Jessup Borough Council
November 4, 2026, 7:00 p.m.
REGULAR MEETING

AGENDA

1. **MEETING CALLED TO ORDER**

2. **ANNOUNCEMENT**

Executive Session(s)
Pledge of Allegiance
Roll Call

Brian Barrett	
Gregg Betti	Tom Fiorelli
Curt Camoni	Ron Kordish
Jerry Crinella	Robbie Martin

3. **CONSENT AGENDA**

All items listed on the consent agenda are considered routine and will be acted upon by a single motion.

Approve the Minutes of the Regular Meeting on October 7 and Special Meeting on October 13, 2026
Approve the Secretary Report.
Approve the October Payroll in the amount of $56,386.69
Approve monthly payments from the general fund in the amount of $56,052.03

4. **REPORTS**

Mayor
Commissions and Boards
-Planning Commission; Chairperson
-Zoning Hearing Board; Chairperson
Borough Engineer; Craig Pezak from benesch
Controller; Benjamin Cardoni
Reports of Committees
Tax Collector; Genevieve Lupini
Zoning Officer; Amos Valenti
Police Department; Chief Edward Boettcher
DPW; Foreman Joseph Cirba
Borough Fire Chief: James Anderson
Solicitor: Maura Armezzani Tunis

Borough Manager: Coleen Watt

5. **COUNCIL COMMENTS**

6. **PUBLIC COMMENTS**

7. **MOTIONS**

   A. Motion to advertise a Conditional Use Hearing for the DBT Data Center application on November 18, 2026, at 6:00 p.m. in the Valley View High School auditorium.
   B. Motion to send a letter to Lackawanna Valley Conservancy regarding Jessup Borough acquiring a portion of their property off Valley View Drive.
   C. Motion to forward the zoning amendment to Lackawanna County and Jessup Borough Planning Commissions for 30-day review and to advertise a hearing once reviews are complete.
   D. Motion to send a letter to Lackawanna County Planning Commission opting out of the multi-municipal zoning and comprehensive plan.
   E. Motion to advertise a work session November 9, 2026, at 6:00 p.m. to review the 2027 Budget.
   F. Motion to apply for the Green Light Go Grant to update traffic lights on SR 247
   G. Motion to apply for the LSA Statewide Grant for the Hill St stormwater project.
   H. Motion to renew the contract with Jeffrey and Jessica Cirba to rent garage space for the Borough. Cost $1,100 monthly or $3,000 per quarter.
   I. Motion to sell a 2021 Dodge Durango Police vehicle on municibid.
   J. Motion to sell a 2011 Ford F550 Dump truck on municibid.
   K. Motion to enter into a contract with F&T for snow removal on Sunnyside Drive. Cost $125.00 per hr. This will be reimbursed by Invenergy.
   L. Motion to approve the installation of an exterior door to the police station. Mesko Glass $4,081.00
   M. Motion to obtain appraisals for property owned by the Borough on Valley View Drive in preparation of negotiations with PPL Electric.

8. **FINAL COUNCIL COMMENTS**

9. **ADJOURN**

Jessup Borough Council
REGULAR MEETING
October 7, 2026, at 7:00 p.m.

The regular monthly meeting of Jessup Borough Council was held on Wednesday, October 7, 2026, at 7:00 p.m.in the Jessup Borough Building, 395 Lane Street, Jessup, PA 18436.

Call to Order: Meeting was called to order at 7:00 p.m. by President, Gregg Betti.

Roll Call:	Brian Barrett	Thomas Fiorelli - A
	Gregg Betti	Ron Kordish
	Curt Camoni	Robbie Martin
	Jerry Crinella	

Mary Liz Donato from Lackawanna County Planning and Chris Chapman from DCED gave an overview of multi-municipal zoning

Consent Agenda:

Approve the minutes of the regular meeting September 2, 2026.
Approve the Secretary's report
Approve the July payroll in the amount of $58,787.48
Approve monthly payments from the general fund in the amount of $44,176.09

Reports: Mayor Buckshon announced the 2nd Annual Jessup Block Party was a huge success. He thanked all involved. Trunk or Treat will be held on October 18th and December 5, 2026 will be the Santa Train and Christmas Tree Lighting at Station Park.
Planning Commission Chairperson, Brittani Hamer Barscheski: Brittani noted she was a stickler for minutes and she was not at the last meeting, Sara was. She asked for a continuance of the DBT Conditional Use Hearing because she did not have enough time.
Zoning Hearing Board Chairperson, Jeff Smith: There were 2 hearings held on Friday. Two (2) were approved and one (1) was denied.
Reports of Committees: Gregg announced they were waiting for an estimate from Alloy5
Tax Collector, Genevieve Lupini: Gave an overview of the Borough taxes collected for the month.
Police Department; Chief Edward Boettcher: The Police Department responded to 299 calls for the month of September. They had an unusually high number of requests for welfare checks.
Borough Fire Chief James Anderson: The Hose Company had 95 calls for the month. 77 were EMS.

Solicitor, Maura Armezzani Tunis: Updated Council on the sewer hookup ordinance and professionals Council plans to hire for the DBT Data Center conditional use hearing. There were zoning hearing board hearings on Friday evening as stated by the zoning hearing board chairperson.

Borough Manager, Coleen Watt: Announced the Trunk or Treat hours as 3:00 – 5:00 p.m. on the 18th at Hose Company #2 on Hill Street. November kicks off the food drive for the NEPA Food Basket, Jessup Chapter.

