

**Lower South Valley COG Meeting
September 10th, 2025
Earth Conservancy
101 South Main Street
Ashley, PA 18706**

Meeting Minutes

Call to Order

The regular meeting of the Lower South Valley COG was called to order at 10:00am on September 10th, 2025 by Chairman Sam Guesto.

Members Present:	Members Absent:
Ashley Borough – Frank Sorokach	Plymouth Township
Hanover Township – Sam Guesto	
Newport Township – Joe Hillan	
Plymouth Borough – Earl Conyigham	
Earth Conservancy – Terry Ostrowski	
Wyoming Valley Sanitary Authority – Andy Reilly	
Nanticoke City - Jen Polito, Donna Wall	
Luzerne County Community College - Maria DeLucca	
Sugar Notch Borough - Dominic Panetta, Jim Mullin	

Others Present:

Hailstone Economic – Sara Hailstone, Ted Ritsick

Approval of 07.09.2025 Meeting Minutes

Motion: Mr. Sorokach – **2nd:** Ms. Polito

Motion passed unanimously.

Public Comment

N/A

Treasurer's Report

Ms. Polito reported that the fueling station account is cash flow positive and automatic payments have been set up for PPL and Service Electric to ensure no gaps in service or shutdowns. Reconciliations are complete as of August 31st, 2025.

Old Business

None

Items for Consideration

A. Authorization of Payment

1. Hailstone Economic
 - i. Invoice 1651 for Consulting July 2025 for \$2197.50
 - ii. Invoice 1668 for Consulting August 2025 for \$1302.13

Motion to approve:

Motion: Mr. Sorokach **2nd:** Mr. Reilly

Motion passes unanimously.
2. Slusser Law Firm Invoice 41945 & 41946 for Legal Services for \$707.00

Motion to approve:

Motion: Mr. Hillan **2nd:** Ms. Polito

Motion passes unanimously.
3. Button Energy Fuel Deliveries (Fueling Station) - Ms. Polito reported that the 1203981 invoice is the only one unpaid. Once it is later this week there will be approximately \$5,000 in funds in the account. Mr. Guesto commented on the success of the cash flow and savings. A ribbon cutting will be scheduled pending the state budget.
 - i. Invoice 1201178 for \$20,178.60
 - ii. Invoice 1203696 for \$20,755.20
 - iii. Invoice 1203981 for \$20,507.69

Motion to approve:

Motion: Mr. Sorokach **2nd:** Mr. Hillan

Motion passes unanimously.
4. Medico Construction - Mr. Guesto reported that the ATLAS quote reflects a credit for a previous piece of equipment.
 - i. Invoice 95264 for \$418.11 for Air Filters
 - ii. Quote for ATLAS Cobra Pro Combi Kit for \$4,000

Motion to approve bills and authorize purchase:

Motion: Ms. Polito **2nd:** Mr. Reilly

Motion passes unanimously.
5. Verdantas (Borton Lawson)
 - i. Invoice #34330 for \$34,505.76 for Act 537 Plan

Motion to provide payment for all bills as presented:

Motion: Mr. Hillan **2nd:** Mr. Ostrowski

Motion passes unanimously.

B. Discussion and Motions Regarding EPA Brownfields Inventory

1. Mr. Ritsick reported on the EPA Brownfields Inventory program shared by the Earth Conservancy that would allow for a categorization, inventory and public outreach surrounding brownfield sites. The item was sent to the Land Bank for discussion on a co-application to allow for greater coverage of municipalities to include Kingston and Wilkes-Barre. The Land Bank approved engagement with the EPA. Funding for cleanup would be more likely following inventory completion. COG members expressed support for co-application.

Motion to authorize engagement of EPA on program.

Motion: Ms. Wall **2nd:** Mr. Sorokach

Motion passes unanimously.

C. Discussion and motions regarding 2026 budget items, COG programs and program fees. - Mr. Ritsick reported that the MAP project for the plan and zoning update is on hold due to the state budget. Ms. Polito reported on keeping the membership fee the same versus additional program fees. Maintenance would be a separate program fee. If nine members are included in the program fee which would exclude LCCC \$3,000 for a program fee and \$400 for membership is a recommended budget item. Mr. Ritsick will be sending out the MAP budget again. Members are reminded the total municipal contribution is over two years.

D. Fueling Station Discussion and Motions

1. 2025 Cash Flow Update - Discussed in previous topics.
2. Update on Remaining Construction Tasks and Transition -
 - i. Lighting, Key Cards, Remote Tank Level System, and Camera System
 1. Key Cards were expected to be received during the 3rd week in August. The vendor has not provided an update despite multiple follow ups. The lack of cards is resulting in the COG missing revenue from inability to use.
 2. COG members discussed LSA applications. Mr. Guesto requested prices for the previous COG grant. DCED informed Mr. Ritsick that the meeting for the contract modification for the skid steer was moved to November. Mr. Guesto will be submitting an LSA for lighting, gate excavator and truck.
 - ii. Press Release/Ribbon Cutting Date - Discussed in previous topics. Mr. Guesto would like to name the facility after Mr. Yudichak
 - iii. Open Discussion on Other Issues

Open Discussion/Partner Updates

Mr. Guesto reported on future paving projects by the COG in Nanticoke, Sugar Notch and Hanover.

Adjournment

Motion: Mr. Mullen – **2nd:** Mr. Reilly

Motion passed unanimously. Meeting adjourned 10:35am.