

GREGG TOWNSHIP SUPERVISORS  
DECEMBER 2, 2024  
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; Jenna Neidig, Solicitor; Tom MacDonald, Zoning Officer; James Glass, Maria Assalone and Buddy Johns-ADP/ModCorr; Jim Stehr Jr, CKCOG; Alivia Tagliaferri and Carrie Pauling, Representative Flick's Office; Peggy Hiller, GTMA; and Jodi Willow, Secretary/Treasurer.

The meeting began with the Pledge of Allegiance.

**New Business-**

Moran Financial Security- Motion by Arthur Masser, second by Mike Keiser to release the full financial security for Moran. Unanimous.

ADP/Modcorr- James Glass, ADP, was present to discuss the possibility for a LERTA for PNK building 4. ModCorr is a company out of Texas. They manufacture modular detention cells for prisons, jails, courthouses, etc. They also make the doors, frames, hinges for the cells. In Building 4, they would manufacture modular cells that are ready to go with furniture, lighting, toilets, etc. Ready to install. These are only made in 3 other locations in the US. They would be transferring 7-12 employees to train and hiring locally 70-100 persons with wages between \$55,000-\$125,000. There would also be the possibility of expansion.

Jim Stehr- Mr. Stehr was present to discuss Village at the Overlook. There has been infestation issues of lice, bedbugs and roaches within the trailer park. The school district and children & youth are involved. The owner of the park has been unresponsive to notices. The COG would like certification of treatment and that the homes are clear. They would like to start with non traffic citations for Mr. Bender and to have someone come in to check the homes and if they are uninhabitable, to condemn them. Motion by David Masser, second by Mike Keiser to allow CKCOG to use non traffic citations and to have the homes checked to make sure they are habitable. Unanimous.

WRAFD Board- Motion by David Masser, second by Arthur Masser to appoint Russell Lupold to the WRAFD Board for Gregg Township. Unanimous.

**Old Business-**

- 1- Patton Agreements- Motion by David Masser, second by Mike Keiser to sign the Patton Stormwater Maintenance Agreement and the Improvement's Guarantee. Unanimous.

- 2- Moran Memorandum of Understanding- Alivia Tagliaferri, Rep Flick's Office, was present to state that Representative Flick supports Moran's request for a LERTA. She stated that PA is not a very business friendly state due to the intense business taxes. She stated that they may be willing to sign document committing to staying in the township. She also introduce Carrie Pauling as her replacement at the beginning of the year.

Motion by David Masser, second by Mike Keiser to approve the financial report, the payment of bills and the November 4, 2024 meeting minutes. Unanimous.

#### Reports-

Zoning- CKCOG revoked the zoning and building permit for A & R Real Estates gas station. They went above what the approved plans were paving wise and increased the impervious coverage to over 87%. They also paved onto the railroads property. That will be torn out. They proposed possibly buying a piece of property owned by Mr. Bloomer to meet the impervious coverage. The zoning officer gave them a couple choices. 1) Rip out the pavement that was not on the approved plan 2) Submit a new land development and stormwater plan 3) Apply for a variance. His surveyor, Mr. Vassalo, was hoping for some sort of temporary occupancy permit so he can open. The supervisors will put this issue on the January agenda as it was not on the December agenda and no decisions can be made.

Engineer- They continue working on the traffic impact study.

Roadmaster- No snow as of yet. Trucks are ready for plowing.

Solicitor- The letter was sent to the UC Commissioners to attend our meeting tonight to discuss the alleys. Their solicitor called Jenna and stated they were not coming.

GTMA- The minutes were read prior to the meeting. Peggy also stated that they have not been contacted by Moran for sewer capacity for their office building. She also noted that the sliver of property between A & R real estates property and their driveway was bought by the prison and she believes is under a contract until 2029.

Secretary- 1) Motion by David Masser, second by Mike Keiser to approve the 2025 budget. Unanimous. 2) Motion by David Masser, second by Mike Keiser to approve Resolution 2024-04 setting the 2025 Tax Rates. Unanimous. The tax rates remain the same as 2024.

Public Comment- None

Motion by David Masser, second by Mike Keiser to adjourn the meeting at 5:33pm. Unanimous.