Council Comments:
Robbie Martin commended all involved with the Block Party.
Jerry Crinella asked about prices for a pole barn for DPW
Curt Camoni commended all involved with the Block Party. He noted the restaurants downtown did incredibly well. Thanked LHVA, Steamtown, the Iron Horse Society, Lackawanna Historical Society and Jessup's own Genie Lupini for bringing in the reenactors. Discussed the posting videos motion to the website was to include work sessions. Please post asap. Trunk or Treat and the Santa Train are upcoming.
Ron Kordish thanked those in attendance and noted their opinions matter. He encouraged them to get involved and speak their peace.
Brain Barrett thanked all departments involved with the Block Party.

Public Comments: Genevieve Lupini thanked Jessup Borough for allowing the train come to town. She asked how many people are signed up for Jessup 411 and noted it is a wonderful service provided to the residents.

Stacey Gibson would like Council to consider passing an ordinance notifying residents of construction on their street and giving them 48 to 72 hours to move their vehicles from the area. There was recent construction on Sturges Street, her boyfriend's van was parked on the street because they do not have a driveway and it was towed. Notice was not given to her side of the street or they would have moved it. She does not want to see what happened to them happen to anyone else.

Barbara Bzdick thanked Council for the big signs at the viaduct. She listened to the work session where there were discussions about implementing a fire tax and other tax increases. She asked Council to please think about it before implementing these possible increases.

Andrew Tomaszewicz – Hats off to the Jessup 21st Century and all involved with the Block Party. He had a great time as a resident. He lives near Jessup Youth Sports Center and recently there have been issues with a gentleman who has a German Shepard without a leash running in the back of the Youth Sports Complex. Recently the dog began defecating in his yard and

roaming without a leash. He spoke to the owner who said it wouldn't happen again and three days later the dog was back doing the same thing. He has serious concerns.

Jeff Smith discussed motion O. Voyent Alert and motion T. sending a letter to Valley View School District. He wants Council to be proactive and go after the money as opposed to relying on the school district. Feels a business privilege tax is not worth it for the money you would make. Citizens for Healthy Jessup were contacted by the County to do a drug takeback event. He will contact the Borough Manager and Chief of Police about setting this up if it's ok.

Corey Slush has concerns about e-bikes. In the past month there were 2 accidents in front of his house. These kids are flying.

Motions:

A. Motion to advertise an ordinance to make Short Street one way from Court Street to Rear Hill Street. Motion was made by Curt Camoni second by Brian Barrett. Aye carried. (6-0)

B. Motion to advertise an ordinance to make parking on one side of Short Street from Court Street to Rear Hill Street. Motion was made by Curt Camoni second by Robbie Martin. Aye carried. (6-0)

C. Motion to hire Derk and Edson to implement the Community Vision Plan at a base fee of $56,600.00. Total price not to exceed $70,000.00. Motion was made by Curt Camoni second by Robbie Martin. Aye carried. (6-0)

D. Motion to hire Hailstone Economics to implement the Community Vision plan at a cost of $53,250.00. Total price not to exceed $70,000.00. Motion died

E. Motion to hire Environmental Planning and Design to implement the Community Vision Plan at a cost of $69,696.00. Total price not to exceed $70,000.00 Motion died

F. Motion to hire Michael Baker International to implement the Community Vision Plan at a cost of $74,852.00 Motion died.

G. Motion to adopt Resolution 2026-15 Lackawanna County 2026 Hazard Vulnerability Assessment and Mitigation Plan Update. Motion was made by Robbie Martin second by Jerry Crinella. Aye carried. (6-0)

H. Motion to adopt Resolution 2026-16 applying for the Monroe County LSA Grant for sewer upgrades to Ferdinand/Flynn and Morgan Streets. $400,000.00 Motion was made by Robbie Martin second by Curt Camoni. Aye carried. (6-0)

I. Motion to execute a proposal from benesch related to the review of the DBT Data Center conditional use application. Cost $3,000.00 Motion was made by Ron Kordish second by Curt Camoni. Aye carried. (3-0)

J. Motion to execute proposal with Environmental Planning and Design related to the review of the DBT Data Center conditional use application. Technical review $990.00, Meetings (assumes 1 hearing @ 2 hrs. and coordination with staff $1,044, and reimbursable expenses (1 hearing) $290.00 Motion was made by Robbie Martin second by Ron Kordish. Aye carried. (6-0)

K. Motion to execute proposal with JMS Acoustics for sound studies related to the DBT Data Center conditional use application. Hourly rates as follows: J. Michael Spencer $280.00, Technical Assistants $115.00, Expert Testimony $420.00. Motion was made by Jerry Crinella second by Ron Kordish. Aye carried. (6-0)

L. Motion to execute proposal with EmPower Analytics Group (Michael Cork) for environmental review of the DBT Data Center conditional use application. Motion was made by Jerry Crinella second by Ron Kordish to amend motion L. to include the hourly rate of $275.00 per hour. Aye carried. (6-0) Jeff Smith is a little concerned that this might be one hearing. This will take multiple hearings. Motion was made by Jerry Crinella second by Ron Kordish to execute a proposal with EmPower Analytics Group (Michael Cork) for environmental review of the DBT Data Center conditional use application at the rate of $275.00 per hr. Motion died (1-5) Ron Kordish voted aye.

Melanie Davis Harrison has expertise as a statistician and unfortunately, she was unable to attend the meeting. She submitted comments for Council to consider. They are attached to the minutes.

