Typed: September 24th, 2019

The regular monthly meeting of the Board of Supervisors of Cass Township was held on Wednesday, August 28th, 2019 at the Township’s Municipal Building, Duncott, PA.

Present at the meeting were: Mary Lou Bergan, Michael Kulpcavage, Mike Sorokach, Bob Helt, Joyce Cutler, John Kalovcak, Chris Ternowchek, Kayla Sep, Jeremy Slifko, and Antoinette Purcell.

Brenda Helt calls the meeting to order.

All recited the Pledge of Allegiance to the Flag.

Meeting start time: 6:35pm.

Roll Call of Officers:


Other attendance/absentees:

Donald G. Karpowich, Solicitor – present.

Evelyn J. Bergan, Secretary – present.

Richard C. Clink, Chief CTPD – present.

Chairperson Helt states that the minutes from the July 2019 minutes have been placed at each seat. Helt makes a motion to dispense the reading of the minutes and to accept them as printed if there are no corrections or omissions. Wentz seconds. Motion passed. Roll Call: Unanimous Favorable Vote.

Helt calls for discussion from the audience.

Mike Sorokach, Owl Road – States that as most everyone knows that last week Gary Purcell, a resident of Cass Township, was killed in a violent motorcycle accident. Even though the accident was not caused by this issue, Mike states that he would like the word to get out to everyone that when mowing grass to not throw it onto the roadway; it’s very dangerous (like ice) to the drivers of motorcycles. Mike also asks Elvin if it’s possible for him to start putting out a road schedule of what is planned for the following month. He states that he understands that everything is subject to change but it’s a suggestion that will give people a heads up on what work is planned to be done on the roads. Elvin
states that he has tried writing a schedule out for what the road crew will do and it never works out.

Joyce Cutler, Oak Lane - Asks if there is a house in the Township that has condemned papers on it – for example, if the water or sewer was shut off – and asks about the process. The Solicitor explains the process and the reasons a property would be condemned and placarded by a municipality. Joyce then asks Chief Clink when the last time was that DOT had checks on Valley Road. He replies that it was a few months ago. Joyce states that there is a lot of truck/tractor trailer traffic on this road. Rick states that the police check the trucks when they are up in the Highridge Park writing parking tickets, etc.; he explains that when weighing trucks what will happen is they will get one overweight truck and then the rest won’t move through the area. The discussion continues. Joyce states that the tractor trailers are banned from coming down the Gordon Mountain, but she still sees a lot of them going into Minersville. Joyce then asks how we get more school bus stop signs on Valley Road. Rick states that Valley Road is State highway so he would think the State would need to be contacted. Joyce also asks for police to sit near Mark Hammer’s garage and at all the stops along Valley Road because she has witnessed cars going right through as the buses are stopped. Rick states that he will contact PennDOT and the School District regarding the school bus sign, as well as, locations of the bus stops along Valley Road.

Antoinette Purcell, High Road – had complaints about high school students coming up the Low Road and not stopping at the stop sign at the intersection of Low and High Road.

John Kalovack, Maple Ave – States that he asked (2) meetings ago about a sign being placed to stop the tractor trailers coming off of 901; and asks if the Board came up with anything yet. Supervisor Brennan replies no, nothing yet. John asks again for signage.

Chris Ternowchek, Flag Lane – Asks if the Board has come up with a plan for the roads yet. Supervisor Helt states that loan application has been completed, but we are waiting on the audit report for its submission. She will contact the CPA’s office tomorrow to see what the hold-up could be because we expected to have it by now.

Hearing no questions or comments; Supervisor Helt closes the discussion.

Helt moves onto the items on the agenda.

Updates from Frank Zukas of SEDCO –
Green-Light-Go Grant Funds - Frank gives an update regarding the Green-Light-Go Grant that was underwritten by HIDA on behalf of the Township to address (2) of the traffic lights on the Cass Township side of Highridge; he explains that it was an 80/20 split on the cost of the upgrades. The 20% local match was paid by HIDA based on funds that the County provided – so there was no cost to the Township. The reimbursement had been submitted and the check (approximately $92,000) will come back to the Township – he would like to ratify the understanding that when those funds are received by the Township that they will be reimbursed back to HIDA so it can be reimbursed for the expenses that have been paid out.

