

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

**September 11, 2024**

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

JHA: Pete Fleszar

Solicitor: Sean Logsdon, Esq

Lehigh Engineering: Absent

Citizens: Lori Williard, Troy Schadle, Tim Leshner, Birch Associates, Mark Fisher, Attorney Daniel Markind, David Ulrich

This meeting is being recorded.

Pledge to the Flag

Moment of Silents for September 11<sup>th</sup>.

On a motion made by Bruce Wolfe and second by William Reed the minutes were approved as read Motion Carried

**Report of Engineer:** Pete reported on some plans to be reviewed. Birch Associated, who presented a Subdivision Plan for John Hartman wanted to follow up if the plans have been signed. Council Signed the plans but awaiting the signature of the Planning Commission. Once the representative from the Planning Commission signs will contact Birch Associates. This plan was approved at the last meeting. Sean said that there is a planning meeting on the 23<sup>rd</sup> of September at that time the plans can be signed.

Daniel Markind Attorney for the Gratz CSG 1 LLC Solar Project. Attorney Markind thanked the Council for the moment of Silents for September 11<sup>th</sup>. Attorney Markind then turned it over to David Ulrich who is the Engineer for the Project. David reviewed the project for the Gratz Fair Solar Project with the Council. David said they are expecting comments from the County in a couple of days. Pete thought he seen comments and will research. After further discussion, on a motion made by Lynn Schadle and seconded by Kylie Bender to approve the project conditionally after hearing comments from the Planning Commission. Motion Carried. William Reed abstained from voting.

Pete reported on the Proposal for Professional Services. Cindy had given Council a copy of the Proposal. Pete said the price will be the same for this year but will probably look at prices for next year. Bruce ask Pete how long has he been working for the Borough, Pete said he has been with the Boro since 2007. Bruce ask if we quoted to anyone else. Lynn said we did not feel the need to quote. Attorney Sean said the Professional Services do not need to be quoted. After

further discussion on a motion made by Lynn Schadle and seconded by Jem Jeffries to approve the Proposal for Professional Services. Motion Carried.

Pete brought up the quotes that we have received for the Community Center Roof. Attorney Sean explained that it would be referred to as an emergency. The contract that we would have to have formal bidding and since we are on a very tight schedule to get the roof done before the weather changes. The cost of repairing the roof would be over \$50,000.00. Sean checked the Boro Code and Exemption 1402 D1 Emergency Bid for Contracting Service. Sean talked about the Resolution of the Borough of Gratz approving an Emergency Bid for Contracting Service. On a motion made by Lynn Schadle and seconded by Jem Jeffries to approve Resolution No. 91124 approving an Emergency bid for Contracting Services.

The Bids for the Roof were Suncrest Roofing LLC for \$57,300 and a bid from Bear Mountain for \$49,000.00 the bids are with the same materials needed to fix the roof. The bid went to Bear Mountain for \$49,000.00, Tim will let Bear Mountain know.

Kylie had asked where the money was coming from. The rent at the Community Center would need to be raised. Lynn said that Tim and himself are doing some grants. In doing the grants they would like to see that we are actively maintaining the building ourselves. Lynn feels this is a maintenance issue at this point. After further discussion Council will revisit the pricing for rentals in January. Lynn said that we could use the Interest monies coming due on the CD's

**Citizens to be Heard:** Allison Patrick would like to know the status of the property beside her. The property is owned by Karen Trynoski. Sean reported that Ed is on top of this. Ed reported that they are doing work on 22 property putting rain gutters and new steps on. Nothing has been done with the 30 property. Sean and Ed are keeping an eye on what they are doing as well as sending them a letter stating this should have been done by July. Allison said she appreciates that Council is taking steps to get these properties taken care of.

Mark Fisher introduced himself as the new owner of Shades Market. Mark is excited to share the transformation of the building. Mark reviewed with Council that he is giving the store a new look as well as keeping everything simple. Mark would like to be active in what the Community needs. They will be selling fresh produce as well as groceries and they will have a Deli for made to order sandwiches. Mark told Council they will not be selling any type of Tobacco and will not have lottery machines.

Lynn explained to Mark what the properties are zoned. Mark would like to purchase the property that is owned by Pierce Dreher and have a playground for the children as well as open an Ice Cream shop, if Mr Dreher would be willing to sell. Parking would also be considered. Mark gave us plans of what the building would look like.

Lynn said he will need a building permit for the remodeling. Lynn told Mark to go on the Gratz Boro Web site and get the information for the permits.

**Community Center:** No Report

**Code Enforcer and Zoning/Bldg Permits:** No Report

**Sewer Authority:** No Report

**Planning Commission:** Sean reported there will be a meeting on September 23<sup>rd</sup> will be a draft on the Land Development Ordinance. Will be looking for any recommendations. Sean said there is an Executive Session for that night as well at 6:00. Planning Commission at 7:00.

Lynn ask Sean about getting the map re-colored with the changes that will occur.

**Mayor's Report:** Mayor David reached out to Joe Kerwin and Craig about advertising in Newspapers. David talked to the Post Office, and he said no one gets the Pottsville Republican. The Citizen Standard is the paper that citizens get. Craig reached out to David and they are having a bill to have the advertising removed. David said there will be other options to Advertise. David said the Association of Boro's is tracking it. David will reach out to them.

David talked about the Web and R on Traffic calming he will not be available that day. The time is 12 to 1. Lynn ask David to email him.

## **COMMITTEE REPORT**

**Recreation:** Kylie is getting a quote to epoxy the Bathroom Floors.

Bruce told the Council that there is a Conservation National Resource that could help with Recreation and help with the Water in that Area. Kylie said that if it is DCNR you would have to match the funds. On November 7<sup>th</sup> they are having a Web N R on the subject.

**Cogs:** No Report

**Highway:** Bill reported that on October 4<sup>th</sup> and 7<sup>th</sup> we are on the schedule to get the paving done on North Street (Alley).

**Information Committee:** No Report

**Ag Security:** No Report

**Budget and Finance Committee:** No Report

**Insurance:** No Report

**Strategic planning:** Bruce reported the next meeting will be September 30<sup>th</sup>. Topic will be focusing on Communication and Looking at the Organization. Bruce is looking forward to having a meeting with the Millersburg Managers to discuss what they have been doing in regard to an organizational standpoint.

**Solicitor's Report:** Sean would like a brief Executive Session. Sean talked about the Hepler Rezone Application. There will be a Public Hearing on October 9<sup>th</sup>. The Citizen Standard was notified, and the adjoining property owners' letters were sent out. Sean said we do not have any comments from the County Planning. We don't need to go by the County Planning, but Sean said they must have them. Sean said that this should be on the agenda for October 9<sup>th</sup>.

Sean will follow up with the colored map.

**Other Business:** No other Business.

**Treasurer's Report:** The Treasury Report was read on a motion made by Lynn Schadle and second by William Reed to pay the bills.

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

**Adjournment:** No further business and the meeting was adjourned at 8:19 P.M. on a motion made by Lynn Schadle and second by William Reed. Motion Carried

Council went into Executive Session

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.