

**Gregg Township Board of Supervisors
Regular Meeting Minutes
November 14, 2024**

The regularly scheduled Board of Supervisors (BOS) meeting for Gregg Township, Centre County, was held on November 14, 2024, at 106 School Street, Suite 203, Spring Mills, PA with Chair Charles Stover, Ben Haupt, and Vicky Vanada. Others in attendance: David Gaines, Solicitor.

Chair Stover **called the meeting to order** at 6:30 pm., followed by the **Pledge of Allegiance**.

Public Comments:

1. Kylie Topeka – This is not the reason she signed up for public speaking, but said that she was looking over the proposed 2025 Gregg Township budget and she questioned line item 409.200 Shop & Shed Repair Supplies. Kylie said that \$1,861.65 was actual for 2022; \$3,857.12 actual for 2023; \$1,614.26 projected for 2024; and then for 2025 the proposed budget is \$1,500.00. Kylie said that the Total (01.409) Building (Shed) Expenses is projected at \$11,900.00, and she commented that it doesn't make sense to project this expense lower than in previous years. Mr. Haupt commented that these are projections.

Kylie then proceeded to her reason for signing up for public comment. She said that she has been patient for 3 ½ years with the situation of her neighbors and that there have been many court dates and that there needs to be more done by the township between now and January 2025 (next scheduled court hearing is January 31, 2025 for the Auman property). Kylie said that her outside cameras are getting ripped down, and the neighbors has painted words on their windows and her children read it. Kylie said that there was Code wrote in 2014 that is not being followed. Kylie said that she doesn't feel safe to let her kids out to play because the neighbors have been very nasty. She said she doesn't feel safe to go out and do outside work. Kylie said that she has had it. She said that her neighbors do not live there. Kylie said that it is not safe for her children to live there.

Kylie said that her property is being vandalized and that Gregg Twp is not doing enough to follow the ordinances.

David Gaines responded that he has Gregg Township on the phone call list and if a court date/time opens up before January 31, 2025, that the court will let David know if the court case can be moved to an earlier date.

Kylie asked for the Code office to perform a Safe Inspection. Kylie said that this is the time to be aggressive. Kylie said that she has already had the State Police there. Kylie said that her kids have the right to safely play at their home. Kylie said that if anything happens to her kids because of the neighbors that she will name Gregg Township in the lawsuit.

2. Lisa Bierlein – Said that she would like to add that the township do more for Kylie to get her concerns addressed before the township addresses anything else. Lisa said that she had a question regarding the 2025 Township budget. She said that the 2022, 2023, and 2024 actual numbers do not reflect the losses from the previous secretary and asked where the losses are recorded on the budget. She said that the

township residents have not received on a yearly basis, what was taken from the township. Mr. Haupt said that the total loss was about \$530,000. David Gaines said that the State Police has instructed the Board of Supervisors to limit their comments on the loss due to impending court hearings.

Lisa questioned the OGS 2025 Budget, line item 409.372 Maintenance and Repair, that the proposed budget is \$8,000. Lisa said that this is an old building and realistically, \$8,000 probably is not enough set aside for maintenance and repairs. Lisa said that the board should probably boost the maintenance and repair line item. Mr. Haupt explained that OGS has been awarded a \$500,000 grant to remodel the gym floor, and get new gym windows. Mr. Haupt said the township applied for a second grant for \$1,000,000 but was only awarded \$500,000 and that will be to replace the boiler and upgrade the electrical system. Mr. Haupt said that there are other grants that we can apply for to update the roof, parking lot, etc.

Lisa said that #4 under New Business, she asked if there were penalties from the theft. There is no trail that shows the township residents the \$500,000 loss and penalties. Mr. Haupt responded that we are not trying to hide anything, but need to be careful because of the upcoming trial/hearings.

3. Donna Miller – Donna said that she attended the Centre County Association of Township Officials Convention in Boalsburg, PA on October 29, 2024, mainly to speak to the County Commissioners regarding the new GSS tax system. She said that she was told that one county commissioner disagreed with the new system and the others all voted for the new tax system. Donna said she was told that they decided to switch to GSS because of security issues. Donna said she told the county commissioner that this is going to increase the cost to the townships.

