

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

October 8, 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, Dan Stephens and Kylie Bender

This meeting is being recorded.

Pledge to the Flag

Minutes Correction: Developers will start construction within 6 months from final approval
Comments:

Bruce ask about the Battery Storage units, he thought we were requiring Battery Storage to review the plans. Sean said that the condition was the Applicant addressing any easement agreements or Operation and Maintenance agreements related to the subdivided parcel (Sungrow)

Bruce said we have a major conflict between Sungrow and the Solar panels, Bruce feels that they need to be understood, who has precedence and what are the compatibilities between the two of them.

Lynn said one of the things they commented on was that there were 4 leases and that Sungrow was the first lease and that was accurate, and Lynn is asking if that should have any effect on that. We would need to pull a copy of the lease, and it will be sent to Sean, and he will review and advise.

Minutes: On a motion made by Jem Jeffries and second by Lori Williard to approve the minutes after corrections have been made Motion Carried.

Report on Engineer: No Report

Citizens to be Heard: No Citizens to be Heard

Community Center: Lynn said we have our money coming from the gaming grant from last year. With that money we are putting in the Bathrooms, Closet and Cloak Room. It has been Demo and we can't start on the interior until we have the funds. Tim did take the wall down and all the heating (Oil) and what he wants to do is everything that is exposed take the windows out and stud everything and put 9 windows in, 3 in each room, also insulate and put in mini splits. Bruce ask if we have money for that. Lynn said yes. Lynn said it would cost around \$12,000.00

for everything, drywall, insulation, windows. Lynn said we are going to save just getting rid of the Oil. Lynn talked about the interest we were getting from the large CD, when it matures taking the \$12,000.00 from the interest on the CD. Tim said that he did not receive the quotes back for the toilets, sink etc. that are needed for the bathrooms, Tim is hoping the grant will cover those costs. Tim also must close the Sewer pipe. The front needs to be winterized. Bruce would like to see a plan and how we are going to pay for it. Tim said once we get that middle room done and the bathrooms we can look to see if we can rent the room out. Bruce would like to have it on a document and discuss it going forward.

On a motion made by Lynn Schadle and second by Jem Jeffries to move forward to winterize the west side of the Community Center. Motion Carried.

Tim said since we are not going to have Oil in the Community Center anymore, can we put the oil tank on Municipal Bid. Council said yes.

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

Sewer Authority: No meeting until next week. Lynn reported that all the grants were in, took them down and handed them in, should be getting the monies that were approved from last year by the end of the month.

The water bills just went out.

Planning Commission: Sean reported that the County had already reviewed the Data Center and now the municipalities must review it. Sean will get information to the Planning Commission since they will be meeting on the 20th of October.

Mayor's Report: Mayor Norris said he was questioned by Chad Phillips regarding his address at the Storage Units. Tim said you must talk to Dauphin County about the address. Tim will look at his printout that he has.

COMMITTEE REPORT

Recreation: Kylie reported that the Upper Dauphin Youth Softball teams will be having their games back at the Park on the Teener field. The Softball team will need a new backstop and Tim is getting quotes. Kylie said that the UD Youth Softball team will pay half of the cost of the Backstop. They will also need a fence in the outfield that will be put up, and it would be able to be taken down when there is no game. The UD Youth Softball team will pay for the fence. Also, we will be checking out the concession stand. The teams that will be using the field are the Teener Team, Little League and the Softball teams.

Kylie talked about the Sesquicentennial next year, and we are going to do our event on Memorial Day. Possibly a parade and then end the season with an Oktoberfest. She talked about putting a stage at the park, right now there is a Gazebo, and it is not big enough for a Band. If we get funding for the stage, the Gazebo can be relocated.

Bingo is November 23rd, and it is a big fundraiser. Kylie said she is not doing anything for Christmas, no parade. Tim said the Fire Company will do the Santa float.

Saturday will be the last rental, and the bathrooms can be winterized.

Next year she is starting a children program for an incentive for the kids to be more Community

oriented.

Cogs: Next meeting will be in November

Highway: Getting ready for Winter. Tim said they are going to be doing work back at the Firehouse putting on an addition. Tim said he is worried about water running off from the Post Office since they repaved the parking lot. Tim said they are looking into doing some Storm Sewer. Tim is working on getting prices for this Storm Sewer. Tim said they are in the planning stages for this project.

Tim reported that 2 weeks ago Brian Novinger had a visitor from DEP. Someone called said that we were burying black top, Tim met with the lady, she took pictures, and Tim had a bunch of questions, she could not answer them. She was going back to her office and talking with her boss. She called Tim and said that we can bury black top, but the pieces must be the size of your fist, so we need to watch what we are burying she said that we are ok with what we are burying. We just need to make sure the pieces are small.

David Norris said he received compliments for paving around the recycling bins.

Information Committee: No Report

Ag Security: No Report

Budget and Finance Committee: No Report

Insurance: No Report

Strategic planning: Bruce reported meeting about a week ago. Bruce said we might have someone to take the leadership role and that will be resolved at the next meeting. Rest of the meeting was focused on consolidating all the past activities. Bruce subscribed to a paid transcription service, and he has been using that, and it does offer some features, some rational thinking, it is a very powerful tool. Starting to review the process and they were very happy with that.

Once everything is reviewed will then give to Council. It will be a large document.

Bruce said we need an address for this non-profit and can we use the address for the Borough.

You need to have a physical address. Council said yes.

Solicitors' Report: Sean reported that Cindy sent him an email regarding a PP&L project. Sean does not think it has anything to do with Land Development. PP&L gave the dated from November 3rd to December 31st and Sean is thinking they are putting a transmission line in. Everyone should be getting an email.

The Burning Ordinance that was tabled from last meeting. Sean ask Council where they want to go with it. Bruce said he was going to pursue with Millersburg, how they do their enforcement. Bruce would like to get a copy of their ordinance (the enforcement part of it) Sean will have something for the next meeting.

The Data Center Ordinance, Sean said that he just received the comments from the Dauphin County Planning Commission, (See Attachment) Sean reviewed the comments. Will review with

the Planning Commission on the 20th of October. Could then have a possible vote in November. Sean talked about the State-wide LSA grant application deadline. \$100 fee, no match and the deadline is November 30th at 11:59 P.M. Will put on the agenda for next month.

Sean ask if anyone had a chance to look at the revised master service agreement draft. Bruce had a question about the Sewer Auth, does their founding Document allow them to enter in the Master Service Agreement. Bruce had some questions regarding the Sewer Auth. After further discussion, Bill Reed said if we would change anything with the Water, we would lose our grandfather regarding the Susquehanna Water Basin, and the Auditors advised us not to change. Bruce said the only other option is to amend the Sewer Auth. Sean said that we may have to modify and check the charter of the Sewer and Water Auth. Sean said he would look at the founding documents. Will revisit in November

Bruce had a question for Sean. Last time we met we were talking about the Solar System, we should prepare for the final disposition, as to the work that should be done. Where do we stand on this. Bruce said some people would like to form some kind of organization to convey public opinion as to what is going on the G Morris Solar. Sean said that with the Conditional Approval terms that was given to them we must see their final plans with the Conditions that are needed. There will have to be agreements along with Bonds put in place. Also, the Emergency Management will need to review and give their approval. Sean will keep us updated.

Any other Business: No other Business

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

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

Adjournment: No further business and the meeting was adjourned at 8:50 P.M. on a motion made by Jem Jeffries and second by Lynn Schadle. 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.

