

GREGG TOWNSHIP SUPERVISORS  
REORGANIZATION MEETING  
JANUARY 3, 2022

David Masser, opened the meeting at 4:01pm, with the following in attendance: Mike Keiser, Arthur Masser and Jodi Willow.

Mike Keiser, Supervisor acted as chairman until a chairman was elected.

**Chairman-** Motion by Mike Keiser, second by Arthur Masser to appoint David Masser as Chairman. David Masser abstained. Vote passed 2-0.

**Vice Chairman-** Motion by David Masser, second by Arthur Masser to appoint Mike Keiser as Vice Chairman. Mike Keiser abstained. Vote passed 2-0.

**Roadmaster-** Motion by Arthur Masser, second by Mike Keiser to appoint David Masser as Roadmaster. David Masser abstained. Vote passed 2-0.

**Secretary-** Motion by Mike Keiser, second by Arthur Masser to appoint Jodi Willow as Secretary/Treasurer. Unanimous. Motion by Mike Keiser, second by Arthur Masser to raise Secretary rate of pay to \$36,120. Unanimous.

**Solicitor-** Motion by David Masser, second by Mike Keiser to retain Brian Kerstetter as Solicitor. Unanimous. Motion by David Masser, second by Arthur Masser to keep the rate of pay at \$125/hr. Unanimous.

**Depositors-** Motion by David Masser, second by Mike Keiser to keep The Muncy Bank & Trust(Checking) and Susquehanna Community Bank(CD) as the township depositors. Unanimous.

**Supervisors Meeting Place-** Motion by David Masser, second by Mike Keiser to keep the supervisors meeting place as the township building. Unanimous.

**Date of Meeting-** Motion by David Masser, second by Arthur Masser to keep the meeting dates the first Monday of each month at 4:30pm with the exception of July and September, which will be held on Tuesday, July 5, 2022 and Tuesday, September 6, 2022. Unanimous.

**Laborers Rate of Pay-** Motion by David Masser, second by Arthur Masser to keep the laborer's rate of pay to \$18.00 per hour. Unanimous.

**Roadmasters Rate of Pay-** Motion by Arthur Masser, second by Mike Keiser to keep the roadmaster's rate of pay to \$18.00 per hour. Unanimous.

**Hiring of Supervisors to work for the Township and in what capacity –** Motion by David Masser, second by Mike Keiser to allow Supervisors to work for the Township as Equipment operators, superintendents or laborers. Unanimous.

Motion by Mike Keiser, second by Arthur Masser to set their rate of pay at \$18.00 per hour. Unanimous

**Rentals-** Motion by David Masser, second by Mike Keiser to use current local rental rates for the rental of chain saw, pick up truck and tractor. Unanimous.

**Rate of pay for tax and light duplicate-** Motion by David Masser, second by Mike Keiser to keep the rate of pay for tax and light duplicate at \$10.00. Unanimous.

**Amount of rent for use of Township Building-** Motion by David Masser, second by Mike Keiser to determine rent for use of building as needed. Unanimous.

**Amount of Treasurer's Bond-** Motion by David Masser, second by Mike Keiser to keep the amount of the treasurer's bond at \$700,000. Unanimous.

**Rate of mileage reimbursement-** Motion by David Masser, second by Arthur Masser to set the mileage reimbursement rate to the IRS rate of 58.5 cents per mile. Unanimous.

**Delegates to State Convention of Township Supervisors-** Motion by David Masser, second by Arthur Masser to assign Supervisors, Solicitor and Secretary as delegates to the State Convention. Unanimous.

**Voting delegate to State Convention-** Motion by Arthur Masser, second by Mike Keiser to appoint David Masser as the township voting delegate at the state convention. David Masser abstained. Vote passed 2-0.

The following appointments were made:

**Municipal Authority-** Motion by David Masser, second by Mike Keiser to appoint Rick Campbell to a 5 year term on the municipal authority board and to keep the rate of pay at \$150 per month. Unanimous.

**Planning Commission-** Motion by David Masser , second by Mike Keiser to appoint Gary Umstead, Jr to a 5 year term on the planning commission. Unanimous.

**Planning Commission Board Pay-** Motion by David Masser, second by Mike Keiser to keep the \$50 per month rate of pay. Unanimous.

**Zoning Hearing Board-** Motion by David Masser, second by Mike Keiser to appoint Janet Sellard to a 3 year term on the zoning hearing board. Unanimous.

**Vacancy Board-** Motion by David Masser, second by Arthur Masser to appoint Beth Keiser to a 1 year term on the vacancy board. Mike Keiser abstained. Vote passed 2-0.

**Sewage Enforcement Officers-** Motion by David Masser, second by Mike Keiser to appoint James Sanders as the township SEO and Kenneth Young as his alternate and to adopt the 2022 fee schedule. Unanimous.

**Building Codes Enforcement Officers-** Motion by David Masser, second by Mike Keiser to appoint Central Keystone COG as building codes enforcement officers. Unanimous.

**Zoning Enforcement Officer-** Motion by David Masser, second by Mike Keiser to appoint Douglas Hovey as the township zoning enforcement officer. Unanimous.

**Representative to CKCOG-** Motion by David Masser, second by Mike Keiser to appoint Arthur Masser as the township representative to Central Keystone COG. Arthur Masser abstained. Vote passed 2-0.

**Representative to Earned Income Tax Committee-** Motion by David Masser, second by Arthur Masser to appoint David Masser as the delegate and Arthur Masser as the alternate to the earned income tax committee. Unanimous.

**Representative to WR Area Fire Company-** No term up

**Deputy Tax Collector-** Motion by David Masser, second by Arthur Masser to appoint Connie Moore as the township deputy tax collector. Unanimous.

Motion by, second by to adjourn the meeting at 4: 21pm. Unanimous.

GREGG TOWNSHIP SUPERVISORS  
JANUARY 3, 2022  
MEETING MINUTES

David Masser, Chairman, called the meeting to order at 4:23pm with the following in attendance: Mike Keiser, Vice Chairman, Arthur Masser, Supervisor; Doug Hovey, Zoning Officer; Brian Kerstetter, Solicitor; Jason Koch, GTMA; Corey Johnson, Livic Civil; Jim Emery, CKCOG; and Jodi Willow, Secretary/Treasurer.