Donna said that looking at the final paperwork that she has received, that if Gregg Township goes with RBA in 2025, the cost will be \$1,712.88.

Donna said that she has had a lot of communication with GSS. Donna said that GSS's cost is \$1,927.00, which is 125% more than RBA. Donna said that they do not give duplicate taxes and that it is all on the computer if she would need to print a duplicate. Donna said that some areas of this cost could be reduced. Donna said that for example, the \$250.00 Municipal Tax Administration Software could be eliminated because the township could copy Donna's papers. Donna said that GSS quoted \$68.85 for the reminder notice/second notice but the cost to the township would be half, \$34.43, and that the postage was quoted too high (\$186.00) for reminder notice/second notice and that should have been split with the county for a cost of \$93.00). Once Donna deducted these, it brought the GSS cost down to \$1,390.24, which is 62% higher, but still cheaper than staying with RBA.

Donna said that she needs an answer as to whether the township is going to stay with GSS or RBA. Donna said that it is hard for her to say, but she recommends that the township go with GSS because it is cheaper and that by doing this, the residents will not get two tax statements

and it would be less confusing.

Motion was made by Mr. Haupt to go with GSS for tax collection. Motion was second by Chair Stover. No further discussion. Vote was unanimous.

Solicitor's Report:

David apologized if he sounded harsh to anyone during the public comments and said that it is great that the residents are involved in the township meetings.

a. **Auman Property** – Already said that the hearing is scheduled for January 31, 2025. David said that he asked the judge for the hearing to be moved up if there is another hearing that gets canceled.

b. **Previous Secretary** – A few more things happening. Bonding company is finalizing their response, but we are not sure if the bonding company will agree with numbers that the township provided. If the amount the bonding company offers is not enough to cover the loss, there is a procedure that can be followed but we will wait to see what number the bonding company comes up with.

David said that it is his personal opinion, that the length of time that it is taking the police for the investigation is about the right amount of time. David said that John Corman's report is a public report and anyone can reach out to David, but the state police do not want us to talk about it. David said that there were 2 Right To Know requests filed and the information was provided and the newspapers were asked not to share the info because of what we were told by the state police.

David said that Mr. Haupt and Ms. Vanada contacted the state police last week and were told that things are brewing. They said that the arrest is getting imminent. He said that the news will pick up on the updates as it progresses.

Lisa asked if updates could be posted online to update the township residents. Until there is an arrest, we cannot release a name.

There was an **Executive Meeting** prior to this evening meeting. Current secretary's probation period ended on October 31, 2024. Auditors and Supervisors approved a pay increase if the work performance was satisfactory. The question is, does there need to be a vote for the pay raise. David said that to be safe and conservative, that it would be better to have a vote. David said that this is not on the agenda and that there needed to be a motion to add the pay raise vote to the agenda under **New Business**. Mr. Haupt made a motion to add the pay raise discussion under New Business. Chair Stover second the motion. Ms. Vanada abstained from the vote.

Chair Stover moved to New Business and asked Zach Gay, speaking for Mill Dam Road Farm Division to come forward. Zach Gay said that he had the plans at the Planning Commission last week and the Planning Commission signed off on the plan. Zach also asked about the Fee-In-Lieu. Chair Stover said that there is no fee until there are structures being built, and the fee is tied to building on the lot. Chair Stover made a motion to accept the Fee-In-Lieu. Mr. Haupt second the motion. Vote was unanimous.

Mr. Haupt made a motion to approve the Mill Dam plans. Second by Chair Stover. Vote was unanimous. Secretary is to send Chris Schnure an email.

Emergency Management Coordinator Report: Jim Smith not at meeting

Fire Company Report: Troy Parker, Fire Chief reported that they purchased a used Engine and it is in service now and he is beginning the training with its members. He said they got a set of rescue tools, which will be better for the community.

Bingo is tomorrow evening. Will be having a ham and cheese & turkey and cheese sandwich sale on January 18, 2025.

