

**GRATZ BOROUGH COUNCIL  
AGENDA  
7:00 P.M.**

September 14, 2022

- |  |   |
|--|---|
| <b>1. OPENING OF THE MEETING</b>                 | KYLIE BENDER                                |
| <b>2. PLEDGE</b>                                 |   |
| <b>3. REVIEW THE MINUTES OF PREVIOUS MEETING</b> | MEMBER                                      |
| <b>4. REPORT OF ENGINEER</b>                     | GLACE ASSOCIATES                            |
| <b>5. CITIZENS TO BE HEARD</b>                   |   |
| <b>6. SEWER AUTHORITY/WATER</b>                  | BRIAN NOVINGER                              |
| <b>7. REPORT OF MAYOR</b>                        | DAVID NORRIS                                |
| <b>8. COMMUNITY CENTER</b>                       | KYLIE BENDER<br>CINDY SHADE                 |
| <b>9. CODE ENFORCER AND ZONING/BLD PERMITS</b>   | LEHIGH ENGINEERING LLC                      |
| <b>10. PLANNING COMMISSION</b>                   | FRED WILLARD<br>BRIAN BENDER<br>MISTY KOLVA |
| <b>COMMITTEE REPORTS:</b>                        |   |
| <b>A. RECREATION</b>                             | KYLIE BENDER<br>ANGELA SITLINGER            |
| <b>B. COGS</b>                                   | LYNN SCHADLE                                |
| <b>C. HIGHWAY</b>                                | KYLIE BENDER<br>WILLIAM REED                |
| <b>D. AG SECURITY</b>                            | LYNN SCHADLE                                |
| <b>E. FINANCE COMMITTEE</b>                      | ANGELA SITLINGER<br>WILLIAM REED            |
| <b>F. INSURANCE</b>                              | ANGELA SITLINGER<br>CINDY SHADE             |
| <b>12. SOLICITOR'S REPORT</b>                    | DONALD G KARPOWICH                          |

13. ANY OTHER BUSINESS

14. TREASURER'S REPORT

CINDY SHADE

15. EXPENSES TO BE APPROVED

CINDY SHADE

16. ADJOURNMENT

SPECIAL NOTES OF INTEREST:

**Borough Council meetings are the 2<sup>nd</sup> Wednesday of every month at 7:00p.m. at the Borough Meeting Room. The Public is always welcomed to attend.**

**ANY QUESTIONS REGARDING TAX BILLING OR TAX INFORMATION NEED TO CALL DAUPHIN COUNTY TREASURER.**

**717-780-6550**

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

**August 10, 2022**

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

Glance Associates: Pete Fleszar

Solicitor: Sean Logsdon, Esq

Citizens: Lori Williard, Troy Schadel, Gerald Wolfgang, Kenneth Dunn and Robin Dunn, Jason Morgan, Tim Daniels, Tim Leshar, Liz and Kyle Groff and Chris Kauffman

This meeting is being recorded

Pledge to the Flag

On a motion made by Lynn Schadle and second by William Reed the minutes were approved as read after correction of typos. Motion Carried

**Report of Engineer:** Pete reported that as far as he knows he does not have anything, Pete just reviewed that the Multimodal Mobility Corridor Project Pa DCED Grant Application was submitted and cross our fingers that will be approved. Lynn said that he has been becoming good friends with person writing us up. Lynn said her conversation was very pleasant and she said that we have a 50/50 shot because it is competitive. She told Lynn if we don't get it to apply next year for an application and she sent Lynn the information with highlighted information for Lynn to look at. Lynn said we did get an email from Mark Whitaker (see attached email). The email information will be put on our Website and Post Office.

Fred asks about the pipes that are underneath the road. Fred wanted to know if this is going to cause any problems down the road. Lynn said that most of pipes they are talking about run parallel and Pete said they can be highlighted. Lynn said there are two pipes that need to be checked.

**Citizens to be Heard:** Chris Kauffman plans were to be reviewed. Pete said everything was approved regarding sewer water and stormwater information. Lynn asks if the access was going to be from Spruce Street and over. After review of the plans a motion was made by Fred Willard and second by William Reed to approve the proposed plans for Chris Kauffman Motion Carried.

Tim Daniels and Gerry Wolfgang were there regarding the Fire Company Siren. Gerry said they got the Siren checked and it has to do with the Siren itself. Gerry said they had ask if the Gratz Borough would replace the Siren and Gerry had one quote so far from Sentry siren in the amount

of \$18,836.23. (See Attached quote) After further discussion the Fire Company would like to have two quotes and to do more research.

Tim said the Car Show was a success and wanted to Thank everyone who helped.

Robin Dunn wanted to know if there is a way, she could see ordinances that relate to upkeep of properties. Council told her The Ordinance information is on the Web Site. Ken Dunn wanted to know if the Burn and Water restriction is still on. After further discussion the Gratz Borough Council lifted the Burn and Water restriction.

Chris Kauffman wanted to know what direction he should go for permits. Lynn explained to him to go on the Gratzboro.com web site and look under documents and print out UCC permit and the Zoning Permit, fill out and get to Cindy and she will scan and sent to Ed Wenger.