M. Motion to execute a proposal with Don Graham to negotiate potential contracts with developers. Partners $450.00 per hr., Associates $350.00 per hr., Law Clerk/Senior Paralegal $250.00 per hr., Paralegal $150.00 per hr. Motion was made by Curt Camoni second by Robbie Martin. Aye carried. (6-0)

N. Motion to execute a proposal for Jessup 411 with Voyent for a one-year contract. Cost $3,200.00 Motion was made by Curt Camoni second by Brian Barrett. Aye carried. (6-0)

O. Motion to execute a proposal for Jessup 411 with Voyent for a three-year contract to be paid in advance. Cost $9,000.00 Motion died.

P. Motion to reinvest $144,000.00 with Peoples' Security Bank to continue the ladder of investments. Motion was made by Jerry Crinella second by Ron Kordish. Aye carried. (6-0)

Q. Motion to distribute State Fire Relief funds in the amount of $38,710.72 Motion was made by Jerry Crinella second by Robbie Martin. Aye carried. (6-0)

R. Motion to approve changes to the 2027 Ford dump truck upfit in the amount of $3,668.63 Motion was made by Curt Camoni second by Robbie Martin. Ron Kordish voted not. Aye carried. (5-1)

S. Motion to advertise to hire a full-time DPW employee. Motion was made by Jerry Crinella second by Robbie Martin. Aye carried. (6-0)

T. Motion to send a letter to Valley View School District in support of their tax assessment appeal to Lackawanna County. Motion was made by Jerry Crinella second by Curt Camoni. Aye carried (6-0)

U. Motion to execute Resolution 2026-17 establishing an intergovernmental cooperation agreement between Jefferson Township and Jessup Borough. Motion was made by Curt Camoni second by Brian Barrett. Aye carried. (6-0)

V. Motion to enter into a three-year contract with Rainey and Rainey for auditing services. Year 1 - $9,575.00, Year 2 - $9,875.00, Year 3 - $10,175.00 Motion was made by Curt Camoni second by Jerry Crinella. Aye carried. (6-0)

Adjourn: There being no further business a motion was made by Jerry Crinella second by Robbie Martin. Meeting adjourned 8:30 p.m.

Respectfully submitted,

Coleen Watt, Secretary

Jessup Borough Council
Special Meeting
October 13, 2026, at 6:00 p.m.

A special meeting of Jessup Borough Council was held on Tuesday, October 13, 2026, at 6:00 p.m. in the Jessup Borough Building, 395 Lane Street, Jessup, PA 18434.

Pledge of Allegiance to the flag was given.

Call to Order: Meeting was called to order at 6:00 p.m. by Chairperson, Gregg Betti.

Roll Call:

Brian Barrett	Thomas Fiorelli
Gregg Betti	Ron Kordish
Curt Camoni - Remote	Robbie Martin
Jerry Crinella - Remote	

Council Comments: Jerry Crinella asked if lawn restoration was completed on Lawler Drive. Curt Camoni thanked DPW and Coleen for making sure the section of the Lackawanna Heritage Trail that runs through Jessup was cleaned for the Steamtown Marathon. The Jessup 21st Century did an outstanding job with the hydration station.

Public Comment: None

Motions:

A. Motion to execute proposal with EmPower Analytics Group (Michael Cork) for environmental review of the DBT Data Center conditional use application. Hourly rate $275.00 Motion was made by Curt Camoni second by Robbie Martin to amend motion A. to include not to exceed $15,000.00. Aye carried. (7-0) Melanie Davie Harrison noted the only reference she has is what was said in Archbald and that report was $10,000.00. She cautioned Council to make certain they know what they are getting. Baseline air quality in areas of schools, parks, etc. Demand that you are getting actual air dispersion. Jeff Smith hopes the conversation is happening on continuing the hearing and he hopes the developer agrees we should get another 40 days. We want the experts to get the time they need. Motion was made by Curt Camoni second by Jerry Crinella to execute proposal with EmPower Analytics Group (Michael Cork) for environmental review of DBT Data Center conditional use application not to exceed $15,000.00. Aye carried. (7-0)

B. Motion to hire Marshall Dennehey, special counsel to represent Jessup Borough at the DBT Data Center Conditional Use Hearing(s). Hourly rates are as follows: Partners

$400, Associates $350, Paralegals $150. Motion was made by Curt Camoni second by Robbie Martin. Aye carried. (7-0)

C. Motion to enter into a lease with Community Leasing Partners for a 2027 Chevrolet Tahoe Police Vehicle. Vehicle Cost $79,545.02. Lease option 3. $10,000 down

D. Motion to purchase doors for the police department and front entrance to the Borough Bldg. at the cost of $_____. Erie Materials Scranton $5,683.16, Mesko Glass & Mirror $8,162.00, Torbik Safe & Lock $11,764.00 Motion was made by Jerry Crinella to table. Motion died for lack of a second. Motion D. died.

Adjourn: There being no further business a motion was made by Tom Fiorelli second by Ron Kordish. Meeting adjourned at 6:55p.m.

Respectfully submitted,

Coleen Watt, Secretary

November 4, 2026

GENERAL FUND - October 2026

SAVINGS ACCOUNT

BALANCE: September 30, 2026		**$ 2,540.75**
DEPOSIT RECEIPTS: October 2026		
Interest on Savings - Peoples Security Bank	$ 23.70	
SUBTOTAL		$ 2,564.45
Total Savings Expenditures		*$ -*
BALANCE GENERAL FUND SAVINGS ACCOUNT: October 31, 2026		$ 2,564.45