The fire company had 6 calls in October. Thankfully, there have not been any fires with the dry weather. Troy reported that there is a statewide weather alert not to burn right now.

OGS Report:

Carol Gingerich said that whatever they are paying Ms. Vanada, that it is not enough and that she goes above and beyond.

- a. Carol reported that there were 42 runners for the Ghostly Gallop and they cleared \$2,122.50. Carol Gingerich said that Carol Myers got a lot of the sponsors and the Christine Sailors and Ashley Lesniak did a great job and turned this fundraiser into a great success. The Winter Craft Fair is scheduled for Saturday, December 7, 2024 and there are 47 vendors. Mr. and Mrs. Santa are scheduled to be here and the Brush Valley Band will be here. The OGS is looking for baked good donations. Carol G. would like to thank John Corman for working on OGS's budget.
- b. There is someone working on a scouting project that may be willing to work on Fountain Restoration and Centre Hall Legion may be willing to help also.
- c. Chair Stover announced that David Sweeley has been hired for the part-time maintenance position. David said that his first job was to reset all the time clocks because of the recent time change. Fixed the faucet leak in Inside-Out Cookie room. Got boiler started. Changed the door lock on the storage closet due to issue with keys not fitting it. Replaced the arm on the right front door because it was bent and door was hard to close. There was a replacement door arm in the supply closet. Ordered trash bags. Fix a cabinet door in room 105. Checked oil tank – had 84 inches last week and this week was at 83 ½ inches, so used ½ inch oil in one week. Susquehanna Fire was here and tested the alarms and they all worked.

PVCEA (Penns Valley Code Enforcement Agency): John Howell is filling in for Justin Dashem. Had 9 Building Permits for October. Justin Dashem turned in his fee schedule for 2025. Is to be added to December's agenda.

PVEMS (Penns Valley Emergency Medical Services): Chair Stover reported they had their meeting last evening. They are talking about replacing their ambulance and they are looking for a demo. Chair Stover said that it could cost a quarter of a million dollars.

PVRPC (Penns Valley Regional Planning Commission): Mr. Haupt reported they have not had a recent meeting and there probably won't be one until the reorganization meeting in January 2025.

PC (Planning Commission): Mr. Haupt reported the PC has been working on the short-term rental and that they would prefer it to be for all rentals, with no exceptions.

Water and Sewer Authorities: Jim Smith not at meeting. Mr. Haupt said that he attended their meeting and they have been talking about replacing the sewer plant and they have been talking with Buchart Horn Engineers. Mr. Haupt report that there are two engineers on the township water and sewer authorities.

Secretary/Treasurer Report:

1. Motion to approve the Oct. 10, 2024 BOS Regular Meeting minutes by Mr. Haupt. Second by Chair Stover. Vote was unanimous.
2. Motion to approve the November 6, 2024 Special Budget Meeting minutes by Mr. Haupt. Second by Chair Stover. Vote was unanimous.
3. Motion to approve the November 7, 2024 Special Budget Meeting minutes by Mr. Haupt. Second by Chair Stover. Vote was unanimous.
4. Motion to approve the Gregg Township P&L by Mr. Haupt. Second by Chair Stover. Vote was unanimous.
5. 2025 Gregg Township and OGS Budget distributed at November 14, 2024 meeting. David Gaines said that he will run an add (20-day notice) to approve the budget at December 2024 meeting.
6. The 2022 DCED Report was submitted and approved on Wednesday, November 6, 2024.
7. The 2023 DCED Report was submitted on Thursday, November 7, 2024 and approved on Friday, November 8, 2024.

Roadmaster Report: Brandon Ripka, Roadmaster not present. Mr. Haupt said that the road crew has replaced culverts on Bitner Hollow and Lower Georges Valley Road. They are putting up snow fence, blew leaves out of ditches and got trucks ready for winter.