SEDCO Shell Building -- Frank gives an update on the SEDCO Shell Building – he explains that the building is not complete yet; however, it has been listed on the market and they are looking for a client to lease it. He states that he will keep the Township updated along the way, but he would like to mention that the Township has a land development ordinance (SALDO) which requires funds that are set aside to make sure the building is inspected and reviewed during the course of construction. As an example, the cost of the Township fee for the building was about $84,000 - the Township keeps 15% and the rest goes back to the consulting engineer. Frank states that he/SEDCO has a great relationship with ARRO Consulting – but, during the course of construction there were (13) inspections on the building and obviously there are more to come since there is other work that needs to be done to finish it off – but the average cost of an inspection is $5,500 – it’s just mind boggling when it’s not based on some form of actual time and expense associated with it. Frank states that SEDCO has worked very closely with the Township over the course of the years – and suggests that the Board take a look at that process because it not only affects their project but everything that will happen in the Park – and $5,500 per inspection is just an overkill situation to the extent that he would appreciate if the Board would take a look at it.

Tyson Expansion – Frank explains that they have been going through an expansion for the better part of the year and it’s close to being done – part of what they did as part of their project was excavated an area to create new storm water management that would replace the expansion on the building which came into their existing storm water system. That created a substantial amount of fill – that fill on a temporary basis was piled on the back end of the site and while it was there as fill, it was not intended to be there permanently. SEDCO has really been on their case in conjunction with the Township to make sure that when the project was done, the fill was removed or brought down to what was projected to be there with the post-construction plan that was submitted with both the Township and the Conservation District. Over the course of the last 6-8 weeks, they have been moving material off that site over to an area at the airport in Foster Township to create some fill in areas that needed it. However, that resulted in a substantial amount of
tri-axle traffic on Highridge Park East which is a Township road. SEDCO has been communicating with Tyson asking that before that project is completed, that a walkthrough inspection with the Township Road Master be done – and anything that is excessive wear-and-tear be addressed – whether it’s cracking of the road – or the possibility of pulling the tops off the storm drains to make sure that any silt that may have went down in there is cleaned out. The wear-and-tear was extraordinary rather than just typical. He will be communicating back with the Township – but there is an upper hand in this since Tyson needs an occupancy certificate to finish the building – so if there is refusal to do repairs, he feels that may get them to the table. There is no doubt that the amount of trucks that ran over the road is in the hundreds if not thousands – so he will continue to try and keep the Township and Tyson on a schedule to be able to get out there and take a look at it.

**Dollar General** – Frank explains that Dollar General bought the old Gordon Foods building in the early part of the spring of this year. A pre-engineering meeting was held recently with representatives from Cass and Foster Township engineers to look at expanding the parking for both trucks, as well as, employee parking - it was thought that they would get something submitted this year, but the process is going to take a little bit longer so come spring of next year, they will be in a position to go through the full permitting – which will be an amendment to the existing land development plan – both Townships will need to sign off on it, but in the meantime, they are up to about 115 employees – and they see increased traffic coming off of their facility moving forward.

**HIDA** – Frank explains that HIDA (of which the Township is a member) does management of the Park including snow removal – quotes were requested and are to come back on September 13th – the process for getting someone in place for snow removal will follow the normal course of action. He states that it has been done on a retainage basis because of the absence of anyone bidding on it; Frank explains the process and states that last year the company that was hired was Snow Management – the same firm that does snow removal for Lowes, as well as, a large number of industrial sites throughout the Interstate 81 corridor.

**Travel Plaza Site** – Frank explains that in regards to the large travel plaza site across from Fanelli’s; SEDCO has been in discussion with a major developer for a very well known brand (whose name he cannot mention at this time) that is looking to place a travel plaza at the location – which would be the standard convenience store and food arrangement, but would also take advantage of the fact that there is 109 permitted tractor trailer parking spots on the trailer end of the project. They see the diesel traffic on Interstate 81 increasing and would like to take advantage of being able to service that market, as well as, just passenger traffic. They have been out to the site on (3) occasions...
owners and engineers – and it continues to be on their radar screen, but in the interim time period, there has been another developer approach SEDCO with the same interest – convenience store, gas/diesel, and free standing food franchises on the site. They will be meeting with this developer as well. Frank gives a few more updates on Lowes, etc.