Old Business-

PNK Subdivision- Corey Johnson, Livic Civil, was present to go over the subdivision plans for PNK. They are subdividing 6 lots from the residual lot. The planning commission gave conditional approval, contingent upon adding the zoning boundary between commercial manufacturing and village, adding the zoning requirements for the village district to the zoning chart on the cover page, the residual lot north of the eyecenter needed labeled and the surveyor /ownership blocks need signed. They have currently completed everything except the surveyor/ownership signatures. Once they have been signed, they will get the plans to the township. It was discussed that Commerce Parkway could be moved to come straight out from the southern part of the Enterprise Blvd loop, but that is still in the works with PennDOT. The supervisors also noted that it was agreed with the county when the zoning was changed that there would be an earthen berm with trees between the village and commercial manufacturing. Mr. Johnson noted that he would put that on the land development plans. Motion by David Masser, second by Mike Keiser to conditionally approve the PNK subdivision plans contingent upon getting the certificate of ownership and surveyors block signatures. Unanimous.

New Business-

Hazard Mitigation Plan- Motion by Mike Keiser, second by Arthur Masser to adopt Resolution 2022-01, Union County 2020 Hazard Mitigation Plan Update. Unanimous.

Review CKCOG Maintenance Code-Jim Emery, CKCOG, was present to go over the CKCOG Maintenance Code. This code would replace the International Property Maintenance Code and could also include, fire safety inspections for commercial buildings and rental inspections. They would be the ones to give out citations if there was an issue with property maintenance, fire safety or rental issues. Mr. Emery will send a digital copy of the code to the township to be forwarded to the Supervisors to review.

The Chairman closed the regular meeting at 4:46pm as advertised in the Standard Journal for the Solar Farms Zoning Ordinance Amendment public hearing.

The board discussed the amendment. The solicitor asked for any public comment. Hearing none, motion by David Masser, second by Mike Keiser to Adopt Ordinance 2022-01 regarding Solar Farms and lighting standards. Unanimous. The public hearing closed at 4:49pm and the regular meeting reopened.

Motion by David Masser, second by Mike Keiser to approve the December 6, 2021 meeting minutes, the financial report and the payment of bills. Unanimous.

Reports-

Zoning- Doug gave out a permit for a wedding house for the Amish. It was taken down the day after the wedding.

Engineer- None

Roadmaster-1)Tree Trimming-tabled 2)Line Painting- tabled 3)Renting of Street Sweeper- Motion by Arthur Masser, second by Mike Keiser to rent a street sweeper truck from A & H Equipment for \$3900 for the week. Unanimous. The secretary will contact them and set up a time to pick it up and get training. 4) Masser Ferguson Mower- Tabled 5) Radios for Trucks- Mike Keiser stated it would be a good idea to have radios in the equipment to speak to each other, other townships, the fire department, if there is an emergency. The secretary will contact Keystone Communications to get a quote for 3 mobile units and 2 portable. She will also see if the ARPA money can be used for that.

Solicitor- None

GTMA- Jason Koch, GTMA, stated that the original project they requested ARPA funding for has been scrapped. They now have a few smaller projects that GMS Funding is drawing up information on to be discussed at the February Supervisors meeting.

Secretary- None

Old Business-

Heating for WRAFD Social Hall- The secretary checked with PSATS and that would be an allowable use of ARPA funding since it is a public building and is used as our Emergency Shelter. The fire department is to get the specs of what is needed and the township will advertise it.

Public Comment- None

Motion by David Masser, second by Mike Keiser to adjourn the meeting at 5:24pm. Unanimous.

GREGG TOWNSHIP SUPERVISORS  
MEETING MINUTES  
FEBRUARY 7, 2022

David Masser, Chairman, called the meeting to order at 4:30pm with the following in attendance: Mike Keiser, Vice Chairman; Arthur Masser, Supervisor; Doug Hovey, Zoning Officer; Brian Kerstetter, Solicitor; Ryan Frenya, PennCore Consulting; Coleman Gregory, Larson Design Group; Aaron Crawford and Kristin Moyer, Seda-Cog; Jason Koch and Jim Carey, GTMA; Shelly Chilcote, GMS Funding Solutions; and Jodi Willow, Secretary/Treasurer.

New Business- Kristin Moyer and Aaron Crawford spoke on the services that Seda-COG could provide in regards to the ARPA funding. They can provide administrative and professional help with disbursement of the funds and required paperwork. The cost shall not exceed \$42,340. The funds can be transferred to the General Fund and be claimed as revenue loss, but will still have to follow guidelines such as bidding, prevailing wage, etc.

Moran Land Development- Ryan Frenya, PennCore Consulting asked for conditional approval for the Moran Land Development Plans. The work will be done in 2 phases. The first phase will be sitework, pad work, driveways and a 1 million sq. foot building. The second phase will be the building addition and back parking lot. They believe most of the traffic will be on third shift. The board discussed having a yearly 24hr traffic count done and having the businesses in the park submit funds every year into an escrow account for maintenance, upkeep and replacement of the traffic signal(s). The Improvements Guaranty is being worked on and they submitted the stormwater agreement for review and approval. There will be landscaping of Norway Spruce along Russell Rd. The light poles will be 40 ft high and all light will remain on the parcel. Motion by Arthur Masser, second by Mike Keiser to conditionally approve the Moran Warehouse Land Development Plan subject to a developers agreement being in place to put money into an escrow account to fund and maintain traffic control devices with a yearly 24hr traffic count (amount to be determined), a developers agreement with GTMA, execution of an Improvements Guaranty and Stormwater Maintenance Agreements. Unanimous.

River Run Foods- All comments from the planning commission and zoning officer were met. Motion by David Masser, second by Mike Keiser to approve the River Run Subdivision Plan. Unanimous.

Old Business-  
Ordinance for maintaining fire alarms- Table

Heating system for social hall- Mike Keiser will be meeting with Air Management tomorrow regarding cleaning of duct work. A rough estimate for installation of a new heating system is \$115,000. Tabled until the March meeting when a formal estimate is received with all costs.