EXPENDITURES: October 2026

	$ -	

CHECKING ACCOUNT

BALANCE: September 30, 2026		$ 714,524.15
DEPOSIT RECEIPTS: October 2026		
Berkheimer LST - October 2026	$ 856.83	
Berkheimer EIT - October 2026	$ 28,474.87	
Protective Inspection & UCC Fees	$ 2,372.00	
Floodplain Permit	$ 30.00	
Zoning Fees	$ 1,050.00	
Plan Review Fees	$ 707.00	
UCC/Zoning Administrative Fees	$ 609.00	
Jessup Borough 2026 Real Estate Taxes	$ 7,242.50	
Delinquent Real Estate Taxes	$ 1,861.24	
Real Estate Transfer Taxes	$ 5,676.65	
Police Fines - Magistrate & County	$ 574.85	
Police Reports	$ 45.00	
Pave Cut Permits	$ 85.00	
Solicitation Permits	$ 25.00	
Electronic Recycling Fee	$ 80.00	
Donation to Borough - Trunk or Treat	$ 750.00	
Refund due to interest miscalculation on credit card	$ 64.61	
Interest on Real Estate Taxes	$ 6.38	
Interest on Checking - Peoples Security Bank	$ 2,027.75	
Total Checking Account Receipts		$ 52,538.68
SUBTOTAL		$ 767,062.83
Total Checking Account Expenditures		*$ 306,872.98*
GENERAL FUND CHECKING ACCOUNT BALANCE: October 31, 2026		**$ 460,189.85**

GENERAL FUND EXPENDITURES: October 2026

AFLAC	$	125.16
Animal Arrest	$	240.00
AutoZone	$	14.68
Barry Isett & Associates Inc.	$	12,510.44
Belgray Oil	$	197.00
benesch	$	980.50
Blakely Borough	$	2,985.02
Charles Schwab - Police payroll contributions	$	1,550.21
Charles Schwab - 2026 Police MMO payment	$	83,701.53
Comcast	$	1,659.07
De Lage Landen - Financial Services	$	198.80
Dempsey Uniform & Linen Supply Inc.	$	501.53
Dixon Sealer & Supply, Inc.	$	283.50
Econo Signs	$	138.71
Encova	$	4,316.00
English Hardware	$	34.95
Ethan Tench	$	250.00
Five Star Equipment, Inc.	$	461.77
G.J. Farrell Plumbing & Heating Inc.	$	1,385.60
Geisinger - Employer Portion	$	18,389.60
Geisinger - Employee Portion	$	1,224.42
Geritty's Ace - Peckville	$	70.43
Griffin Pond Animal Shelter	$	360.00
Guardian Dental - Employer Portion	$	594.90
Guardian Dental - Employee Portion	$	61.86
Guardian Life Insurance	$	222.75
Guardian Vision - Employer Portion	$	134.79
Guardian Vision - Employee Portion	$	10.74
Iron Nebula	$	8,732.75
IWDA Engineering	$	141.00
Jennifer Filipski	$	190.97
Jermyn Supply	$	320.00
Jessup Ambulance	$	6,272.72
Jessup Fire Relief Association	$	38,710.72
Justus Home & Garden	$	19.99
Marshal Machinery, Inc.	$	690.23
NEPA Concrete & Asphalt	$	3,230.45
Overhead Door of Scranton	$	285.00
Paul's Party Tent Rental	$	2,363.00
Pena-Plas	$	209.38
Pennsylvania American Water Company	$	4,007.10
Pennsylvania Municipal Retirement System	$	5,039.95
Pennsylvania One Call System, Inc.	$	37.64

GENERAL FUND EXPENDITURES: October 2026

Peoples Security Bank	$	511.78
Peoples Security Bank - Credit Card	$	1,335.49
PPL Electric Utilities	$	1,909.07
R& J Main Street Car Wash	$	84.00
Reeves Rent-A-John, Inc.	$	1,101.00
Road Safety Warehouse, Inc.	$	2,430.00
S&S Automotive	$	1,374.00
Saporito, Falcone, & Watt	$	2,183.00
Scranton Printing Co.	$	130.00
Scranton Times	$	1,300.06
Selective Insurance Company of America	$	6,676.00
Starr Uniform	$	165.00
State Workmen's Insurance Fund	$	1,380.00
Swank Motion Pictures, Inc.	$	335.00
Teamsters Local Union 229	$	866.00
The/Studio	$	1,110.46
Thomas Wascura	$	7.20
Topp Business Solutions	$	20.44
UGI Penn Natural Gas, Inc.	$	98.92
Valley Carpet & Janitorial Servies	$	470.00
Verizon Wireless	$	397.55
YCG. Inc.	$	251.00
We Pay Payroll Processing Co.	$	473.50
Payroll Tax Liabilities	$	23,021.96
Employee Payroll	$	56,386.69
	TOTAL	**$ 306,872.98**

