

MINUTES – October 20, 2025

Borough of Cambridge Springs

A regular meeting was held by the Cambridge Springs Borough Council on Monday, October 20, 2025, at 161 Carringer Street. The meeting was called to order by Mayor Delores Hale at 7:00 p.m. The following members were present: Jennifer Howell, Randy Gorske, Jeremy Ball, Marci Dickson and Brian Harmon. Also present was Borough Manager Sandy Pude. Amber Livermore was absent.

Approval of Minutes

A motion was made by Dickson to approve the October 6, 2025 Borough Council Meeting minutes. The motion was seconded by Harmon. A poll vote was taken:

HOWELL	-	abstain	GORSKE	-	yes	RESULTS:
BALL	-	yes	DICKSON	-	yes	5 yes 1 abstain
HARMON	-	yes	HALE	-	yes	MOTION CARRIED

Solicitor's Report – None

Engineer's Report – None

Committee Reports

Administration & Finance – Gorske submitted a written report

Police Committee – Howell submitted a written report

Lane Use & General Safety – None

Public Works – None

Report on Operations – A written report was submitted.

Hearing of Citizens and Taxpayers

Valerie Orr from 530 Beach Avenue and Frank Prince said they have been having an ongoing property line dispute with the neighbor at 230 Center Street. They wanted to know what the definition of a fence was in the Borough Ordinances.

Pude said the Ordinances do not list fence in the definition section.

They said the neighbor constructed what they feel is a fence. She placed wood, stones and plastic along the property line. It is on her side of the property line, but they feel it should be set back just like a fence would be. They also installed wood post along the property line.

Dickson asked if there was anything connecting the wood posts.

Orr and Prince said no there was nothing connecting the posts. But they feel what has been placed there is considered a fence.

Orr said that there are weeds on the neighbor’s property and she is afraid those will be harboring snakes. The neighbor’s food truck is parked along the street all the time.

Hale said they would need to contact a lawyer to see if they would have a civil case against the neighbor because the Borough does not get involved in property line disputes.

Unfinished Business

Delores Hale provided an update on the Active Aging project at 110 Canfield Street. She also said that the playground equipment has been installed, and the sidewalk is in place. The remaining equipment will be delivered on Thursday, October 23rd. After the installation the remaining section of sidewalk and the ADA parking will be completed.

Hale also said that she was asked to speak about the Borough at the Hayfield Grange meeting. She provided a list of all of the projects, grants and improvements that have been completed by the Borough and CREATE or are in the process. Most of these projects were discussed during the Placemaking opportunity provided by the Northwestern REC’s Rural Rocks Grant.

New & Other Business

1. Ordinance #860-2025 – Amendment to the LERTA Ordinance

A motion was made by Harmon to adopt Ordinance #860-2025 entitled “Sunset Provisions” of Chapter 852, the Local Economic Revitalization Tax Assistance Provisions of the Codified Ordinances of the Borough of Cambridge Springs. This provision enables the Borough to grant certain real estate tax exemptions for certain industrial, commercial and business improvements located in designated deteriorated areas in the Borough. The motion was seconded by Ball. A poll vote was taken:

HOWELL	-	yes	GORSKE	-	yes	RESULTS:
BALL	-	yes	DICKSON	-	yes	6 yes
HARMON	-	yes	HALE	-	yes	MOTION CARRIED

2. Exoneration of Borough Real Estate Taxes for 123 Root Avenue for tax year 2025

Justin & Jennifer Howell petitioned the Borough Council to request exoneration of the real estate taxes for tax year 2025.

The Howell's purchased the property at 123 Root Avenue after the fire that occurred in April. They paid all of the back taxes that were due on the property and demolished the house. They requested exoneration of \$234.13 which represents the Borough real estate taxes for the two parcels.

A motion was made by Ball to grant the exoneration of \$234.13 in Borough real estate taxes for 2025. The motion was seconded by Dickson. A poll vote was taken:

HOWELL	-	abstain	GORSKE	-	yes	RESULTS:
BALL	-	yes	DICKSON	-	yes	5 yes 1 abstain
HARMON	-	yes	HALE	-	yes	MOTION CARRIED

Approval of invoices

A motion was made by Howell to approve payment of the invoices. The motion was seconded by Dickson. A poll vote was taken:

HOWELL	-	yes	GORSKE	-	yes	RESULTS:
BALL	-	yes	DICKSON	-	yes	6 yes
HARMON	-	yes	HALE	-	yes	MOTION CARRIED

Adjournment

A motion was made by Dickson to adjourn the meeting. The motion was seconded by Howell. A poll vote was taken:

HOWELL	-	yes	GORSKE	-	yes	RESULTS:
BALL	-	yes	DICKSON	-	yes	6 yes
HARMON	-	yes	HALE	-	yes	MOTION CARRIED

The meeting was adjourned at 8:02 p.m.

Respectfully Submitted,



Sandra M. Pude, Borough Manager