CKCOG Maintenance Code- Motion by David Masser, second by Arthur Masser to advertise the ordinance to adopt CKCOG's Maintenance Code, including rental and fire inspections. Unanimous.

Reports-

Zoning- 1 permit was issued.

Engineer- None

Roadmaster-1-The secretary will order a load of salt, the remainder of our Costars salt contract and sign up for next years contract. 2) Radios for Trucks- 2 quotes were received from Keystone Communications. One was \$7,697.08 for 6 mobile units for equipment, 2 portable units, one base unit, FCC license for 3 frequencies, all necessary parts for installation and installation. The second was \$5,723.05 which was for 3 mobile units, 2 portable units, one base unit, FCC License for 3 frequencies, all necessary parts for installation and installation. Motion by David Masser, second by Mike Keiser to go with the first quote for 6 mobile units getting 2 Simplex frequencies and 1 repeater frequency and check about the possibility of getting a repeater base unit. Unanimous. 3) The secretary will contact Tra Electric and have them draw up the specs for the radar at the Rt 15 & Russell Rd Intersection. She will also contact Brian Haight, PennDOT to meet with Dave regarding road work.

GTMA- The board read the minutes prior to the meeting. Shelly Chilcote, GMS Funding, and Jason Koch went over the funding they are requesting out of the ARPA Funds. There are 4 projects they are looking at: 1-Wastewater Treatment Plant Sampler replacement \$7,300; 2- Pump Station Technology Upgrade \$13,000; 3-Dissolved Oxygen Probes and Controllers replacement \$ 30,000; and 4-Spring Garden Pump Station Generator Replacement \$45,640. Motion by Arthur Masser, second by Mike Keiser to approve the Spring Garden Generator and Pump Station Technology Projects totaling \$58,640. Unanimous. Jim Carey stated that they will transfer the old generator to the township and the township will have no tap on fee and will be charged 1 edu if we hook on.

Secretary- Motion by David Masser, second by Mike Keiser to promulgate the 2022 update of the Emergency Operations Plan. Unanimous.

Public Comment- None

Motion by David Masser, second by Mike Keiser to adjourn the meeting at 6:07pm  
Unanimous.



GREGG TOWNSHIP SUPERVISORS  
MARCH 7, 2022  
MEETING MINUTES

David Masser, Chairman, called the meeting to order at 4:30pm with the following in attendance: Mike Keiser, Vice Chairman; Arthur Masser, Supervisor; Brian Kerstetter, Solicitor; Todd Foust, Air Management; Jim Emery, CKCOG; Shelly Chilcote, GMS Funding Solutions; and Jodi Willow, Secretary/Treasurer.

The Chairman closed the regular meeting at 4:30pm as advertised in the Standard Journal for the CKCOG Maintenance Code Ordinance 2022-02 public hearing. The Solicitor asked for any public comment, hearing none, motion by Arthur Masser, second by Mike Keiser to adopt CKCOG Maintenance Code Ordinance 2022-02, Resolution 2022-02 which sets the rental unit license and inspection fees and CKCOG agreement to provide property maintenance administration services. Unanimous. The regular meeting reopened at 4:35pm.

Old Business-

Social Hall Heating System- The board reviewed a proposal from Air Management for replacing the HVAC System at the social hall. The project has COSTARS pricing of \$114,351.50 to replace the system and \$4,889.00 to clean and disinfect the air ducts. Motion by David Masser, second by Arthur Masser to approve the Air Management COSTARS proposal for a total of \$119,240.50, using ARPA Funds. Mike Keiser abstained. Unanimous.

Moran Stormwater Maintenance Agreement- The solicitor and zoning officer reviewed this prior to the meeting. Motion by Mike Keiser, second by Arthur Masser to approve and sign the Stormwater Management Facilities Maintenance Agreement with JM Industrial Realty, LLC. Unanimous.

GMS Funding Solutions- Shelly Chilcote was present to go over an agreement to provide assistance with ARPA Funds administration. The cost is \$185/hr on an as needed basis. They will guide the township to appropriate uses for the funds, help with any paperwork or reports that need to be filed and any support needed. Motion by Arthur Masser, second by Mike Keiser to approve the GMS Funding Solutions General Consulting Agreement and Arpa Administration project assignment. Unanimous. She also provided a quote for the WRAFD, to assist with grant proposals. Mike will give this to the Fire Department. The proposal would need to be redone, as the department would be paying for this and not the township.

New Business-

Closing in Vestibule- We currently only have one quote. The secretary will get two more quotes for the next meeting.

Motion by David Masser, second by Mike Keiser to approve the financial report, the payment of bills and the February 7<sup>th</sup> meeting minutes. Unanimous.

Correspondence- None

Reports-

Zoning – None, Doug was excused

Engineer- None

Roadmaster- Roadwork- the board reviewed the pricing provided by Brian Haight, PennDOT for fixing the low spots and drains on Enterprise/Commerce and tar/chipping on Masser, McCarty and Southcreek Rd. Motion by David Masser, second by Mike Keiser to put the Enterprise/Commerce Blvd portion of the roadwork out to bid for the May 1<sup>st</sup> meeting. Unanimous.

Russell Rd Radar- Motion by David Masser, second by Mike Keiser to have the bid packet/advertisement drawn up for review at the April meeting. Unanimous. Brian Kerstetter has sent a preliminary agreement for the traffic signal to Moran for review. He told them to use that to draw up an agreement for the signal. He will send another agreement that the secretary obtained that is more for maintenance of the signal rather than installation, like the previous.

Spray Insulation- The board reviewed quotes from Green Valley Spray Foam, Hillside Spray Foam and Dynamic Spray Foam and Coatings for spray insulating the shed and putting up tin on the walls/ceilings. The quotes total more than the bid threshold. The secretary will draw up an advertisement for bids for 2" spray foam insulation on walls, 3" of spray foam or blow in insulation in the ceiling and closing in the roof/ceiling and put it out for bid for the May 1<sup>st</sup> meeting.

Russell Rd Lighting- An email was received from a resident regarding lighting and signage at Snappy's gas station. They stated it was difficult to see where the medians were and where the entrances were since there were no signs. The secretary will send an email to Snappy's to see if they will put up signs at their entrances off of Russell Rd. She will also order reflective posts for on sign posts to mark where the medians are.