Bills Received in October 2026 - General Fund

1st Alarm Security	Annual monitoring for Station Park, Kids Korner; Annual cellular monitoring	$	870.00
Association of Mayors of the Boroughs of Pennsylvania	Annual membership dues	$	70.00
Assured Partners	Renewal of bond for Coleen Watt	$	325.00
Autozone	Vehicle supplies for DPW & Police vehicles	$	584.45
Barry Isett & Associates	Billing for PA UCC/Zoning permit fees & inspections	$	12,438.69
benesch	Engineering services	$	2,380.50
Blakely Borough	Fuel for Borough vehicles	$	4,175.53
Dempsey Uniform & Linen Supply	Cleaning & sanitation services & supplies	$	610.44
Five Star Equipment	DPW supplies	$	85.32
Jennifer Filipski	Reimbursement under HRA	$	100.00
Joseph Cirba	Reimbursement for under boot allowance	$	310.00
Keystone Propane	DPW supplies	$	96.00
Kost Tire & Auto Service Center	Repairs & service to police vehicles	$	3,070.30
Mario J. Hanyon, Esquire	Legal services in conjunction with the Zoning Hearing Board	$	1,097.28
Marshall Dennehey	Legal services in conjunction with the Breaker Street Associates, LLC legal matter	$	100.00
Marshall Machinery	DPW supplies	$	15.75
Masters Concrete Products, Inc.	DPW supplies	$	475.00
Media News Group	General advertising costs with the Scranton Times	$	3,005.98
NEPA Concrete & Asphalt	Road materials	$	2,819.86
Nicorle Pisarski, Court Reporter	Court reporting services in conjunction with the Zoning Hearing Board	$	175.00
Northeast Signal & Electric Company	Repairs to traffic signals	$	5,956.88
PA State Association of Boroughs	Borough Council Association Dues; Borough Membership Dues; PSAB Plus Training Subscription Program	$	869.00
Peters Consultants, Inc.	Alternate engineering services	$	420.00
R&J Main Street Car Wash, Inc.	Washing services for police vehicles	$	60.00
Reeves Rent-A-John, Inc.	Services to Memorial Field, Station Park, Pioneer Field & Sara Bratty Park	$	804.00
S&S Automotive Repair LLC	Repairs to DPW vehicle	$	9,616.00
Saporito, Falcone, & Watt	Monthly bill for legal services	$	3,378.60
Stafursky Auto Parts, Inc (NAPA Auto Parts)	Vehicle supplies for Police vehicles	$	50.87
Starr Uniform	Police uniform purchases	$	1,371.58
Thomas J. O'Hora Co., Inc	Back flow testing at 400 Hill Street & 103 Church Street	$	250.00
Valley Carpet & Janitorial Services	Monthly bill for cleaning services	$	470.00
	Total	***$***	***56,052.03***

Accounts Summary
November 4, 2026

Fund	Account Balance as of 10/31/2026
General Fund - Checking	$ 460,189.85
General Fund - Savings	$ 2,564.45
Money Market Account	$ 631,188.46
CD Portfolio	$ 584,007.05
Treasury Bill Portfolio	$ 575,553.85
Capital Improvements Account	$ 98,196.71
Motor License Account	$ 30,766.85
Refuse Account	$ 240,650.74
Total:	***$ 2,623,117.96***

November 4, 2026

CAPITAL IMPROVEMENTS

BALANCE: September 30, 2026			**$**	**1,009.14**
RECEIPTS: October 2026				
Commonwealth of PA *For Olga Street project*	$	96,933.00		
Peoples Security (Interest)	$	269.57		
TOTAL ACCOUNT RECEIPTS			$	97,202.57
SUB-TOTAL			**$**	**98,211.71**
Total Expenses October 2026			*$*	*15.00*
Balance October 31, 2026			**$**	**98,196.71**
EXPENSES October 2026				
Peoples Security Bank	$	15.00		
Total Expenses	$	15.00		

MONEY MARKET ACCOUNT

BALANCE: September 30, 2026			**$**	**144,065.64**
RECEIPTS: October 2026				
Invenergy LEC Hosting Payment	$	250,000.00		
Invenergy Reimbursement *Church Street Sliplining Project*	$	236,525.35		
Peoples Security (Interest)	$	597.47		
TOTAL ACCOUNT RECEIPTS			$	487,122.82
SUB-TOTAL			**$**	**631,188.46**
Total Expenses October 2026			*$*	*-*
Balance October 31, 2026			**$**	**631,188.46**
EXPENSES October 2026				
Total Expenses	$	-		

MOTOR LICENSE FUND

BALANCE: September 30, 2026			**$**	**40,108.08**
RECEIPTS: October 2026				
Peoples Security (Interest)	$	151.10		
TOTAL ACCOUNT RECEIPTS			$	151.10
SUB-TOTAL			**$**	**40,259.18**
Total Expenses October 2026			*$*	*9,492.33*
Balance October 31, 2026			**$**	**30,766.85**
EXPENSES October 2026				
PP&L	$	9,492.33		
Total Expenses	$	9,492.33		

REFUSE ACCOUNT

BALANCE: September 30, 2026			**$**	**315,146.43**
RECEIPTS: October 2026				
Refuse Fee Collected	$	2,808.00		
JP Mascaro & Sons	$	1,349.70		
Peoples Security (Interest)	$	854.61		
TOTAL ACCOUNT RECEIPTS			$	5,012.31
SUB-TOTAL			**$**	**320,158.74**
Total Expenses October 2026			*$*	*79,508.00*
Balance October 31, 2026			**$**	**240,650.74**
EXPENSES October 2026				
JP Mascaro & Sons	$	79,508.00		
Total Expenses	$	79,508.00		

November 4, 2026

12 Month CD

ORIGINAL BALANCE		**$ 258,137.21**
CURRENT BALANCE		**$ 292,202.23**
Maturity Date:	*5/11/2027*	
Interest Rate:	*3.45%*	

**Rolled over 05/11/2024, 05/11/2025; 05/11/2026*

18 Month CD

ORIGINAL BALANCE		**$ 250,000.00**
CURRENT BALANCE		**$ 291,804.82**
Maturity Date:	*2/4/2028*	
Interest Rate:	*3.65%*	

**Rolled over 02/04/2023, 08/04/2023, 02/04/2024, 02/04/2025, 11/04/2025*
**Rolled into 18 month CD 08/04/2026*

November 4, 2026

12 Month US Treasury Securities

ORIGINAL PURCHASE PRICE		**$ 128,019.58**
VALUE AS OF 10/31/2026		**$ 144,160.01**
Maturity Date:	*12/24/2026*	