Troy Schadel had a question regarding the Cell Tower. Attorney Sean Logsdon explained to Troy that we are selling the Cell Tower not the Land that the Cell Tower is on. Troy also asked about the one lump sum. Lynn explained to Troy the amount of monies we are getting monthly \$23,000.00 monthly and the amount they are offering \$602,000.00, it will take quite a few years the way Technology is growing the Cell Tower will soon be going to Satellite, so it is good that we are going toward this transaction.

**Community Center:** No Report

**Code Enforcer and Zoning/Bldg Permits:** Ed sent Council his report to review

**Sewer Authority:** Lynn reported that between the Sewer and Water and Borough it would be to our advantage to purchase a Bush Hog. Tim explained places that this could be used. Lynn said it would cost around \$5,000.00 and between the Sewer, Water and Borough. Lynn said we have good employees and thought it would be a good idea to purchase this equipment. After further discussion Lynn told Tim to do some research and come back with a price.

**Planning Commission:** No Report

**Report of Waterworks and Pumping Station Attendant:** No Report

**Report of the Tax Collector:** No Report

**Mayor's Report:** No Report

## COMMITTEE REPORT

**Recreation:** Mommy and Me program is doing great, and the park looks great.

**Cogs:** Cindy reported she had gotten a resolution from Cogs stating they had wanted to change the number required annual COG meetings from six to four. Cogs is looking to have four meeting in January, March, June and October and they need to have a resolution to change the

number required at a meeting. On a motion made by Lynn Schadle and seconded by Angela Sitlinger to approve the Resolution for cogs Motion Carried.

**Highway:** William Reed said they are holding off for any major work for this year, look at the roads in the Spring.

**Information Committee:** No Report

**Ag Security:** No Report

**Budget and Finance Committee:** No Report

**Insurance:** No Report

**Solicitor's Report:** Shawn reported that he had two intent Resolutions regarding the Cell Tower. Sean reviewed them with council

Resolution No 8102022A is A Resolution of the Borough of Gratz approving the assignment of the ground lease and telecommunications easement for the property located at 129 N Center Street originally between Gratz Borough and Cellco Partnership, D/B/A Verizon Wireless to Wireless Propco LLC \$592,000.00

Resolution No 8102022B amount of \$10,500.00 (see attached resolutions)

On a motion made by Lynn Schadle and second by Fred Willard to approve the intent Resolutions. Motion Carried.

Once the formal agreement is signed by both parties a check will then be released.

Lynn ask Sean if he feels we are doing the right thing and Sean thinks the Council is doing the right thing because the way of the world changing to Satellite driven.

Sean reviewed the Webb Property situation; they have filed a Judgement on the property and are in the process of putting a package together to have Sheriff Sale and Sean said it is also up for Tax Sale. The property is up for upset sale on September 14<sup>th</sup> and Sean thinks we should hold off on our sale and see if it happens on September 14<sup>th</sup>. If they pay would go ahead and Sale, it in January. Lynn had a question regarding the bring down of the title, we are not the only lien holder against them so if it goes to Tax Sale there as to be enough of a bid for the taxes and us as a Municipality, Lynn wanted to know what happens if we do not get enough at sale to pay taxes and all the liens, Sean said it would go to Judicial Sale, County does this once a year. Sean will keep us up to date

Sean reported there was an appeal filed for the G Morris Solar, this was filed the 29<sup>th</sup> July. Sean said he will email a copy to everyone. There is a hearing on August 31<sup>st</sup> at 10:00AM regarding the Solar appeal. Sean feels the court will consolidate the two appeals. Sean will keep us updated. Lynn ask what presentation to we need for this. Sean said he would need 1 Council member.

Sean wanted to let Council know about a change in the law, there is a change in the Vehicle Code that is coming into place on September 20<sup>th</sup> and being signed into law. Vehicles that don't belong on the streets such as ATV, 4 Wheelers, side by sides etc. Sean reviewed the new law to

Council. Lynn ask about golf carts. Sean will check about golf carts and if they have slow moving sign on the golf cart.

Council went into Executive Session

**Other Business:** Bill had a invoice in the amount of \$130.06 for the Councils email accounts

Lynn said about the contract for the Recycle Clothes etc that was discussed a month ago and we then ask for a contract. Sean had reviewed the contract and was agreeable. On a motion made by Fred Willard and seconded by Lynn Schadle to sign the contract for the recycling. Motion carried. (See Attached Agreement)

**Treasurer's Report:** The Treasury Report was read on a motion made by William Reed and second by Angela Sitlinger 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 Fred Willard to pay the bills. Motion Carried

**Adjournment:** No further business and the meeting was adjourned at 8:30 P.M. on a motion made by Angela Sitlinger and second by Fred Willard 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.