Solicitor- None

GTMA- The board will review the minutes after the meeting.

Secretary- Sandra Fisher submitted a request for a 2021 LST refund. She met all the requirements. Motion by David Masser, second by Mike Keiser to refund Sandra Fisher \$51.00 for her 2021 LST. Unanimous.

Public Comment- None

Motion by David Masser, second by Mike Keiser to adjourn the meeting at 5:40pm.  
Unanimous.

GREGG TOWNSHIP SUPERVISORS  
APRIL 4, 2022  
MEETING MINUTES

David Masser, Chairman, called the meeting to order at 4:30pm with the following in attendance: Mike Keiser, Vice Chairman; Arthur Masser, Supervisor; Doug Hovey, Zoning Officer; Jamie Flick, PA House Candidate; Ann Kaufman, PA House Candidate; Paul Nyman, Loyalsock Twp. Supervisor; Daniel Vassallo, Engineer; Aaron Lapp, Resident; Jodi Willow, Secretary/Treasurer; and Brian Kerstetter, by zoom.

New Business- Ann Kaufman, candidate for the 83<sup>rd</sup> District of the PA House of Representatives, was present to introduce herself. She is from Lycoming County and currently manages Fred Keller's 3 district offices. Her 3 priorities, should she be elected, are the economy, affordable education(whether that be apprenticeships or schooling) and using energy sources from the US, instead of importing from other countries.

Jamie Kline, candidate for the 83<sup>rd</sup> District of the PA House of Representatives, was present to introduce himself. He was born in Montgomery and grew up in the Nippenose Valley. He is currently writing software used by the government. He is pro military, pro 2<sup>nd</sup> amendment, pro energy and pro farming.

Resolution 2022-02- This resolution is laying out how the township currently plans to spend the ARPA funds. Motion by David Masser, second by Mike Keiser to approve Resolution 2022-02. Unanimous.

Old Business-

Vestibule- Three quotes were received for closing in the vestibule. They were as follows:

Hillside Roofing- \$10,585 +\$600 if board and batten is wanted instead of metal

Little D Builders- \$13,475

Yoder Builders Group- \$14,445

After some discussion, motion by Mike Keiser, second by Arthur Masser to go with Hillside Roofing for \$10,585 with the addition of \$600 for board and batten on the walls. Unanimous.

Reports-

Zoning- The board reviewed the Lapp Subdivision Plan. The supervisors would prefer the driveways follow township road to farmhouse and then go through property, rather than off of McCarty Rd. It is very steep there. Lots 4 & 5's driveways will come off the flat part of McCarty. Mr Lapp agreed to line up the 2 driveways for the remaining lots so the township can use them to turnaround when plowing. Motion by Mike Keiser, second by Arthur Masser to conditionally approve the Lapp subdivision plans contingent upon the note being added to the plan regarding future land development meeting all zoning,

land development and stormwater requirements, the turnaround being added and lots 1,2 & 3's driveways coming off the end of McCarty by the farmhouse. Unanimous.

Engineer- None

Roadmaster- 1)Lighting for Rt 15 & Russell Rd- Dave Masser and Mike Keiser spoke to an executive from Snappy's at the Ribbon Cutting regarding the lighting and entrance sign issue. He said he would take it to the company and see if something can be done. 2)Spray Insulation- Tabled until May 3)Radar from Russell Rd- The board reviewed the advertisement and bid packet. Motion by David Masser, second by Arthur Masser to advertise the radar for the traffic signal for the May meeting. Unanimous. 4) Roadwork- Tabled until May.

Solicitor- None

GTMA- The board reviewed the minutes prior to the meeting.

Secretary- 1)Deed of Dedication for parcel of land to become part of Russell Rd- Motion by David Masser, second by Mike Keiser to sign the Deed of Dedication on Friday in front of the GTMA Secretary, who is a notary. Unanimous. 2)Lapp Subdivision Sewage Planning Module- Motion by David Masser, second by Mike Keiser to sign the Lapp Subdivision Sewage Planning Module. Unanimous. 3) PPL Right of Way-This is for PPL to construct 1 pole and overhead facilities along the edge of our property. Motion by Arthur Masser, second by Mike Keiser to approve the chairman and secretary signing the Grant of Right of Way with a notary present. Unanimous.

Motion by David Masser, second by Arthur Masser to approve the March 7, 2022 meeting minutes, the financial report and the payment of bills. Unanimous.

Correspondence- 1)Invitation to West Branch COG Show on May 18<sup>th</sup>- Dave, Art and the Secretary will attend. 2)Letter from Union County regarding grant funding from ARPA Funds- the Supervisors would like to try for money for the radar system. 3- Letter from Mericle regarding a portable processing plant for construction.

Public Comment- None

Motion by David Masser, second by Mike Keiser to adjourn the meeting at 5:34pm. Unanimous.

GREGG TOWNSHIP SUPERVISORS  
MAY 2, 2022  
MEETING MINUTES

David Masser, Chairman, called the meeting to order at 4:30pm with the following in attendance: Mike Keiser, Vice Chairman; Arthur Masser, Supervisor; Doug Hovey, Zoning Officer; Brian Kerstetter, Solicitor; Jack Milley, Resident; Jim Emery, CKCOG; Peggy Hiller, Substitute Secretary.

The regular meeting closed at 4:30pm as advertised in the Daily Item and Sun Gazette for opening Spray Insulation bids. The bids were as follows:

- |                                |                                  |
|--------------------------------|----------------------------------|
| 1) Multiscape, Inc-            | \$66,005.87 with prevailing wage |
|                                | \$51,018.98 w/o prevailing wage  |
| 2) Green Valley Spray Foam LLC | \$25,109.00                      |
| 3) Hillside Roofing            | \$12,360.00 metal only           |

Brian Kerstetter noted that \$25,000 cost is subject to prevailing wage. Motion by Arthur Masser, second by Mike Keiser to reject all bids and rebid due to prevailing wage not being advertised. Unanimous.