12 Month US Treasury Securities

ORIGINAL PURCHASE PRICE		**$ 130,556.36**
VALUE AS OF 10/31/2026		**$ 140,793.08**
Maturity Date:	*3/18/2027*	

12 Month US Treasury Securities

ORIGINAL PURCHASE PRICE		**$ 124,648.36**
VALUE AS OF 10/31/2026		**$ 144,002.40**
Maturity Date:	*6/30/2027*	

12 Month US Treasury Securities

ORIGINAL PURCHASE PRICE		**$ 128,984.04**
VALUE AS OF 10/31/2026		**$ 146,175.51**
Maturity Date:	*9/30/2027*	

Insured Cash Account

ORIGINAL BALANCE		**$ 1,664.90**
CURRENT BALANCE		**$ 422.85**

**Please note that values fluctuate on a daily basis and the interest on the bills is not fully recognized until the bills have reached their maturity dates.*

October 7, 2026

Dear Jessup Borough Council,

I am writing to respectfully address the matter of the public health impact of the proposed DBT data center located on the site of the former TMG Health.

I am a research biostatistician with expertise in GIS, geospatial statistical analysis, hierarchical modeling and simulation, Bayesian inference, causal inference, chronic disease epidemiology, and health services. I hold a BS in Biological Anthropology from Penn State (2011) and a PhD in Biostatistics from the Department of Public Health Sciences at the Medical University of South Carolina (2018). I have authored (first author and co-author) papers on methodology and applications across the areas of my expertise. I have successfully competed for grants and am currently a principal investigator for a federally funded merit project with additional proposals to be submitted in the upcoming cycle. In addition to research, I also work in the sphere of operations, creating decision support tools such as dashboards and maps to inform stakeholders and policy makers at local and national levels.

As a professional working in my field, I am concerned by the employment of EmPower Analytics first by residents in Archbald, Pennsylvania, then Lackawanna County, and now potentially in Jessup. I will outline those concerns below.

1) EmPower Analytics provided a 40 page public health assessment in the Wildcat Ridge hearings earlier this year. Dr. Michael Cork, the CEO and co-founder of EmPower Analytics, received his doctorate approximately 6 months prior to contracting to produce the report and holds a full-time postdoctoral position at Harvard University. During testimony, he indicated that the 40 page report took him 140-180 hours to produce and he was compensated $10,000.
    a. For someone holding a full time position at a prestigious university, an additional 140-180 hours of work over 2 weeks is an extreme amount of time to commit to a singular report and equates to (10,000/150 = $66.67/hr) a menial wage for an “expert”
    b. An individual who has only held a degree for 6 months could be construed as a very early career professional rather than an expert whose testimony is then subject to cross examination and rebuttal by more experienced experts.
2) The 40 page report uses modifications of a single multiplicative equation that derives estimates (tons) for 4 pollutants: NO_x, $PM_{2.5}$, SO, and VOCs. Input values for the equation are easily accessible: most of the information comes from the developers’ application and the rest comes from readily available estimates of

pollutant specific emission rates. The numbers computed from the equations were then input into the EPA's COBRA (Co-Benefits Risk Assessment) free online tool. All results presented in the report were generated from various scenarios input into COBRA.

   a. Dr. Michael Cork has demonstrated work in sophisticated statistical modeling as evidenced by his publications and dissertation. The 40 page report presented at the Wildcat Ridge hearing is not indicative of that level of sophistication.
   b. A phone calculator could estimate the tons of each pollutant generated by the diesel generators for a given project. The equation only requires very basic multiplication. Every additional "scenario" investigated, be it additional run hours or a different generator tier, requires only an adjustment of a multiplicative factor.
   c. COBRA is not sophisticated software. It is a free online calculator which the EPA itself refers to as "quick and dirty" and "not rigorous".
   d. COBRA was conceptualized as a way for counties or states to understand the benefits of environmentally friendly initiatives such as swapping diesel school bus fleets for electric school bus fleets.
   e. COBRA is not intended for site specific environmental hazards and their localized consequences. Its use for a single site's public health impact analysis constitutes an error referred to as "spatial misalignment" which occurs when you have different spatial scales.

3) The report is generic in that details about Archbald, Pennsylvania that could contribute valuable information to a public health impact assessment are not included. The only information specific to Archbald and the Wildcat Ridge proposal is the number of generators and the amount of power for each generator. In that specific report, Dr. Michael Cork varied the generator tier due to uncertainty/ambiguity in the application. In other applications where the developer commits to a specific tier, this would not be necessary and would substantially reduce the amount of output.
4) The report fails to consider baseline tons of each pollutant for Lackawanna County. Estimates of the baseline tons are clearly presented on the COBRA tool.
   a. Percent increases for each pollutant would be valuable information and are easily calculated.
   b. COBRA cannot provide baseline tons at the borough level. It is highly unlikely that the burden to the pollutants is evenly dispersed throughout the county or that each borough is adequately represented by the baseline amount.

