

**Summit Hill Borough Council**  
**December 23, 2024, 8:00 a.m. Borough Hall**

The special meeting of the Summit Hill Borough Council was held at the above time and place with President David Wargo presiding.

**Roll Call** – President David Wargo, Vice President Joseph Weber, Lacey Gonzalez, Karen Ruzicka, Alan Kruslicky, and Edward Kane were in attendance. Marlene Basiago, Solicitor Robert Frycklund, and Mayor Jeffery Szczecina were absent.

**Floor** – No one was present

**New Business** –

1. President Wargo said they are looking to adopt Ordinance No. 04-2024 regarding the real state licensing, to provide requirements for the licensing and inspection of residential rental units. Ms. Steber said that Councilwoman Basiago asked her to mention her concern with Section 361-9 and that it reads within three of receiving a rental license, the first inspection shall be scheduled. President Wargo said that in Section 361-10 it defines that inspections will occur to a program outside the scope of the ordinance. **Motion was made by Karen Ruzicka and seconded by Edward Kane to adopt Ordinance No. 04-2024 amending the Code of Ordinances to add the real estate licensing, to provide requirements for the licensing and the inspection of residential rental units.** Motion was opened for comment. Councilwoman Gonzalez would like to know what the intention is they cannot provide the information that is required under Section 361-9 E (1-4). President Wargo explained that they would not get issued a license if the documentation is not provided. Whatever entity is applying for the license would be required to meet the criteria. A brief discussion took place regarding the matter. Ms. Gonzalez said that there were recent legal findings that said if you are collecting the information for purposes of tracking and keeping good commerce, that is ok. But if you are trying to enforce law, by the tracking of this information, it is deemed unconstitutional. The finding is coming out of Texas right now, but they have discontinued the BOI reporting because of the supreme court finding. President Wargo said that until someone would strike it down and challenge the law officially, our ordinance is our ordinance and will stand until it is challenged. There is state law in Pennsylvania, which Doyle Heffley helped pass, that requires LLCs to identify themselves. If they owe money, they are disqualified from purchasing other properties. This is a major part of trying to fight predatory landlords. He would rather not operate on speculation. No further comments were made. Motion carried by majority vote with Lacey Gonzalez opposing.
2. **Motion was made by Alan Kruslicky and seconded by Karen Ruzicka to adopt Ordinance No. 05-2024 establishing Rules and Regulations to preserve the life, health and property of persons and to maintain the public peace in and about the Borough Parks.** Motion was opened for comment; none made. Motion carried unanimously by Council.
3. **Motion was made by Lacey Gonzalez and seconded by Alan Kruslicky to adopt Ordinance No. 06-2024 establishing Rules and Regulations for Special Purpose Parking Spaces within the Borough.** Motion was opened for comment; none made. Motion carried unanimously by Council.
4. **Motion was made by Edward Kane and seconded by Lacey Gonzalez to adopt Resolution No. 08-2024 establishing fees for Real Estate Licensing and Rental Inspections.** Motion was opened for comment; none made. Motion carried unanimously by Council.

**Motion was made by Alan Kruslicky and seconded by Joseph Weber to amend the agenda to advertise the position of a Records Clerk if they do not find a suitable candidate through the temp agency.** Motion was opened for comment; none made. Motion carried unanimously by Council.

**Motion was made by Alan Kruslicky and seconded by Joseph Weber to conditionally advertise the part-time position for a Records Clerk if they are not able to find a suitable candidate through the temp agency.** Motion was opened for comment; none made. Motion carried unanimously by Council.

President Wargo thanked Council for a good year and said he was appreciative for how they worked together throughout the year. He also wished everyone a Merry Christmas and a Happy New Year.

**Motion was made by Lacey Gonzalez and seconded by Joseph Web to adjourn at 8:20 a.m. until the next regular meeting of the Summit Hill Borough on January 14, 2025.** Motion was opened for comment; none made. Motion carried unanimously by Council.

David Wargo  
Council President

Kira Steber  
Secretary/Treasurer