Public Comment- Jack Milley, resident thanked the board for doing a wonderful job plowing snow last winter. He asked a question about putting a free standing storage shed on his property. He wants to put it partially in the alley way. The solicitor told him to contact his attorney regarding trying to determine if he owns half of the alley. He would also need a variance because the side yard setbacks are 6 feet. He then questioned if the railroad was going in town. The board told him that Moran and River Run foods have inquired about it.

Motion by David Masser, second by Mike Keiser to approve the April 4, 2022 meeting minutes and the payment of bills. Unanimous. Financial Report was not complete prior to the meeting.

New Business- Subrecipient agreements with the GTMA and WRAFD for the ARPA funding they are being given. Brian reviewed both agreements and stated they were ok to sign. Motion by David Masser, second by Mike Keiser to sign both the GTMA and WRAFD sub recipient agreements. Unanimous.

Old Business- Matt Vanaskie sent an email to the solicitor questioning if the township was ok to bond the Moran property in phases. They would like to bond now for the stormwater and earthwork at an estimate of \$3.4 million and then \$3.2 million for the balance of the work. Brian stated it is ok. Doug had no opinion regarding the phasing of the project. The board is ok with bonding in phases.

The regular meeting closed at 4:45pm as advertised in the Daily Item and Standard Journal for the opening of Gregg Township Asphalt Paving bids. The bids were as follows:

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|------------------|-------------|
| 1)Gutelius       | \$48,304.00 |
| 2)Riteway, Inc   | \$47,206.00 |
| 3)HRI            | \$46,614.50 |
| 4)Hawbaker       | \$56,445.00 |
| 5)New Enterprise | \$48,384.00 |

Motion by David Masser, second by Mike Keiser to accept the bid of \$46,614.50 from HRI for asphalt paving. Unanimous.

Radar Redlight- Motion by David Masser, second by Mike Keiser to approve the secretary working with GMS Funding on the Union County grant for ARPA funding for the Rt 15 & Russell Rd red light radar project. Unanimous.

#### Reports-

Zoning- The plans were revised and now include a 50 ft ROW to access lots 2 & 3, instead of the driveways coming off McCarty Rd. They have also included a cul-de-sac that will need to have a deed of dedication to the township. An NPDES permit will be required for the entire Lapp property. No zoning permit will be issued until all DEP forms are complete. Permits have been started for Lot 5.

Engineer- None

Solicitor- Brian stated that Mr. Hesman should put everything in writing. We are not involved at this point until a judge states we would have to do something.

Correspondence- None

GTMA- They thanked the Supervisors for using the sweeper truck at the plant.

Old Business- Jim Emery, CKCOG, stated that the rental and business inspection letters went out today. Doug asked if an inground trampoline would need a permit. He will look into it.

Grass mowing- The board agreed that we will mow the grass this year. Jodi can mow a small section and the supervisors can all take turns.

Motion by David Masser, second by Mike Keiser to adjourn the meeting at 5:30pm. Unanimous.

**GREGG TOWNSHIP SUPERVISORS  
JUNE 6, 2022  
MEETING MINUTES**

David Masser, Chairman, called the meeting to order at 4:30pm with the following in attendance: Michael Keiser, Vice Chairman; Arthur Masser, Supervisor; Doug Hovey, Zoning Officer; Brian Kerstetter, Solicitor; Peggy Hiller and Jason Koch, GTMA; Jim Emery, CKCOG, Steve Maakestad, Mericle; Nicholas Hesman, Nick Bennage and Yvonne Bennage, Citizens.

The board opened spray foam bids at 4:30pm as advertised in the Daily Item and Williamsport Sun Gazette. The bids were as follows:

Multiscape, Inc	\$148,873.82
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**Hillside Roofing and Spray Foam \$47,214.00**

Green Valley Spray Foam	\$24,995.00
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Motion by Arthur Masser, second by Mike Keiser to award the bid to Green Valley Spray Foam for \$24,995.00. Unanimous.

GTMA- The solicitor reviewed the forcemain easement agreement prior to the meeting and was ok with the township signing it. Motion by Mike Keiser, second by Arthur Masser to approve the signing of the Russell Rd Force Main Easement Agreement. Unanimous.

## New Business-

Reptiland Stormwater Agreement- Clyde Peeling signed the township's stormwater agreement for their parking lot expansion. Motion by David Masser, second by Mike Keiser to sign the stormwater management agreement with Reptiland. Unanimous.

Motion by David Masser, second by Mike Keiser to approve the May 2, 2022 meeting minutes, the financial reports and the payment of bills. Unanimous.

## Reports-

Zoning- The planning commission is working on an amendment to commercial driveway regulations.

Engineer- None

Roadmaster- The Secretary and GMS Funding Solutions worked on and submitted the Union County grant for the radar traffic signal upgrade for Rt 15 & Russell Rd Intersection. The Moran Traffic Signal Agreement was just received by the Supervisors today. The board, Solicitor and Zoning Officer will review the agreement and make changes as needed.



New Business- Mr. Nicholas Hesman was present to discuss his grievance regarding the PPL project putting in 3 phase electricity. He states he has 2 poles on his property and 1 easement and that PPL's maps are incorrect as they only show one pole on his property. PPL sent him a letter stating they were continuing on with the project. He states that no one has asked to lease or buy his property. Mr. Hesman does not approve or wish for a variance for this project. He feels the township is involved since we signed the plans. The township solicitor told him to go to the courthouse and search if there is an easement with the prior owner to put the pole in. Brian asserted that the township is not involved in this and his dispute is with PPL. Mr. Hesman asked the township to help him since he is a tax payer. Mr. Kerstetter stated that we cannot help as this is not a township issue, it is between Mr. Hesman and PPL. Mr. Kerstetter suggested Mr. Hesman retain an attorney and if his attorney or Representative Hamm (whom Mr. Hesman spoke to) would like to reach out to Brian regarding the issue, they can call him.

Reports-

GTMA- The minutes were read prior to the meeting.

Secretary- None

New Business- Motion by David Masser, second by Arthur Masser to purchase a camera for the township building for a cost of no more than \$50. Unanimous. Brian suggested including night vision.

Correspondence- The township received Applications for Public Fire Hydrants for 17890 Russell Rd. The solicitor reviewed these documents and stated they were ok to sign. Motion by Arthur Masser, second by Mike Keiser to sign the PAWC applications for public fire hydrants. Unanimous.

