

BRIAR CREEK BOROUGH
June 3, 2026
Regular Council Meeting Minutes

President W Bruce Michael called the meeting to order at 7PM. The Pledge Allegiance to the Flag was recited, followed by a Moment of Silence.

Roll call of Council Members was taken. Present: W. Bruce Michael, Mayor Harold Kershner, Jr., E. James Seeley, James Long, Ed Fenton, Rodney Koch, and Holli Trivelpiece. Other officials present were Solicitor Rob Davidson, Zoning Officers Larry Frace and Abigail Smith, and Secretary Carol Kieser. Absent: Bill Witner, and Engineer.

Citizens Present: D a v e D e H a v e n , Rich Sabatura, Paul Brenner, Keith Hess, George Fantry, John Trivelpiece, Jennifer and Scott Berlin, George Fantry, William Francis, Brooke Daum, and Davina Rosado.

Citizen Comments – Dave DeHaven questioned insurance coverage for zoning hearing officials. Attorney Davidson explained borough coverage for planning commission and zoning hearing board members.

Jennifer Berlin took the floor and requested the Council research local police enforcement. Council discussed their previous efforts to subcontract police coverage from a neighboring police department and the effect on the borough tax rate. Item will be included on the 06/24/2026 work session agenda.

No Mayor's report was given.

Engineer's Report – No report.

Solicitor's Report –Atty. Rob Davidson

Ruckle Hill Solar Project – The Road Use and Bonding Agreement between Briar Creek Borough and New Leaf was presented for signature. Motion by Jim Seeley/seconded Jim Long to approve and sign the document with the bond amount of \$16,375. Roll call vote: Jim Long, Yes; Ed Fenton, yes; Rodney Koch, yes; Jim Seeley, yes; Holli Trivelpiece, yes; Bruce Michael, yes. Motion carried on unanimous roll call vote.

Zoning for Data Center – Draft Ordinance 202, To Amend Chapter 27 Zoning of the Briar Creek Borough Code of Ordinances to Define and Provide Specific Requirements for Data Centers, Energy Production Systems, and Energy Storage Facilities was presented. The Planning Commission is required to set an area for the purpose.

Ordinance No. 200 was presented for enactment. Motion by Ed Fenton/seconded Rodney Koch to adopt the ordinance to amend the Mobile Home Regulations. Roll call vote: Jim Long, Yes; Ed Fenton, yes; Rodney Koch, yes; Jim Seeley, yes; Holli Trivelpiece, yes; Bruce Michael, yes. Motion carried on unanimous roll call vote. Larry Frace will send a copy of the ordinance to the mobile home park owners.

Resolution #5 of 2026 was presented for adoption. Motion by Rodney Koch/seconded Jim Long to adopt the resolution to establish fees and fines under MHP Ordinance No. 200. Motion carried; no opposed.

Ordinance No. 201 was presented for enactment. Motion by Ed Fenton/seconded Jim Seeley to adopt the Planning Commission Ordinance. Motion carried; no opposed.

Page Two of Two
Regular Council Meeting
June 3, 2026

Bruce Michael and Attorney Davidson are still working on the ownership of Rt. 11 road entrance to Ber-Vaughn Park.

Social Media Resolution will be presented at the June 24 work session.

Zoning Officer's Report – Larry Frace presented and discussed the May 2026 report including zoning and construction permits which were issued, complaints and zoning violations. Council discussed the handout from Bruce Michael listing agencies to provide services to further enforce the health, safety, and welfare of the residents of the mobile home parks.

Holli Trivelpiece provided the address of the unused stagnant pool on E Rittenhouse Mill Road for the Zoning Officer to check. A complaint was previously made but no address was provided.

Secretary/Treasurer's Report

Motion by Ed Fenton/seconded Holli Trivelpiece to pay the invoices and accept the Treasurer's Report. Motion carried; no opposed.

The website is continuing to be updated with information and all ordinances have been emailed to General Code to begin the process to codify them into one document.

Committee Reports

Law and Finance – Jim Seeley reported on House Bill 2265 to increase borough official's compensation. Copy of notice was given to each council member and to Solicitor Davidson for review.

Highways and Streets – No report.

Buildings and Grounds – Jim Long reported the tree trimming on Park Road will begin the week of June 22nd

No Old Business was discussed. The BCT/BCB 1st Avenue Stormwater Project is pending.

New Business

Jim Seeley noted his appreciation and offered support from the Council to Larry Frace on his efforts in following the law and ordinances pertaining to the mobile home parks.

A discussion was held to hold the mobile park licenses until the unsafe, unsanitary conditions of the parks are rectified. Issue referred to Attorney Davidson for further study.

Motion by Jim Seeley/Jim Long to adjourn council meeting and go into an executive session to discuss personnel matters. Motion carried; no opposed. All audience members were excused and executive session was held from 8:08PM to 8:22PM. No action was taken.

Respectfully submitted:

Carol A Kieser, Secretary
Briar Creek Borough