GRATZ BOROUGH COUNCIL

9/12/2022 11:44 AM

Register: THE GRATZ NATIONAL BANK

From 08/01/2022 through 08/31/2022

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
08/01/2022			-split-	Deposit		X	327.06	288,406.79
08/03/2022			EARNED INCOME T...	Deposit		X	2,200.00	290,606.79
08/04/2022			OCCUPATIONAL PR...	LST		X	4.98	290,611.77
08/04/2022			OCCUPATIONAL PR...	LST		X	0.38	290,612.15
08/04/2022			PER CAPITA TAXES	Del Taxes		X	104.50	290,716.65
08/04/2022			AT&T	Deposit		X	440.56	291,157.21
08/04/2022			OCCUPATIONAL PR...	LST		X	40.00	291,197.21
08/04/2022			OCCUPATIONAL PR...	LST		X	4.62	291,201.83
08/04/2022			EARNED INCOME T...	Deposit		X	3,000.00	294,201.83
08/08/2022			-split-	Deposit		X	344.86	294,546.69
08/08/2022			PER CAPITA TAXES	Deposit		X	507.30	295,053.99
08/08/2022			VERIZON	American Tower		X	427.69	295,481.68
08/09/2022			EARNED INCOME T...	Deposit		X	500.00	295,981.68
08/10/2022			BLDG PERMITS &T...	Comcast		X	1,425.35	297,407.03
08/10/2022			BLDG PERMITS &T...	Sharon Daniels		X	100.00	297,507.03
08/10/2022			FINES (STATE & LO...	Deposit		X	23.37	297,530.40
08/10/2022	11503	Lehigh Engineering ...	SOLICITOR	Inv 2022-000635	1,384.50	X		296,145.90
08/10/2022	11504	Lehigh Engineering ...	SOLICITOR	Inv 2022-000505	1,969.50	X		294,176.40
08/10/2022	11505	GLACE ASSOCIAT...	ENGINEER - SEO	Inv 52769612	735.91	X		293,440.49
08/10/2022	11506	Tim Leshner	HIGHWAY MAINT (...	Mulch	53.00	X		293,387.49
08/10/2022	11507	KINGS SAWMILL	RECREATION	Inv 13804 Top...	160.00	X		293,227.49
08/10/2022	11508	Tim Leshner	HIGHWAY MAINT (...	16 hrs 23.50	331.71	X		292,895.78
08/10/2022	11509	William Girard	HIGHWAY MAINT (...	Boro Labor	654.37	X		292,241.41
08/10/2022	11510	GRATZ SEWAGE A...	Sewer Authority	SEWER	63.00	X		292,178.41
08/10/2022	11511	Donald G Karpowich...	SOLICITOR	stmt 84584	1,754.96	X		290,423.45
08/10/2022	11512	SHADY LANE HAR...	MUNICIPAL BLDG (...	026562	204.63	X		290,218.82
08/10/2022	11513	SWIF	INSURANCE PREMI...	06009573	732.00	X		289,486.82
08/10/2022	11514	PP&L	MUNICIPAL BLDG (...		60.46	X		289,426.36
08/10/2022	11515	PP&L	MUNICIPAL BLDG (...		24.43	X		289,401.93
08/10/2022	11516	PP&L	STREET LIGHTING		741.27	X		288,660.66
08/10/2022	11517	PP&L	STREET LIGHTING		202.29	X		288,458.37
08/10/2022	11518	Lynn Schadle	GENERAL EXPENES...	Application fee	100.00	X		288,358.37
08/10/2022	11519	Lori Bender	MUNICIPAL BLDG (...	Cleaning & Su...	360.00	X		287,998.37
08/10/2022	11520	William Reed	GENERAL EXPENES...	Google	130.06	X		287,868.31
08/10/2022	11521	EMC Insurance	INSURANCE PREMI...		1,815.31	X		286,053.00
08/10/2022	11522	SHELL	HIGHWAY MAINT (...	Gas Cards	300.00	X		285,753.00
08/15/2022			-split-	Deposit		X	425.47	286,178.47
08/16/2022			EARNED INCOME T...	Deposit		X	2,900.00	289,078.47
08/22/2022			PER CAPITA TAXES	Deposit		X	58.80	289,137.27
08/22/2022			VERIZON	American Tower		X	1,557.97	290,695.24

GRATZ BOROUGH COUNCIL

9/12/2022 11:44 AM

Register: THE GRATZ NATIONAL BANK

From 08/01/2022 through 08/31/2022

Sorted by: Date, Type, Number/Ref

<u>Date</u>	<u>Number</u>	<u>Payee</u>	<u>Account</u>	<u>Memo</u>	<u>Payment</u>	<u>C</u>	<u>Deposit</u>	<u>Balance</u>
08/23/2022			BLDG PERMITS &T...	Drema Troutman		X	75.00	290,770.24
08/24/2022	11523	GRAT POSTOFFICE	GENERAL EXPENES...	2 rolls of stamps	120.00	X		290,650.24
08/26/2022			REAL ESTATE TRAN...	Deposit		X	1,274.00	291,924.24
08/29/2022			PER CAPITA TAXES	Deposit		X	107.80	292,032.04
08/29/2022			MISCELLANEOUS (S...	Game Land tax		X	306.65	292,338.69
08/31/2022			INTEREST ON INVE...	Deposit		X	24.90	292,363.59

11:37 AM  
09/12/22  
Cash Basis

GRATZ BOROUGH COUNCIL  
Profit & Loss  
August 2022

	<u>Aug 22</u>
Ordinary Income/Expense	
Income	
AT&T	440.56
BLDG PERMITS & TV FRANCHISE	1,600.35
EARNED INCOME TAX	8,600.00
FINES (STATE & LOCAL)	23.37
INTEREST ON INVESTMENTS	24.90
MISCELLANEOUS (SEO OFFICER, ETC)	306.65
OCCUPATIONAL PRIVILEGE TAX	308.85
PER CAPITA TAXES	1,268.40
PROPERTY TAX INCOME	348.52
REAL ESTATE TRANSFER TAX	1,274.00
VERIZON	1,985.66
Total Income	<u>16,181.26</u>
Expense	
ENGINEER - SEO	735.91
GENERAL EXPENSE FOR ADMIN	350.06
HIGHWAY MAINT (LABOR & MAINT)	1,339.08
INSURANCE PREMIUMS	2,547.31
MUNICIPAL BLDG (ELEC & REP)	649.52
RECREATION	160.00
Sewer Authority	63.00
SOLICITOR	5,108.96
STREET LIGHTING	943.56
Total Expense	<u>11,897.40</u>
Net Ordinary Income	<u>4,283.86</u>
Net Income	<u><u>4,283.86</u></u>