Public Comment- Nick Bennage was present as he was working to get a merit badge for boy scouts. This is for his Eagle Scout requirements.

Motion by David Masser, second by Mike Keiser to adjourn the meeting at 5:02pm. Unanimous.

## GREGG TOWNSHIP SUPERVISORS

JULY 5, 2022

### MEETING MINUTES

David Masser, Chairman, called the meeting to order at 4:30pm with the following in attendance: Michael Keiser, Vice Chairman; Arthur Masser, Supervisor; Doug Hovey, Zoning Officer; Brian Kerstetter, Solicitor; Michael Rote, Michael's Beverage; Ken Bloomer, Resident; and Jodi Willow, Secretary/Treasurer.

Motion by David Masser, second by Mike Keiser to approve the payment of bills and June 6, 2022 meeting minutes. Unanimous. There was no financial report as of meeting time due to bank statements not being on line yet.

#### Reports-

Zoning- The planning commission has several subdivision and land development plans they are currently reviewing. Elam Esch has submitted a zoning application but he needs to do a stormwater plan first. Another resident may need a subdivision plan prior to building a home.

Engineer- None

Roadmaster- The board decided to table the traffic signal agreement with Moran until they get our engineer's and PennDOT's comments on it and then can have further discussion. Hawbaker is currently working on widening and fixing Russell Road.

Solicitor- None

GTMA- The board read the GTMA minutes prior to the meeting.

Secretary- None

#### New Business-

Michael Rote- Michael Rote, Michael's Beverage, was present to voice his unhappiness with the new fire inspection code. He feels that with his building being somewhat new, he just went through the whole process with building codes and it cost him and extra \$10,000. He spoke to the CKCOG and they couldn't tell him how much it was going to cost. He feels that the township is not ready for this code. He stated that he will fight doing the inspection.

PNK plans- No one showed up.

Timbering Ordinance- The chairman stated that he spoke to someone in the northern counties that have a lot of timber grounds. He believes they said the township gets a

small portion of the timbering costs because they are using township roads. He is concerned about damage to the roads. The solicitor stated that it can be in a developer's agreement that they need to fix any damage done to the roads. The roads can also be bonded, if they aren't already.

Public Comment-None

Motion by David Masser, second by Arthur Masser to adjourn the meeting at 5:10pm.  
Unanimous.

## GREGG TOWNSHIP SUPERVISORS

AUGUST 1, 2022

### MEETING MINUTES

David Masser, Chairman, called the meeting to order at 4:30pm with the following in attendance: Michael Keiser, Vice Chairman; Arthur Masser, Supervisor; Doug Hovey, Zoning Officer; Brian Kerstetter, Solicitor; Ryan Frenya, PennCore Consulting; Trooper Andrea Jacobs, State Police; Corey Johnson, Livic Civil; Paul Campbell and Rod Keiser, Citizens; Lake Randall, MidPenn Engineering; and Jodi Willow, Secretary/Treasurer.

Motion by David Masser, second by Mike Keiser to approve the July meeting minutes, the financial report and the payment of bills. Unanimous.

#### New Business-

- 1- Trooper Andrea Jacobs- Trooper Jacobs is the public information officer for the Milton Barracks. If we have any non emergency criminal incidents we need to report or have questions about, she is the one to contact. She stated that there is a dashboard on the State Police website where data for the township's incidents can be looked at. She stated that the prison is employing new technology to detect drones in their airspace so they may be up this way more often.
- 2- PNK Plans- Corey Johnson, Livic Civil, went over the PNK land development plans with the board. The plan is to build 5 spec warehouses, one at a time. The next building will not be started until the previous one is completed. They currently have their 2 NPDES permits; 1 for lots 4 and 5 & 1 for lots 1-3. Most of the stormwater will be through constructed wetlands with permanent liners and will be installed so they do not lay with water. They are working with PennDOT on the HOP and exploring all avenues to avoid having a traffic signal at the bottom of the hill at Commerce Drive. Conditional approval was recommended by the planning commission. All conditions were met except the financial guaranty, developer's agreement and stormwater management agreement. Motion by Mike Keiser, second by Arthur Masser to conditionally approve the PNK Preliminary/Final Land Development Plan for Great Stream Commons Lot 1-5 contingent upon the execution of a financial guaranty, developer's agreement and stormwater management agreement. Unanimous.
- 3- Moran subdivision- This subdivision is for Lot 7, which is a 9 acre lot. They would be subdividing 2 acres off to sell. All conditions set by the planning commission were met. Motion by Arthur Masser, second by Mike Keiser to approve the JM Corporate Realty Subdivision Plan. Unanimous.

Old Business- None

Correspondence- Invitation to the Union County Convention on October 27<sup>th</sup> at the Silver Moon Banquet Hall- David Masser, Arthur Masser and Jodi Willow will attend. The secretary will invite the auditors.

Reports-

Zoning- Doug, Dave and Arthur met with Aaron Lapp regarding the driveways for his subdivision plan. They would like to change where Lot 3's driveway comes out. The board suggested sharing a driveway with Lots 4 & 5. Doug will speak to Vassallo Engineering regarding this option.

Engineer- The board received HRG and PennDOT's assessments of the Moran Traffic signal agreement. They both agree that these heavily favor Moran and do not help the township much. Joseph Lyons, PennDOT, suggested a meeting to work out an agreement. The secretary will work to set this up.

Roadmaster-Tin for shed walls quote- The solicitor stated it was ok to get quotes for this since when we first got quotes the board wasn't sure how much they wanted done and thought about doing it themselves. Motion by Arthur Masser, second by Mike Keiser to get quotes for tin on the walls in the shed for next meeting. Unanimous.

Solicitor- Brian asked for permission to advertise the zoning ordinance and saldo driveway amendment for the next meeting. Motion by David Masser, second by Mike Keiser to authorize Brian Kerstetter to advertise the driveway amendment for the zoning ordinance and saldo for the September meeting. Unanimous.

GTMA- The minutes were read prior to the meeting.

