinney and Corey Nicholson as members of the Zoning Hearing Board. Mr. Mineweaser motioned to pass, Mr. Clawson seconded, unanimously carried. There is still a vacancy for an alternate position.
- **Resolution 11-2026**-Resolution of Blight for 53 Ford St. Mr. Brewster motioned, seconded by Mr. Clawson, unanimously carried.
- **Resolution 12-2026**-Resolution of Blight for 167 Marsh Ave. Mr. Brewster motioned, Mr. Mineweaser seconded, unanimously carried.
- **Resolution 13**-Resolution of Blight for 29 Highland Ave. Mr. Brewster motioned, seconded by Mr. Clawson, unanimously carried.
- **Tax sales-405 Oak St. Ext.** Mr. Clawson made a motion to accept the tax sale, Mr. Brewster seconded and asked for roll call vote.
Rick Brewster-Yes, Eric Mineweaser-Absent, Nicole Cowan-No, Dustin Schwab-Absent, Sharey Blum-No, Stacey Robinault-Yes, Troy Clawson-Y, motion carried.

-817 North Main St. discussion on the history of the parcel because it appears as though the neighboring parcel and this parcel were supposed to have been annexed previously. However, there is no official documentation or recordings of the annexation. It appears that the structures on the neighboring property are situated on this parcel to be sold in repository. The Solicitor advised that Council's approval would just be for the sale of the property, not determining the possible overlap of structures. That is the responsibility of the property owners. Mr. Clawson made a motion to approve the tax sale, Mr. Brewster seconded and asked for a roll call vote.

Rick Brewster-Y, Eric Mineweaser-Absent, Nicole Cowan-No, Stacey Robinault-Yes, Sharey Blum-Yes, Troy Clawson-Yes, motion carried.

Public Comment: No public comment

Executive Session: Council went into executive session at 6:13pm for legal matters and returned at 6:44 pm.

Adjournment: A motion to adjourn was made at 6:45pm by Rick Brewster, seconded by Sherry Blum and unanimously carried.

Wendy Wilcox, Borough Manager