**GRATZ BOROUGH COUNCIL**  
**Profit & Loss YTD Comparison**  
 August 2022

	<u>Aug 22</u>	<u>Jan - Aug 22</u>
Ordinary Income/Expense		
Income		
AT&T	440.56	3,524.48
BEVERAGE TAX (PA LIQUOR BOARD)	0.00	150.00
BLDG PERMITS & TV FRANCHISE	1,600.35	32,992.20
EARNED INCOME TAX	8,600.00	53,703.99
FINES (STATE & LOCAL)	23.37	455.06
INTEREST ON INVESTMENTS	24.90	1,134.36
MISCELLANEOUS (SEO OFFICER, ETC)	306.65	32,661.03
OCCUPATIONAL PRIVILEGE TAX	308.85	15,208.16
PER CAPITA TAXES	1,268.40	2,921.01
PROPERTY TAX INCOME	348.52	20,193.36
REAL ESTATE TRANSFER TAX	1,274.00	8,268.21
TRANSFER	0.00	560.21
VERIZON	1,985.66	15,525.85
<b>Total Income</b>	<b>16,181.26</b>	<b>187,297.92</b>
Expense		
Advertising	0.00	2,949.63
COUNCIL MEMBERS SALARY	0.00	1,620.00
ENGINEER - SEO	735.91	7,405.75
GENERAL EXPENSE FOR ADMIN	350.06	1,170.57
HIGHWAY MAINT (LABOR & MAINT)	1,339.08	11,405.83
INSURANCE PREMIUMS	2,547.31	25,717.33
KEYSTONE COLLECTION	0.00	83.13
MAYOR'S SALARY	0.00	360.00
MISCELLANEOUS	0.00	18,618.74
MUNICIPAL BLDG (ELEC & REP)	649.52	35,981.34
ORGANIZATION DUES	0.00	66.87
PA Department of Revenue	0.00	4.99
PA UC Fund	0.00	248.99
RECREATION	160.00	5,216.24
SECY/TREAS. & ASSISTANT	0.00	2,400.00
Sewer Authority	63.00	442.00
SHADE TREE EXPENSE	0.00	300.00
SNOW & ICE REMOVAL	0.00	667.92
SOLICITOR	5,108.96	25,929.88
STREET LIGHTING	943.56	7,455.20
TAX COLLECTION (LO & U.D. TAXES)	0.00	1,375.10
TRANSFERS	0.00	41,848.58
UNEMPLOYMENT FUND (PSAB & STATE)	0.00	156.70
US Treasury	0.00	1,678.70
WATER ACCOUNT	0.00	432.00
Zoning	0.00	250.00
<b>Total Expense</b>	<b>11,897.40</b>	<b>193,785.49</b>
<b>Net Ordinary Income</b>	<b>4,283.86</b>	<b>-6,487.57</b>
<b>Net Income</b>	<b>4,283.86</b>	<b>-6,487.57</b>

GRATZ BOROUGH COUNCIL  
**Balance Sheet**  
As of August 31, 2022

	<u>Aug 31, 22</u>
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
CERT OF DEP GNB #1	105,948.03
CERT OF DEP GNB #3	45,819.85
CERT OF DEP GNB #4	13,084.21
GNB CERT OF DEP	21,603.04
THE GRATZ NATIONAL BANK	292,363.59
Total Checking/Savings	<u>478,818.72</u>
Total Current Assets	<u>478,818.72</u>
<b>TOTAL ASSETS</b>	<b><u>478,818.72</u></b>
<b>LIABILITIES &amp; EQUITY</b>	
Equity	
Opening Bal Equity	375,029.10
Retained Earnings	110,277.19
Net Income	-6,487.57
Total Equity	<u>478,818.72</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b><u>478,818.72</u></b>

GRATZ BOROUGH BUILDING AUTHORITY

8/29/2022 3:22 PM

Register: GNB Checking Account # 1142107

From 08/01/2022 through 08/29/2022

Sorted by: Date, Type, Number/Ref

<b>Date</b>	<b>Number</b>	<b>Payee</b>	<b>Account</b>	<b>Memo</b>	<b>Payment C</b>	<b>Deposit</b>	<b>Balance</b>
08/04/2022			Rental	Karate Club Au...		175.00	2,389.85
08/04/2022	1885	PP&L	Electric		354.38		2,035.47
08/04/2022	1886	PP&L	Electric		86.94		1,948.53
08/23/2022	1887	Comcast	Telephone		234.62		1,713.91
08/23/2022	1888	PP&L	Electric		87.67		1,626.24
08/23/2022	1889	PP&L	Electric		394.09		1,232.15

**From:** MarkWhitaker <wordpress@gratzboro.com>  
**Sent:** Tuesday, July 26, 2022 9:28 AM  
**To:** gratzboro@comcast.net  
**Subject:** New submission from Contact Us

**Name**

Mark Whitaker

**Email**

[marwhitake@pa.gov](mailto:marwhitake@pa.gov)

**Comments**

Good Morning,

I am the Assistant Maintenance Manager for Dauphin County PennDOT. We will be milling and paving the cart way through Gratz from Sept 26-30 during the hours of 0600-1800. If you could please notify the residents to not park along RT 25 during that time it would be helpful.