Unfinished Business:

1. **ATCS, Marty Mallone:** Marty Mallone not present. Mr. Haupt said that he would like to make a motion for ATCS to do the Culverts and Hydraulic Study, but not do a Feasibility Study. Last month, Marty said that he would be here to give us a date. Mr. Haupt made a motion to get the Hydraulic Study and also on 40-inch pipes for Bitner Hollow and also to do box culverts.
Chair Stover said that this was to go out for bids. Chair Stover to call Marty tomorrow. Mr. Haupt would like to know how much of the \$500,000 will be needed, otherwise, we will need to give grant money back.
2. **Special Events Ordinance:** Public hearing began at 7:30 pm. No one with public comments. History of this ordinance is that Celesta Powell requested changes to the Special Ordinance because of bike races in the area that she lives, and that these special events make it difficult for them to get in/out of their home. Current ordinance does not have much information of how the event is run or how it effects the property owners in the area. This does not change the substance of the event. This will put a burden on the event organizers to let effected residents know about road closures prior to the special event. The penalty has also been increased up to \$300 to \$1,000 if the organizations do not follow the Special Event Ordinance and that they can be denied to

hold future events.

Mr. Haupt made a motion to accept the Special Events Ordinance. Chair Stover second the motion. Vote was unanimous. Public Hearing ended at 7:33 pm.

3. **Rental Ordinance:** David Gaines has been in contact with Lindsay Covalt, but this still is not ready to be voted on yet. Chair Stover made a motion that David post the Rental Ordinance.
4. **Recreation Fee-In-Lieu Language:** Currently, the Rec Fee-In-Lieu is \$1,250.00. If someone subdivides their land, they are required to pay this fee. This was done to deter subdividing. Mr. Haupt said that he would like to see it lowered to around \$300.00. Kylie Topeka asked if there is a true breakdown in the budget of what the money is used. Mr. Haupt said the money was to go to Potter Township for the Tri-Municipal Playground and ball field. Kylie said that we need to look at this from all angles. On the 2025 budget, line 700.100 shows 2022 Actual as \$8,732.52 and 2023 Actual as \$3,750.00 and \$0 for 2024 Projected. Carol Gingerich said that she thought that some of this money bought flowers in recreational areas. Lisa Berlien said that she would not want to see this revenue changed at this time and said that people that paid this in 2022 and 2023 and that it doesn't seem fair if we would now change the Rec Fee-In-Lieu. Donna Miller asked if when there is a subdivision, if there can be future subdivisions to the same land. David Gaines responded that it depends on the amount of acres, the different zones and the different spaces. Feel there should be more discussion on this. Chair Stover made a motion to table Recreation Fee-In-Lieu for now. Second by Mr. Haupt. Vote was unanimous.
5. **Jonas Beiler's Driveway** – Completed and approved by PV Code & Gregg Twp. Roadmaster
6. **Alternate SEO:** John Howell will be turning in papers to be an alternate SEO for Gregg Township. Once John submits paperwork, the decision will be made at the January 2025 Reorganization meeting.

New Business:

1. **Zach Gay:** Already discussed
2. **Update on Gym/Boiler/Electrical Service/Roof:** Mr. Haupt said that we have been awarded a \$500,000 grant for the gym and stage floor and the remodeling is planned to begin the end of May. Mr. Haupt said that Lehman Engineers also applied for a \$1,000,000 grant but we were awarded \$500,000 and that OGS can get new boilers and a partial electrical upgrade, depending on the costs. Mr. Haupt made a motion to advertise for Lehman's to start the process of replacing the boiler and partial upgrade of the electrical system. David Gaines is to call Lehman's to see how they plan on advertising.

Chair Stover reported at this time during the meeting, that he received a text from Marty Mallone and Marty said that he could not make the township meeting and he said they are working on the 2025 DEP permits and everything should be good to go.

3. Working with FNB to extend the bank loan for Bitner Hollow Road. Motion made by

Mr. Haupt. Second by Chair Stover. Vote was unanimous.