5) No analysis of other types of permitted development on the Wildcat Ridge site was provided. This was addressed in the developers' rebuttal witnesses' testimony, albeit poorly in my opinion.
    a. Residential neighborhoods and warehousing also produce non-zero emissions and therefore have non-zero impacts on statistical lives and dollars as evidenced by their input into COBRA.
    b. A comparison would indicate the "excess" risk associated with the particular development proposal and parameters.
6) In summary, COBRA is a cheap yet ineffective tool to assess the public health impact of a single proposed project. It underestimates the local effect the project will have while producing estimates of health impacts (statistical lives and dollars) that grow to appear extreme as the number of generators for a single project increases, the run time increases, the amount of MW per generator increases, the load factor increases, or the tier of generator decreases.
7) EmPower Analytics is currently working on a county-wide public health impact assessment. Based on the amount of time and effort that went into the 40-page report in the Wildcat Ridge hearing, I find it difficult to understand how the company can undertake an assessment in Jessup.
8) Attached you will find the emissions/COBRA results based on DBT's current application in Jessup. The input estimates were obtained from the DBT application itself which specified:
    a. 26 generators
    b. 2.5 MW each
    c. Tier 4

    To remain consistent with the Wildcat Ridge assessment, the same load factor was used (0.7). Results for 16 hrs/year run time and 100 hrs/year run time are included to provide an array of plausible estimates based on the testing floor and the testing floor plus emergency use hours.
9) The attached results, prepared by a professional biostatistician in ~2 hours for a cost of $0 to the borough, analogous to the 40 page report provided for Wildcat Ridge without redundant information, should NOT be:
    a. Used for justification or estimation of a Jessup-specific public health impact from the proposed development (it is an underestimate at the appropriate local borough level and fails to take into account vulnerable populations and air dispersion, falsely spreading the emissions equally across the county)
    b. Paid for again by Jessup taxpayers
10) I am proposing my professional expertise to conduct the appropriate borough specific cumulative air dispersion modeling based on the estimated emissions from

the DBT project and the existing emissions from local sources, namely and foremost the Lackawanna Energy Center (Invenergy). Other borough conditionally approved projects' emissions could also be modeled simultaneously to enhance the hypothetical compounded scenario.

a. Cost: $0.00 total, $0.00 hourly, and $0.00 in travel expenses
b. End product: prepare a report providing tables of quantitative results and publication-quality figures with multi-layer maps indicating the dispersion patterns overlayed on Jessup's topography, vulnerability indicators such as the CDC's Social Vulnerability index and/or the census-block group level Area Deprivation Index, parks and recreation facilities, and schools
c. Timeline: 2 weeks from time of proposal acceptance with iterative discussion in between

While I myself can quickly and confidently provide the geospatial statistical components of the public health assessment, I advise that a comprehensive multidisciplinary team review the results and provide meaningful context to the overall public health impact. Suggestions for such experts include clinicians (primary care, pulmonology, pediatrics) and/or regulatory industry experts such as those who served as rebuttal witnesses in the Wildcat Ridge hearings. I have spoken with local resident and pediatrician Dr. Melissa Jones and she has offered her professional expertise pro bono.

Additionally, I assert that I am an unbiased data analyst and that my residing in Jessup and any prior public statements regarding the need for safeguards for the wellbeing and health of Jessup's residents do not constitute bias in a transparent, well-documented and methodologically justifiable public health impact analysis. I have no financial incentives or conflicts of interest to disclose.

Lastly, I would ask council, if you so choose to hire EmPower Analytics, to be a very critical consumer on behalf of Jessup's residents and demand a realistic effort/cost breakdown and a legally translatable, borough-specific air dispersion model, analysis, maps and report.

Should you require any further information, please do not hesitate to contact me at 570-575-4364 or Mel.Davis15@gmail.com.

Sincerely,

Melanie Davis, PhD

Biostatistician

Model and Results from EPA's COBRA (effort: 2.5 hours total including letter above, admittedly background and interpretation in the Wildcat Ridge hearing would also take several hours but could be a copy-paste from other reports as it was not specific to Archbald; cost to analyst: $0 in software, potential cost to borough:~ $10,000)

Model:

Annual emissions (g) = Number of generators x annual hours in use x rated generator capacity x load factor x pollutant-specific emission rate

From DBT application/established factors/plausible scenarios:

Number of generators: 26

Annual hours in use (2 scenarios):16 hours (testing minimum); 100 hours (testing + emergency use)

Rated generator capacity: 2.5 MW

Load factor: 70% = 0.7, plausible value used in Wildcat Ridge report

Pollutant-specific emission rates for Tier 4 generators:

Pollutant	Emission Rate
NOx	0.67
PM2.5	0.03
VOCs	0.19
CO*	3.5

* CO is not an input option in COBRA

Via multiplication using the above equation:

	Pollutant	Emission Rate	Annual emissions (g)	Annual emissions (tons)	Baseline emissions in Lackawanna County (tons)	Percent Increase Attributed to DBT project
16 hrs	NOx	0.67	487,760	0.5377	90.12	0.67%
	PM2.5	0.03	21,840	0.0241	6.11	0.4%
	VOCs	0.19	138,320	0.1525	6.27	2.4%
	CO*	3.5	2,548,000	2.8087		
100 hrs	NOx	0.67	3,048,500	3.3604	90.12	3.7%
	PM2.5	0.03	136,500	0.1505	6.11	2.5%
	VOCs	0.19	864,500	0.9529	6.27	15%
	CO*	3.5	15,925,000	17.5543		

Input the emissions (in tons) into the Web Edition Tool at epa.gov/cobra using the following point-and-click parameters:

Pennsylvania -> Lackawanna County -> Sector: Fuel Combustion: Industrial ->Oil->Distillate

COBRA results:*negative values because COBRA assumes “benefits”

16 hour scenario (very negligible AT THE COUNTY LEVEL in my opinion):

