

**GRATZ BOROUGH COUNCIL  
N CENTER STREET  
PO BOX 305  
GRATZ, PA. 17030**

**November 12, 2025**

The Regular Meeting was held in the Gratz Boro Meeting Room at 7:00 P.M. with the following, persons attending: President William Reed, Bruce Wolfe, Lynn Schadle, Lori Williard, Jem Jeffries and Mayor David Norris

JHA: Absent

Solicitor: Zoom

Lehigh Engineering: Absent

Citizens: Tim Leshar, Laci Engle Kahler, Tyler Kahler, Marlin Driebelbis, Troy Schadle, Pat Engle, Coy Rickert, Rusty Hubler and Brian Novinger

This meeting is being recorded.

Pledge to the Flag

The Public Meeting for November 12, 2025, regarding the Data Centers in the Borough was cancelled. Attorney Sean reported that the Ordinance is not ready yet

Minutes Correction: Bruce did not agree with what was said in the minutes about Tim asking the Borough Council to put the oil tank on Municipal Bid because the Community Center is not using oil anymore and Tim disconnected the pipes to the Oil Tank. Bruce said there was never a vote and formally agreed upon. Bill Reed said it was not a formal vote, but Council said yes. Bruce said he did not agree with it. After further discussion, Bill made a motion to have Tim put the Oil Tank at the Community Center on Municipal Bid. Jem Jeffries second the motion. Motion Carried. Bruce Wolfe objected to the vote.

**Minutes:** On a motion made by Jem Jeffries and second by Lynn Schadle to approve the minutes after corrections have been made Motion Carried. Bruce Wolfe opposed the approval of the minutes.

**Report on Engineer:** No Report

**Citizens to be Heard:** No Citizens to be Heard

**Community Center:** Working on the Community Center, the windows are being put in. Bruce brought up 4 things about the Community Center. Bruce said he did some homework about legal status. Bruce said if the Authority defaults in any way on their responsibilities, not having established a Borough Building Authority Board, the Borough would be liable. If in documents, there is a reversion clause, where does the Community Center go. Bruce said it could go back to the donor, that being the School District. Bruce said all that we are doing at the Community Center, would be lost if we do not own the building, Bruce said just because it is

located here does not mean we (legally) own it. Bruce is asking Sean to go back and get the documents and understand what the clauses are and what are the best options going forward. Bruce said this has been neglected for the past 40 years.

The second thing Bruce is concerned about is where are we going with all these changes in the Community Center and what is the cost going to be. Do we have the professional input to make those changes regarding the amount of money that is needed. Bruce said the monies have not been allocated yet. Bruce is asking what we are doing with the Grant? What we are doing in the near term and what are we doing in the long term? Bruce feels the Council should get a professional to make sure we are doing what needs to be done. Bruce feels that the mini splits will not give adequate heating to the building. Brian said with the doors in the all-purpose room, if it gets cold in the hallway, but opening the doors made it warmer. Bruce feels that is something that needs to be looked at.

Bruce talked about the financial part of it. Where are we getting the money to pay for all this. Bruce said we started out with \$12,000.00, he feels that it will cost more especially if we get adequate heat.

Bruce wanted to point out that we have very good people working on this. It is a good initiative, he only wants to make sure it is done legally and to cover all the basis, and he said thank goodness we have people going after the grants or we would not have anything.

His final concern is having the DCED to do a Baseline Assessment with a shared grant that might cost around \$40,000.00. Bruce said they would give us the best possible guidance. Bruce said he is just telling Council his concerns.

Bill Reed said that he remembers that Lykens Twp was invited to go in with the Community Center in the beginning and no one showed up. What Bill remembers they were invited to the meeting when we got the building handed to us and no one showed up from Lykens Twp.

Bill said money wise what is going on now, the Grant is basically paying for the Bathrooms minus the \$12,000.00. Lynn said that we could not submit for reimbursement till after October. Tim has all the receipts and must fill out the forms to send them for reimbursement. Bruce said that we are not to start work until the funds are in place. Lynn said we have permission to start. Lynn said that we had all our grants accepted for next year in regard to Sewer, Water, Fire Company, Gratz Historical Society, Borough, and Community Center. The presentation will be December 15<sup>th</sup> at 7:00P.M.

Lynn said when Upper Dauphin School District was putting up a new Elementary School, the Elementary School in Gratz, Lykens, Elizabethville and Berrysburg were given to the towns for \$1.00 and the Lykens Twp (Kissinger School) was given to Lykens Twp. Bruce said there should be documents.

Cindy pulled the Deed out and Lynn read it. Cindy will email the Deed to Bruce and Sean. It clearly stated the Borough was the sole owner and there was no revision clause.

**Code Enforcer and Zoning/Bldg. Permits:** Report was given to Council Members

**Sewer Authority:** Brian Novinger reported they are working on finalizing their Budget. Tim and Lynn worked on some grants. Lynn reported that they are in already.

Brian said the \$5000.00 that they pay the Borough quarterly will be tabled until next month.