The project will start about 500 ft West of Specktown Rd and continue through town to approximately the Boardwalk Ice Cream Restaurant. We will be milling and paving only the cart way at this time. A future restoration with new curbing etc. will be in the future but is in the design faze at this time.

Thank you for your continued support.

Mark T Whitaker



# Quotation

Sentry Siren, Inc.  
 14161 State Highway 115  
 Penrose, CO 81240  
 T: 719-372-6012 F: 719-372-6621  
[mail@sentrvsiren.com](mailto:mail@sentrvsiren.com)

Quotation #: 93481  
 Reference:

DATE: August 2, 2022  
 CUSTOMER ID:

TO: Jack Little  
 Gratz Area Fire Company  
 Gratz, PA 17030  
 Office: 717-579-9680  
 Office: [jackl@comcast.net](mailto:jackl@comcast.net)  
 Email: [treasurer@gafc27.com](mailto:treasurer@gafc27.com)

Estimated Delivery Time	Shipment Method	PAYMENT TERMS	Valid Until
4-6 weeks ARO	LTL	Net Due PTS	9/1/22

QUANTITY	DESCRIPTION	UNIT PRICE	LINE TOTAL
1.00	20V1T-1 - 20HP, 1PH Warning Siren 125dB(C)	\$ 14,996.55	\$ 14,996.55
	<b>1PH, 220VAC, 125 amp power service required</b>		
1.00	S10W - Motor Starter for 20HP, 1PH Warning Siren	2,502.50	2,502.50
	No Controller	-	-
	No PMB	-	-
		-	-
		-	-
		-	-
		-	-
		-	-
		-	-
		-	-
1.00	Shipping to 17030	1,337.18	1,337.18
		-	-
		-	-

Notes:

SUBTOTAL	\$ 18,836.23
SALES TAX	
<b>TOTAL</b>	<b>\$ 18,836.23</b>

Total Represents Complete and Delivered Cost unless Freight states PPA/Ex Works. Warning Siren(s) carry a 5 Year Warranty. External components such as siren motor starters, VFDs, et al. carry a 3 Year Warranty. Siren control equipment carries a 2 Year Warranty. Lifetime Tech Support also available. Installation is not included unless stated. Quotation valid for 30 days from date at the top of this form.

Quotation Prepared By: Aaron Wolking

Signature: Aaron Wolking

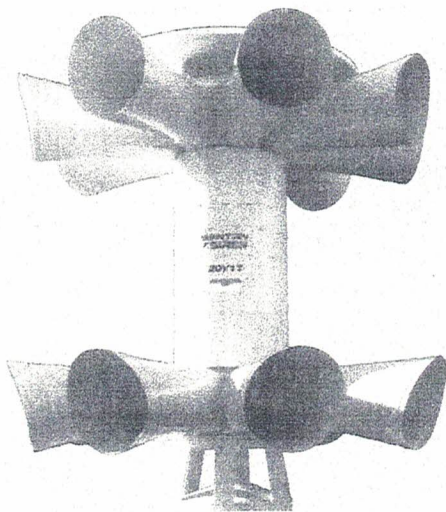
## Premium Outdoor Warning Systems

Since 1905, Sentry Siren, Inc. has proudly set the standard for hand-made warning sirens in the United States and around the world. Call us today and let our team go to work on your siren system!

[www.SentrySiren.com](http://www.SentrySiren.com)



Proudly manufactured in the U.S.A.



"We are so pleased with our selection of Sentry Siren, Inc. as our warning siren system supplier. The performance of our Sentry sirens is impressive; they are very reliable and very loud. And the customer service they provide is second to none. We would highly recommend Sentry to anyone looking to invest in their community with a warning siren system."