Secretary- None

Public Comment- None

New Business- Patton subdivision plan- Lake Randall, MidPenn Engineering, was present to ask for approval for the Patton subdivision plan. Upon review and advisement of the planning commission, motion by Arthur Masser, second by Mike Keiser to conditionally approve the County of Union Subdivision Plan for Lot 1 contingent upon the Certificate of Ownership and Union County Planning Commission signatures being received. Unanimous.

Motion by David Masser, second by Mike Keiser to adjourn the meeting at 5:34pm. Unanimous.

GREGG TOWNSHIP SUPERVISORS  
SEPTEMBER 6, 2022  
MEETING MINUTES

David Masser, Chairman, called the meeting to order at 4:30pm with the following in attendance: Mike Keiser, Vice Chairman; Arthur Masser, Supervisor; Doug Hovey, Zoning Officer; Brian Kerstetter, Solicitor; Jamie Walshaw, Mid-Penn Engineering; James Bender and Charles Short, Village at the Outlook; Jim Emery, CKCOG; Tom Lyons, road videoing; Paul Campbell, Jack Stiber and Dan Brocious, citizens; and Jodi Willow, Secretary/Treasurer.

New Business-

Joyce/Jennifer Masser Subdivision- Based on planning commission recommendations, motion by Arthur Masser, second by Mike Keiser to conditionally approve the Joyce and Jennifer subdivision plan contingent upon sewage planning module approval.  
Unanimous.

James Bender- Mr. Bender, Village at the Overlook, was present to ask some questions regarding the rental inspection ordinance. The secretary will send Mr. Bender a copy of the ordinance, as requested. Charles Short, a tenant, spoke his concern for someone inspecting their homes.

CKCOG SEO Services- The township received a letter stating that CKCOG will once again be offering SEO services to its members.

The regular meeting closed at 4:45 as advertised in the Standard Journal. The chairman asked for any public comment on the zoning ordinance driveway amendment. Hearing none, motion by Mike Keiser, second by Arthur Masser to adopt Ordinance 2022-03 amending the zoning and subdivision and land development ordinances.  
Unanimous.

The regular meeting reopened at 4:46pm.

Reports-

Zoning- None

Engineer- None

Roadmaster-1) Moran traffic signal agreement- tabled 2) Tin in shed quotes- The township received 3 quotes for putting tin on the walls in the shed. They were as follows:

Little D Builders	\$16,900.00
Hillside Roofing	\$17,292.50

Lapp Brothers Construction                      \$9,825.00

The board discussed that Lapp Brothers Construction can't do the work till November/December. Motion by Mike Keiser, second by Arthur Masser to award the job to Lapp Brothers Construction for \$9,825.00 contingent upon the job being completed by Christmas. Unanimous.

3)Videoring of roads- Tom Lyons was present to discuss videoring of roads. He stated that he will do the videoring of roads, all forms and bonding of the roads at no cost to the township. The cost is passed onto the companies doing any work(logging, cement, construction, etc). They follow the state process which is to have the company get bonded, video the roads prior to any work, then video again after work is complete. He stated that in his experience, once a company is bonded they take care of the roads so they don't have to fix them.

Solicitor- Brian has been receiving calls from companies in Great Stream Commons expecting him to draw up any agreements. He told them it is their responsibility. He does not want to have our taxpayers pay him to do their job.

GTMA- Minutes were read.

Secretary- None

Correspondence- 1)Invitation to Union County Conservation District Awards Banquet- no one will attend 2) Invitation to GTMA Appreciation Event- Dave and Art will attend.

Public Comment- Paul Campbell asked about mowing on the Moran site. Dave stated that he thinks they are going to start soon as they have a tractor over there. Jack Stiber and Dan Brocius had questions regarding a buffer between the industrial park and village and also any smell from River Run Foods. They were informed that there would be a tree and bush buffer between the zones and that there would be no smell as they do not process raw materials there.

Jim Emery, CKCOG, questioned how the township wanted to handle some commercial properties not complying with the inspection ordinance. It was suggested to send Gary's Radiator to the business and not to the GIS address. Mr. Emery will try to speak to the daughter who works at Michael's Beverage to set it up.

Motion by David Masser, second by Mike Keiser to adjourn the meeting at 5:23pm. Unanimous.

GREGG TOWNSHIP SUPERVISORS  
NOVEMBER 7, 2022  
BUDGET WORKSHOP MINUTES

David Masser, Chairman, called the meeting to order at 2:04pm, as advertised in the Standard Journal, with the following in attendance: Mike Keiser, Vice Chairman; Arthur Masser, Supervisor; and Jodi Willow, Secretary/Treasurer.

General Fund- Discussed

State Fund- Discussed

Light Fund- Discussed

Motion by David Masser, second by Mike Keiser to adjourn the meeting at 3:01pm.  
Unanimous.



GREGG TOWNSHIP SUPERVISORS  
OCTOBER 3, 2022  
MEETING MINUTES

David Masser, Chairman, called the meeting to order at 4:30pm with the following in attendance: Mike Keiser, Vice Chairman; Doug Hovey, Zoning Officer; Brian Kerstetter, Solicitor; Jason Koch, GTMA; Kelly O'Connor, GMS Funding Solutions; Ken Bloomer, Paul Campbell, Glenn Everetts and James Carey, Citizens; and Jodi Willow, Secretary/Treasurer.

Old Business-

- 1- Elam Esch- The board and solicitor reviewed the improvements agreement and stormwater agreement for the Elam Esch property. Motion by David Masser, second by Mike Keiser to approve and sign the Elam Esch Improvements Guaranty and Stormwater Maintenance Agreement. Unanimous.

New Business-

- 1- James Sanders sent in his letter of resignation as SEO effective October 1<sup>st</sup>, 2022. The board reviewed his suggestions for alternate SEO's until a permanent replacement can be found. Motion by Mike Keiser, second by David Masser to appoint Terry Napp and Michelle Vayda as alternate SEO's. Unanimous.
- 2- PNK- The board and solicitor reviewed the developers agreement and stormwater maintenance agreement for PNK. Motion by Mike Keiser, second by David Masser to approve and sign. Unanimous.

Motion by David Masser, second by Mike Keiser to approve the September 6, 2022 meeting minutes, the financial report and the payment of bills. Unanimous.