4. Need a motion to elect the reimbursable financing method for PA Unemployment starting 1/1/2025. Unemployment will be paid into the PSATS Group Trust for a lower rate starting 1/1/2025 and not into PA UC Fund. PA Unemployment rate is 1.7466% and PSATS rate is 0.9%. Motion made by Chair Stover. Second by Mr. Haupt. Vote was unanimous.
5. Bathrooms are sometimes without toilet paper and paper towels, especially on weekends. Would like to discuss adding “checking and replacing bathroom paper towels and toilet paper” to security job description. Along with checking the gym’s garbage can and emptying the gym’s garbage can as needed. Motion made by Mr. Haupt to add this to security’s job description. Second by Chair Stover. Vote was unanimous.
6. Calcium Chloride prices for OGS sidewalks: Prices obtained from three local vendors. Motion made by Mr. Haupt to go with Weaver’s sale price. Second by Chair Stover. Vote was unanimous. Sale ends on November 16, 2024.
7. Ordered a double convection oven for the kitchen. Will try to sell the old oven on Marketplace.
8. Agriculture Security Area – Supposed to be reviewed every seven years. Hasn’t been reviewed since 2003. Received an Ag Security Area request on Friday, November 8, 2024. David said that he is not sure if the applicants farm has enough acres and that David would reach out to the applicant.
9. Conferences at County Association and State Association levels and reimbursement: In the Second Class Handbook (copy of this section of Second Class Handbook was distributed in the handout packet for the meeting), it states that all attendees shall receive a certificate signed by the secretary of the **county association**, attesting their presence at the convention. The certificate entitles the official to collect from the township treasurer the sum of fifty dollars (\$50) for each day’s attendance, along with their registration fee, mileage for use of a personal vehicle or reimbursement of actual transportation expense going to and from the meeting plus all other actual expenses that the board of supervisors agrees to pay. The board of supervisors may authorize a supervisor who is not employed by the township to receive total or partial reimbursement for lost wages or salary while attending the annual meeting, in which case the supervisor is not entitled to the fifty dollars (\$50) mentioned in this section, provided that sufficient documentation of such wages or salary is presented to the board of supervisors to justify the reimbursement.
For a **State Association**: (g) (1) The expenses allowed to the delegates attending the annual meeting are limited to the registration fee, mileage for use of a personal vehicle or reimbursement of actual transportation expense going to and returning from the meeting plus

all other actual expenses that the board of supervisors agrees to pay. Every delegate attending the annual meeting shall submit to the board of supervisors an itemized account of expenses incurred at the meeting.

(3) The board of supervisors may authorize a supervisor who is not employed by the township to receive total or partial reimbursement for lost wages or salary while attending the annual meeting, provided that sufficient documentation is presented to the board of supervisors to justify the reimbursement.

Ms. Vanada made a motion that, for now, the township pays what is listed in the Second Class Handbook:

- a. \$50.00 that the official is able to collect from the township treasurer for the County Conference
- b. The conference fees
- c. The mileage

The township should not have to pay for the attendees meals, lodging, etc.

Also, to include that if an attendee does not attend the conference, that the attendee shall pay the cost of the conference back to the township. Motion was second by Mr. Haupt. Chair Stover abstained from the vote. Chair Stover was checking his cell phone looking for an email or a text and he said that he had information from PSATS regarding the conference reimbursement but he couldn't find it at the time. Chair Stover made a motion to table this discussion until next month to allow him time to find the information he is looking for. Motion was second by Mr. Haupt. Vote was unanimous.

10. Penns Valley Hope Fund will have their Turkey Trot on Thursday, November 28 and will be using SR 2008 (Sinking Creek Road) in the morning from 8 am to 11:30 am.

11. David Gaines said that it was time to vote on the raise for the secretary. Mr. Haupt made a motion to increase the secretary's wages from \$20.00 to \$22.50 as discussed previously and the raise to be retroactive to November 1, 2024. Motion was second by Chair Stover. Ms. Vanada abstained from the vote.

Mr. Haupt commented at the end of the meeting and said that he would like to thank Jim Smith for doing a fantastic job for Old Gregg School and that David Sweeley is doing a great job. Mr. Haupt said that he wanted to thank Jim Smith for coming and showing Dave the boiler system.

Chair Stover made a motion to adjourn the BOS meeting at 8:02 pm. Motion second by Mr. Haupt. Vote was unanimous.

Next BOS meeting will be on Thursday, December 12, 2024 @ 6:30 pm.