-Roger Swint  
Fire Chief  
City of Morrow Fire Dept.  
Morrow, GA

### Model 20V1T / 20V2T:

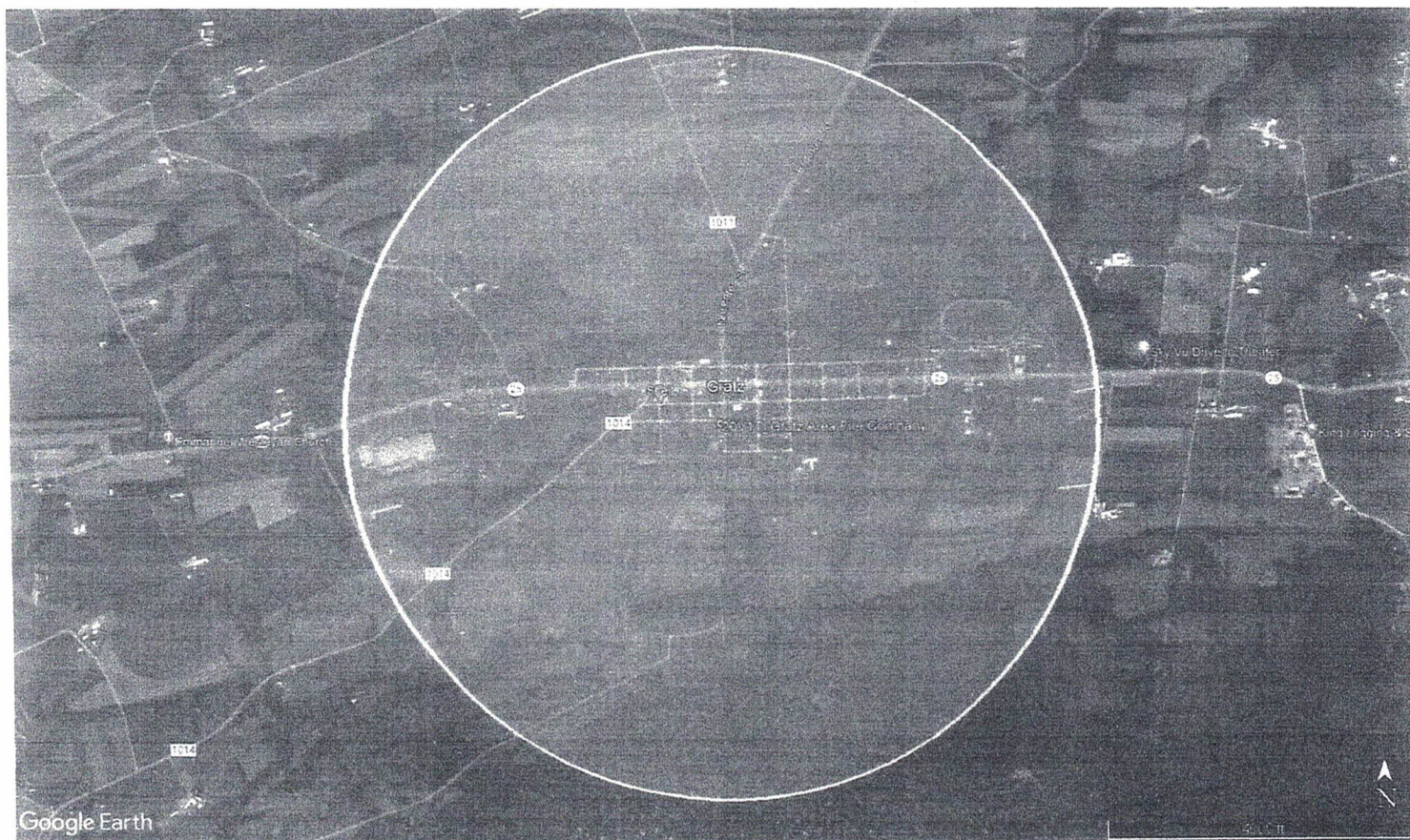
The 20V1T is a thundering, 20HP warning siren that is a perfect fit for both large municipal applications and industrial clients with high ambient background noise. To make this siren an excellent choice in a wide range of applications, the 20V can be ordered in either a single tone (20V1T) or dual tone (20V2T) configuration. This is a monster!

#### Key features:

- Rated at 125dB(C) at 100ft.\*
- 5,200ft. estimated coverage radius / effective range\*
- 20HP, continuous-duty AC motor; 1PH & 3PH; 208-240VAC standard
- Omni-directional (non-rotating) warning siren
- True 360 degree full dB sound output
- 100% maintenance free
- Electro-mechanically generated sound
- 5 year factory warranty
- Powder coated steel construction. Stainless steel available on request.
- Easily replaces aging existing sirens

\*Based on Sentry Siren field tests

## Sentry Siren Coverage Study for Gratz Area Fire Company



- Siren coverages are approximate and assume perfect conditions.
- Actual coverages may vary based on local terrain, conditions, foliage, structures and other unknown conditions.
- Sentry Siren makes no guarantee that coverage shown will mimic actual, real-world, coverage.
- Coverage area is based on computer generated data and FEMA Guidelines covering atmospheric attenuation.
- Data subject to license and use / reproduction is restricted.

**SENTRY  
SIREN** Inc.

719-372-6012  
[www.SentrySiren.com](http://www.SentrySiren.com)

RESOLUTION NO.: 8102022B

**A RESOLUTION OF THE BOROUGH OF GRATZ APPROVING THE ASSIGNMENT OF THE GROUND LEASE AND TELECOMMUNICATIONS EASEMENT FOR PROPERTY LOCATED AT 129 N. CENTER STREET ORIGINALLY BETWEEN GRATZ BOROUGH AND NEW CINGULAR WIRELESS PCS, LLC, TO WIRELESS PROPCO, LLC**

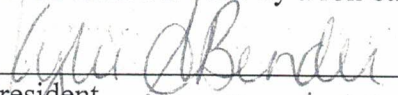
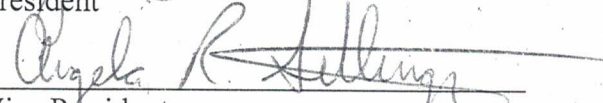

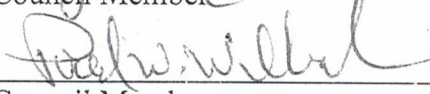
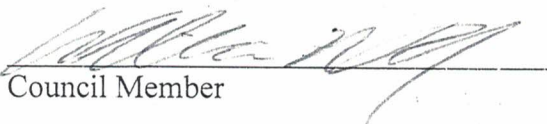
WHEREAS, the Borough of Gratz, Dauphin County, Pennsylvania, has determined it advisable and beneficial to assign its landlord/lessor interest in the ground lease and telecommunications easement for property located at 129 N. Center St., Lykens PA 17048 to Wireless Propco, LLC;

WHEREAS, the agreement is memorialized by a letter of intent attached to the instant Resolution;

WHEREAS, the proposed purchase price is \$10,500.00.