Correspondence- 1) Invitation to CKCOG annual membership meeting on Oct 13<sup>th</sup> – Art Masser will attend. 2) Invitation to GTMA Appreciation Event on November 9<sup>th</sup>- David Masser and Art Masser will attend.

Reports-

Zoning- The township received a complaint about an AIRBNB in the village district. This is not currently a permitted use. A violation letter was sent out. The property next to OIP was digging out of the bank behind the house. This is an E & S violation. The Union County Conservation District was at the site and is working with their engineer.

Engineer- None

Roadmaster- The lines were painted on Russell Rd, Commerce and Enterprise Blvd. The cinder shed is full for winter.

Solicitor- None

GTMA- The minutes were read prior to the meeting. Jason Koch formally requested the remaining funds for the GTMA projects. The total is \$37,300. Motion by Mike Keiser, second by David Masser to distribute the \$37,300 remaining balance for GTMA projects out of ARPA funds. Unanimous. They also noted that they are about \$6,000 short for the first round of projects due to price increases. The board noted that we would like to get the shed project done first and then if there is money left, we may be able to give them the \$6,000.

Secretary- The board set the budget workshop date for November 7, 2022 at 2pm.

Public Comment- Ken Bloomer had a question about his property being zoned commercial.

Motion by David Masser, second by Mike Keiser to adjourn the meeting at 5:11pm. Unanimous.

GREGG TOWNSHIP SUPERVISORS  
NOVEMBER 7, 2022  
MEETING MINUTES

David Masser, Chairman, called the meeting to order at 4:30pm with the following in attendance: Mike Keiser, Vice Chairman; Arthur Masser, Supervisor; Doug Hovey, Zoning Officer; Nick Hesman and Mark Clark, Residents; Jodi Willow, Secretary/Treasurer; and Brian Kerstetter, Solicitor participated by phone.

New Business-

PNK- The solicitor stated that he is ok with the letter of credit for PNK coming from a Swiss bank, as it is the JP Morgan Chase in Switzerland. He stated that after speaking with Brian Salzmann, Solicitor for GTMA, he believes it is best to hold off on the signing of the land development plans until a developer's agreement is in place with GTMA.

Traffic Signal Radar upgrade- The board asked if it was ok to put in the bid packet that the company submitting a bid must be within a reasonable service area since we are dealing with a traffic signal at a busy intersection. He stated that was ok. The secretary will work with the solicitor to draw up the advertisement and bid specs.

Public Comment-

Mark Clark, resident, was present to question about an abandoned alley in the township. Brian stated that Mr. Clark should contact his own attorney as there may be legal documents in place between residents regarding this alley that the township does not know about.

Nick Hesman, resident, was present to state that he would like the utilities that he claims are in his right of way removed. The solicitor stated that unless a court orders it the utilities will not be removed. He also stated that this is a private matter that does not involve the township.

Motion by David Masser, second by Mike Keiser to approve the October meeting minutes, the financial report and the payment of bills. Unanimous

Reports-

Zoning- Two permits were issued. One to Elam Esch and one to Joyce and Jennifer Masser. Amos Beiler has submitted a stormwater plan to HRG, which is similar to Elam Esch's. Motion by Mike Keiser, second by Arthur Masser to conditionally approve signing Amos Beiler's stormwater maintenance agreement and Improvement's guaranty, contingent upon receiving the originals with all required signatures and the letter of credit. Unanimous.

Doug will not issue a zoning permit to OIP without E&S approval.

Engineer- None

Roadmaster- The white Ford F550 goes to Sunbury Motors on Wednesday for 2 recalls. Motion by Arthur Masser, second by Mike Keiser to put the radar detection system out for bid with proximity stipulations. Unanimous.

The secretary should buy a stop sign with except for right turns for Russell Rd.

Solicitor- None

GTMA- The board read the minutes prior to the meeting.

Secretary- Motion by Mike Keiser, second by Arthur Masser to tentatively adopt the 2023 budget. Unanimous.

Motion by David Masser, second by Arthur Masser to sign the completion report for the HRI paving project. Unanimous.

Old Business- None

New Business- Motion by Mike Keiser, second by Arthur Masser to appoint Paul Rapp as the new township SEO at Jim Sanders current fee schedule. Unanimous.

CKCOG rates- The rates for CKCOG will be raised .007%. This is the first time they've been raised since 2018.

Public Comment- None

Motion by Mike Keiser, second by David Masser to adjourn the meeting at 5:25pm. Unanimous.

GREGG TOWNSHIP SUPERVISORS  
DECEMBER 5, 2022  
MEETING MINUTES

Mike Keiser, Vice Chairman, called the meeting to order at 4:31pm with the following in attendance: Arthur Masser, Supervisor; Doug Hovey, Zoning Officer; Brian Kerstetter, Solicitor; and Jodi Willow, Secretary/Treasurer.

Motion by Mike Keiser, second by Arthur Masser to approve the November 7, 2022 meeting minutes, the financial report and the payment of bills. Unanimous.

Correspondence- None

Reports-

Zoning- Two permits were issued. The roadmaster had questioned Doug prior to the meeting if Mr. Esch's driveway was wide enough. He believes the fire department or any large trucks will have an issue navigating the angle and size of the driveway. Doug stated that the driveway exceeds what was shown on the plans, but he agrees it will need to be widened.

Engineer- none

Roadmaster- none

GTMA- The board will read the minutes after the meeting.

Secretary- Motion by Mike Keiser, second by Arthur Masser to adopt Resolution 2022-03 setting the tax rates for 2023. Unanimous. The tax rates remain the same as 2022.

Solicitor- After hearing from GTMA that it is ok to sign the plans, Brian advised that the board could do so. Motion by Arthur Masser, second by Mike Keiser to sign the PNK Land Development Plans. Unanimous.

Old Business- None

New Business- Shawn McLaughlin, Union County, had asked if the County gave the township the piece of property adjoining the township property, would the township be willing to take a 1.5 acre piece where the power lines go through between Columbia Ave and Great Stream Commons. The board will consider this.

Public Comment- None

Motion by Mike Keiser, second by Arthur Masser to adjourn the meeting at 4:50pm.  
Unanimous.