Total Health Benefits		
	-$3,893	-$6,204
	Low Value	High Value
	Change in Incidence	Monetary Value
Total Mortality	**-0.000 / -0.000**	**-$3,698 / -$6,009**
Mortality, All Cause (PM)	-0.000 / -0.000	-$2,085 / -$4,396
Mortality, O3 Short-term Exposure (O3)	-0.000	-$69
Mortality, O3 Long-term Exposure (O3)	-0.000	-$1,544
Nonfatal Heart Attacks (PM)	**-0.000**	**-$7**
Infant Mortality (PM)	**-0.000**	**-$12**
Total Hospital Admits, All Respiratory	**-0.000**	**-$0**
Hospital Admits, All Respiratory (PM)	-0.000	-$0
Hospital Admits, All Respiratory (O3)	-0.000	-$0
Total Emergency Room Visits, Respiratory	**-0.000**	**-$0**
Emergency Room Visits, Respiratory (PM)	-0.000	-$0
Emergency Room Visits, Respiratory (O3)	-0.000	-$0
Total Asthma Onset	**-0.001**	**-$52**
Asthma Onset (PM)	-0.000	-$17
Asthma Onset (O3)	-0.000	-$35
Total Asthma Symptoms	**-0.112**	**-$27**
Asthma Symptoms, Albuterol Use (PM)	-0.041	-$0
Asthma Symptoms, Chest Tightness (O3)	-0.020	-$8
Asthma Symptoms, Cough (O3)	-0.023	-$9
Asthma Symptoms, Shortness of Breath (O3)	-0.010	-$4
Asthma Symptoms, Wheeze (O3)	-0.018	-$7
Emergency Room Visits, Asthma (O3)	**-0.000**	**-$0**
Lung Cancer (PM)	**-0.000**	**-$0**
Hospital Admits, Cardio-Cerebro/Peripheral Vascular Disease (PM)	**-0.000**	**-$1**
Hospital Admits, Alzheimers Disease (PM)	**-0.000**	**-$1**
Hospital Admits, Parkinsons Disease (PM)	**-0.000**	**-$0**
Stroke (PM)	**-0.000**	**-$0**
Total Hay Fever/Rhinitis	**-0.004**	**-$5**
Hay Fever/Rhinitis (PM)	-0.001	-$2
Hay Fever/Rhinitis (O3)	-0.003	-$3
Cardiac Arrest, Out of Hospital (PM)	**-0.000**	**-$0**
Emergency Room Visits, All Cardiac (PM)	**-0.000**	**-$0**
Minor Restricted Activity Days (PM)	**-0.069**	**-$9**
School Loss Days (O3)	**-0.045**	**-$76**
Work Loss Days (PM)	**-0.012**	**-$4**
Total PM Health Effects	**-0.124 / -0.124**	**-$2,137 / -$4,449**
Total O3 Health Effects	**-0.119**	**-$1,755**

100 hour scenario:

Total Health Benefits		
	-$24,703	-$39,151
	Low Value	High Value
	Change in Incidence	Monetary Value
Total Mortality	**-0.002 / -0.003**	**-$23,456 / -$37,904**
Mortality, All Cause (PM)	-0.001 / -0.002	-$13,032 / -$27,479
Mortality, O3 Short-term Exposure (O3)	-0.000	-$447
Mortality, O3 Long-term Exposure (O3)	-0.001	-$9,978
Nonfatal Heart Attacks (PM)	**-0.000**	**-$41**
Infant Mortality (PM)	**-0.000**	**-$75**
Total Hospital Admits, All Respiratory	**-0.000**	**-$3**
Hospital Admits, All Respiratory (PM)	-0.000	-$2
Hospital Admits, All Respiratory (O3)	-0.000	-$1
Total Emergency Room Visits, Respiratory	**-0.002**	**-$3**
Emergency Room Visits, Respiratory (PM)	-0.000	-$1
Emergency Room Visits, Respiratory (O3)	-0.001	-$2
Total Asthma Onset	**-0.004**	**-$334**
Asthma Onset (PM)	-0.001	-$104
Asthma Onset (O3)	-0.003	-$229
Total Asthma Symptoms	**-0.715**	**-$177**
Asthma Symptoms, Albuterol Use (PM)	-0.256	-$0
Asthma Symptoms, Chest Tightness (O3)	-0.126	-$49
Asthma Symptoms, Cough (O3)	-0.149	-$58
Asthma Symptoms, Shortness of Breath (O3)	-0.064	-$25
Asthma Symptoms, Wheeze (O3)	-0.119	-$46
Emergency Room Visits, Asthma (O3)	**-0.000**	**-$0**
Lung Cancer (PM)	**-0.000**	**-$2**
Hospital Admits, Cardio-Cerebro/Peripheral Vascular Disease (PM)	**-0.000**	**-$3**
Hospital Admits, Alzheimers Disease (PM)	**-0.000**	**-$7**
Hospital Admits, Parkinsons Disease (PM)	**-0.000**	**-$1**
Stroke (PM)	**-0.000**	**-$3**
Total Hay Fever/Rhinitis	**-0.028**	**-$32**
Hay Fever/Rhinitis (PM)	-0.009	-$10
Hay Fever/Rhinitis (O3)	-0.019	-$22
Cardiac Arrest, Out of Hospital (PM)	**-0.000**	**-$1**
Emergency Room Visits, All Cardiac (PM)	**-0.000**	**-$0**
Minor Restricted Activity Days (PM)	**-0.432**	**-$54**
School Loss Days (O3)	**-0.288**	**-$489**
Work Loss Days (PM)	**-0.073**	**-$23**
Total PM Health Effects	**-0.774 / -0.775**	**-$13,359 / -$27,807**
Total O3 Health Effects	**-0.771**	**-$11,344**

The above results do not constitute a proper analysis of the local effects of the DBT proposed development.

A proper Jessup borough-level analysis must take into account: air dispersion, baseline PM2.5 concentration from nearby emissions sources, and population vulnerability

Can QUICKLY re-run above with alternative inputs such as increased number of generators, increased MW, increased/decreased hrs, etc.