THEREFORE, BE IT RESOLVED, by Gratz Borough Council this 10<sup>th</sup> day of August, 2022, that the attached Letter of Intent is approved by the Borough of Gratz:

BE IT RESOLVED by a roll call vote as follows:

<u></u> President	<u>yes</u>
<u></u> Vice President	<u>yes</u>
<u></u> Council Member	<u>yes</u>
<u></u> Council Member	<u>yes</u>
<u></u> Council Member	<u>yes</u>

# WIRELESS PROPCO, LLC

44 South Broadway, White Plains, New York 10601

July 20, 2022

Gratz Borough ("Site Owner")  
Attn: Kylie Bender  
125 N. Center St  
Gratz, PA 17048  
Site ID: 22-PA0022 / Tower Coordinates: 40.613768, -76.716705  
Source: Symphony Wireless, Andrew Clements

RE: Assignment of Ground Lease(s) and Telecommunications Easements for Property Located at 129 N. Center St, Lykens, PA 17048.

Dear Kylie Bender,

We are pleased to submit this Letter of Intent ("LOI") which sets forth the general terms and conditions under which Wireless Propco, LLC, a Delaware limited liability company ("Wireless Propco"), would purchase (1) the [landlord/lessor] interest in the below-referenced Ground Lease(s), (2) an exclusive easement over the leased area set forth in the Ground Lease, the area where any existing communications equipment is located, and 250 additional square feet in the area adjacent to leased area ("Additional Space"), and (3) non-exclusive access and utility easements. The general terms and conditions are as follows:

- Lease(s):** Additional Ground Space Lease Agreement dated May 1, 2008, originally by and between Gratz Borough and New Cingular Wireless PCS, LLC, as may have been amended and assigned, with a current monthly rent of \$440.56, and increasing by 3% every year.
- Easement Term:** Perpetual
- Purchase Price:** **\$10,500.00**
- Wireless Propco receives 100% of additional rent (rent above the scheduled rent due pursuant to the assigned Lease(s)) received by Wireless Propco from new wireless customers who place their equipment on the Additional Space.
- Confidentiality:** Site Owner agrees not to disclose any of the terms of this LOI to any third parties (other than Site Owner's attorneys and accountants) without Wireless Propco's prior written consent.
- Closing Costs:** At Closing, the Purchase Price due to Site Owner shall be reduced by the following:
- (a) Rent proration for the month in which Closing occurs, plus the rent attributable to the two (2) months following Closing (Site Owner shall be entitled to receive rent for the two months after Closing).
  - (b) transfer taxes (if any).
- NDA:** If there is a mortgage or lien on the property, Site Owner agrees to obtain a non-disturbance agreement ("NDA") from the lender or lienholder. If the NDA cannot be obtained, Site Owner may request a risk assessment to determine (i) whether Wireless Propco will close without the NDA and (ii) the corresponding reduction in the Purchase Price (if any).

# WIRELESS PROPCO, LLC

44 South Broadway, White Plains, New York 10601

**Authority:** The undersigned hereby represents and warrants that: he/she is an authorized signatory of Site Owner, he/she is authorized to execute this LOI on behalf of Site Owner and he/she is authorized to bind Site Owner in accordance with the terms of this LOI and the transaction(s) contemplated therein.

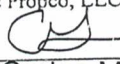
**LOI Consideration:** As consideration for Site Owner entering into and agreeing to be bound by the terms of this LOI, Wireless Propco shall pay the sum of \$100.00 to Site Owner within seven (7) business days following full execution of this LOI.

**Offer Expiration:** This offer shall expire within five (5) days of the date of this LOI if not executed by Site Owner.

The signatures below acknowledge that these are the general terms upon which this transaction will be completed. Closing is subject to Wireless Propco's receipt and evaluation of the items set forth in the attached Document Checklist, completion of due diligence (including a photographic site inspection, and title and environmental due diligence) and final underwriting approval. This LOI will be binding on and inure to the benefit of the parties' respective successors and assigns. Wireless Propco will endeavor to close this transaction within sixty (60) days of its receipt of the Document Checklist items. This LOI will expire in six (6) months from the date executed by Site Owner, unless extended by mutual agreement. Site Owner covenants and agrees that Site Owner shall not directly or indirectly solicit or negotiate any offers to purchase the Lease(s) and/or the Property or any interest therein prior to the expiration of this LOI.