**Truck Traffic / Gordon Mountain Road** – Frank states that the signage was negotiated with PennDOT and placed for trucks going down (Gordon Mountain Road) but he doesn’t believe it affects the trucks coming up the hill — but if there are specific issues, he would be more than happy to engage another meeting with PennDOT to refine what was done before. He states that he knows there is some local traffic coming down from Fanelli who runs trucks to their facility on Peacock Street — but he believes their trucks are underweight or empty. Supervisor Wentz states that he believes the signs say no trucks — there is no weight posting. Chief Clink is in agreement stating that it was his understanding that no trucks were to come down Gordon Mountain Road; he believes the signs are misleading and there needs to be clarification on what is meant by a truck — if it’s a commercial vehicle and requires a DOT number — or is it box trucks also. Frank states that it has been awhile since the changes have taken place and he is in agreement that there may be conflicting signs still in place; he feels another meeting with PennDOT is necessary. Chief Clink asks to be notified of the meeting when it has been scheduled. A very lengthy discussion continues regarding several topics…

**Treasurer’s Report:** Chairperson Helt states that both the Public Summary and the List of Transactions for the month of July 2019 have been placed at each seat for review. Helt makes a motion to accept both of the Treasurer’s reports as printed and to pay all outstanding bills as can be paid at this time. Brennan seconds. Motion passed. Roll Call: Unanimous Favorable Vote. All Treasurer Reports are kept on file in the Township Office for review upon request.

**Planning Commission/Engineer’s Report/ARRO Consulting, Inc.:**

Nothing to report.

**Police Report:** Chief Richard Clink requests that the report be tabled this month. Helt makes a motion to table the police report. Wentz seconds. Motion passed. Roll Call: Unanimous Favorable Vote. Copies of police reports are on file in the Department and the Township office for review upon request.

**Road Foreman’s Report:** Chairperson Helt states that the Road Foreman’s report has been placed at each seat. Helt makes a motion to accept the Road Foreman’s report as printed. Wentz seconds. Motion passed. Roll Call: Unanimous Favorable Vote.
Copies of all Road Foreman reports are on file in the Township office for review upon request.

**Correspondence:**

*Schuylkill County Fall Clean-Up & Recycling Event* – a copy of dates/times have been provided at each seat.

**Old / New Business:**

**506 Tunnel Road** – The Solicitor states that there was a brief executive session held prior to this meeting to discuss potential litigation. The petition for the appointment of conservator has been prepared; he asks for a motion to table it based upon their discussion during the executive session. Brennan makes the motion. Helt seconds. Motion passed. Roll Call: Unanimous Favorable Vote.

**136 Condor Lane** – The Solicitor states that there was a mortgage for this property (owned by Rose Tranosky) through a program that was administered through Minersville Borough – the mortgage amount was in favor of Cass Township for $11,091.00; it was recorded back in 2004. The property went into mortgage foreclosure and the attorney who is handling it requested confirmation that the mortgage was satisfied. The Solicitor’s office confirmed with Megan Paul of Minersville Borough that the mortgage was paid back but she could not find the satisfaction piece – so he took care of the satisfaction piece. He asks for a motion from the Board to authorize him to sign the satisfaction piece and forward it their counsel. Helt makes the motion. Wentz seconds. Motion passed. Roll Call: Unanimous Favorable Vote.

**Rural Broadband Program** – The Solicitor states that he looked into the program that the residents who attended the meeting last month spoke about – and there is such a program, however, the time to apply had closed back in July – however, they will look into re-opening the program in February – and it’s something we should look into at that time.

*Motion to Adjourn:* With no further business, Chairperson Helt makes a motion to adjourn; Brennan seconds. Motion passed. Meeting adjourned.

*Meeting Adjourned.*
The next regular monthly meeting of the Cass Township Board of Supervisors will be held on Wednesday, September 25th, 2019 at 6:30 p.m. at the Municipal Building, Duncott, PA.