Bruce ask Sean if he looked into if the Sewer could take on the responsibility of the water. Sean said yes. Sean said what we would have to do is pass a resolution by the Council, since the

Council oversees the Water and Sewer. Sean said the Authority has certain responsibilities but would have to report to the Borough Council about any changes. Sean stated Council would need an Article of Amendment. Sean will get a draft ready for next month. Brian feels it has been working well between the Borough Council and the Water and Sewer. Bruce ask if that must go to the State Department. Sean said yes it must be approved by Borough Council, it will go to the Water and Sewer first and then to Borough Council to approve, it will need to be advertised. After all approvals it will then go to the State Department.

**Planning Commission:** Sean reported the Planning Commission met on the 20<sup>th</sup> of October and started the review of the Data Center Ordinance. We need to have a separate ordinance for mining and bitcoin. Sean talked about the industrial district. Lynn ask if we must enlarge our industrial district. Sean feels we do not have to enlarge our industrial district. Sean said the Planning Commission would like Council to amend our SALDO ordinance to the 2024 Version. After further discussion a motion was made by Bill Reed and seconded by Lynn Schadle seconded to have Sean amend the SALDO ordinance to the 2024 Version and have the Planning Commission and Borough Council look at it. Motion Carried.

**Mayor's Report:** No Report

## **COMMITTEE REPORT**

**Recreation:** Lynn said the Backstop is up back at the Teener field. November 23<sup>rd</sup> is the Parks and Recreation big fundraiser (Bingo). Jem said they got an A&D Systems awarded to the Parks and Recreation and will be installed.

**Cogs:** Lynn reported the meeting will be November 20<sup>th</sup> at Halifax Twp and the agenda is in the Boro packet. Gerry Wolfgang will be going with Lynn.

**Highway:** Bill ask Tim if the salt was ready for the winter months. It is.

**Information Committee:** No Report

**Ag Security:** No Report

**Budget and Finance Committee:** Cindy is working on the Budget

**Insurance:** No Report

**Strategic planning:** Bruce reported there has been some activity there. The Comprehensive Plan Bruce is doing some Cap analysis on it. Bruce said there is a second version of the Strategic Plan. Bruce said the DCED ask for 2 things. A Management Audit Summary, which is looking to see a self-evaluation, where we see our strengths and weaknesses, and any recommendations to improve that. Second part is the Financial Plan. Put these 2 items in Strategic Planning. Bruce said the question is do we want to do something in those lines and if so how. Bruce handed Council Strategic Priorities: Urgency, Impact, Feasibility to be filled out and give back to Bruce (See Attached form) Lynn will get a list together of the grants.

Bruce talked about the Outreach portion of the Strategic Plan; Bruce would like to thank Sean for the work that he has done. Bruce said we are officially incorporated with the State Department, Article of Incorporation, have a separate EIN number as well as a checking account set up and an address including a suite number and PO Box number. The next step is the financial part of it and to have the state recognize it is a non-profit. Bruce said there is an event planned for November 27<sup>th</sup> (See attached) Christine Snyder is the interim President and Jackie Landis is the Secretary/Treasurer.

**Solicitors' Report:** Sean reported that we may have seen something about scam alerts Please be aware of IRS scam and other scams especially for the Senior residents. These scams are getting really sophisticated. If anyone contacts you, let them know it is a scam.

Sean talked about the Data Centers that have been on the news.

Sean talked about Millersburg's Property Maintenance Ordinance; they added quick hit tickets or quick hit violations. The appointee would give the ticket and then they would have 3 days to pay the fine or appeal the violation. Sean said that would be something we could utilize with the burning ordinance. The only thing Sean feels about this is we would have to have a Board of Appeals, which would include 3 people, and they could be volunteers, or it would be Borough Council. After further discussion, Sean will send the link out to the Council Members and talk to Ed Wenger to see what he thinks, since he will be the enforcement officer.

Sean did send a copy of the EMS plan to Brett Welker.

Sean would like a quick Executive session

**Any other Business:** Lynn said the Food Bank is open on the 2<sup>nd</sup> Saturday of the Month from 9 to 11 and noticed a larger number of families needing food. It went from 16 to 17 families to 21 to 22 families. 2<sup>nd</sup> Saturday in December they will get their Christmas needs. Both English and Amish are in need. The Amish community gives donations to the food bank.

Cindy reminded Council that there will be a re-organization meeting on January 5, 2026, at 7PM. It will be put in the Citizen Standard.

Cindy had ask the Council if she could get a new Computer. Brian looked at it, and it is not updating because of the age of the computer. The Water and Sewer have the same issues, and they are getting new computers from MIS. On a motion made by Bruce Wolfe and seconded by Bill Reed to allow Cindy to contact MIS to get a quote on a new computer and to also have them set it up and transfer all files. Motion Carried.

**Treasurer's Report:** The Treasury Report was read, and a motion was made by Lynn Schadle and second by Lori Williard to pay the bills.

**Expenses to be Approved:** The Expenses for the month were read. On a motion made by Lynn Schadle and second by Jem Jeffries to pay the bills. Motion Carried

**Adjournment:** No further business and the meeting was adjourned at 8:20 P.M. on a motion made by Lynn Schadle and second by Bruce Wolfe Motion Carried

Respectfully Submitted:

Cindy L Shade  
Borough Secretary

These notes are intended as an overview of the meetings discussions and not intended as an exact word account of what was said. So, if there are any comments or concerns or objections to what is written within this report. Please forward those comments and we will gladly make any adjustments after the approval of the Gratz Borough Council Meeting.