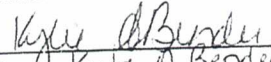
Sincerely,

Wireless Propco, LLC

By:   
Name: Carlos Melendez  
Title: Controller  
Date: 7/29/2022

AGREED TO AND ACCEPTED BY:

Site Owner

By:   
Name: Kyle A Bender  
Title: General President  
Date: 7-25-22

# WIRELESS PROPCO, LLC

44 South Broadway, White Plains, New York 10601

## Document Checklist

1. LANDLORD ENTITY TAX ID # or SSN: \_\_\_\_\_
2. I agree to provide my Wireless Propco representative with the following information required for closing within 7 days of the date of this agreement:
  - Full copies of each wireless lease, including any addenda, amendments, assignments, site plans, construction drawings, notices or exercise letters, any other available tenant correspondence
  - Parcel block ID
  - Copies of rent checks or deposit stubs for the last three months (or annual if paid annually)
  - Deed
  - Prior title report or title insurance policy, if available
  - Existing environmental reports, if applicable (Phase 1 or 2)
  - Current tax bill and/or tax map for property
  - Proof of Site Owner's authority to execute transaction: Articles of incorporation, articles of formation, by-laws, operating agreement; partnership agreement; trust agreement; probate documents, death certificate; divorce decree; property management agreement.
  - Certificate of good standing (if applicable).
  - Mortgage information (below):

Bank: \_\_\_\_\_  
Mortgage Amount: \_\_\_\_\_

Lender Contact: \_\_\_\_\_  
Lender Phone: \_\_\_\_\_  
Lender Email: \_\_\_\_\_

Kylie A Bender 7-25-12  
Site Owner Signature  
Date signed:

Name: Kylie A Bender

Phone: 717-256-2823

Email: Kylie.bender@gratzboro.com

RESOLUTION NO.: 8102022A

**A RESOLUTION OF THE BOROUGH OF GRATZ APPROVING THE ASSIGNMENT OF THE GROUND LEASE AND TELECOMMUNICATIONS EASEMENT FOR PROPERTY LOCATED AT 129 N. CENTER STREET ORIGINALLY BETWEEN GRATZ BOROUGH AND CELLCO PARTNERSHIP, D/B/A VERIZON WIRELESS, TO WIRELESS PROPCO, LLC**

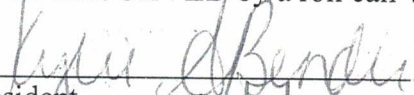
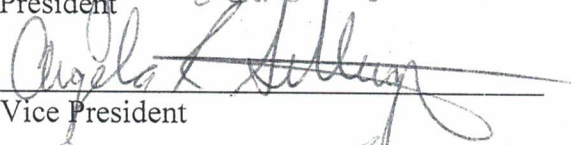

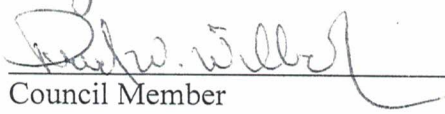
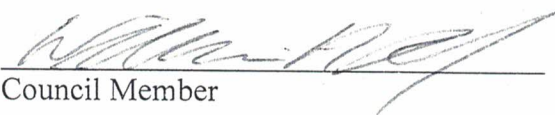
**WHEREAS**, the Borough of Gratz, Dauphin County, Pennsylvania, has determined it advisable and beneficial to assign its landlord/lessor interest in the ground lease and telecommunications easement for property located at 129 N. Center St., Lykens PA 17048 to Wireless Propco, LLC;

**WHEREAS**, the agreement is memorialized by a letter of intent attached to the instant Resolution;

**WHEREAS**, the proposed purchase price is \$592,000.00.

**THEREFORE, BE IT RESOLVED**, by Gratz Borough Council this 10<sup>th</sup> day of August, 2022, that the attached Letter of Intent is approved by the Borough of Gratz:

**BE IT RESOLVED** by a roll call vote as follows:

<u></u> President	<u>yes</u>
<u></u> Vice President	<u>yes</u>
<u></u> Council Member	<u>yes</u>
<u></u> Council Member	<u>yes</u>
<u></u> Council Member	<u>yes</u>

# WIRELESS PROPCO, LLC

44 South Broadway, White Plains, New York 10601

July 20, 2022

Gratz Borough ("Site Owner")

Attn: Kylie Bender

125 N. Center St

Gratz, PA 17048

Site ID: 22-PA0022 / Tower Coordinates: 40.613768, -76.716705

Source: Symphony Wireless, Andrew Clements

RE: Assignment of Ground Lease(s) and Telecommunications Easements for Property Located at 129 N. Center St, Lykens, PA 17048.

Dear Kylie Bender,

We are pleased to submit this Letter of Intent ("LOI") which sets forth the general terms and conditions under which Wireless Propco, LLC, a Delaware limited liability company ("Wireless Propco"), would purchase (1) the [landlord/lessor] interest in the below-referenced Ground Lease(s), (2) an exclusive easement over the leased area set forth in the Ground Lease, the area where any existing communications equipment is located, and (3) non-exclusive access and utility easements. The general terms and conditions are as follows:

- Lease(s):** Land Lease Agreement dated January 15, 2007, originally by and between Gratz Borough and Cellco Partnership d/b/a Verizon Wireless, as may have been amended and assigned, with a current monthly rent of \$1,973.20, and increasing by 3% every year.
- Easement Term:** Perpetual
- Purchase Price:** \$592,000.00
- Confidentiality:** Site Owner agrees not to disclose any of the terms of this LOI to any third parties (other than Site Owner's attorneys and accountants) without Wireless Propco's prior written consent.
- Closing Costs:** At Closing, the Purchase Price due to Site Owner shall be reduced by the following:
- (a) Rent proration for the month in which Closing occurs, plus the rent attributable to the two (2) months following Closing (Site Owner shall be entitled to receive rent for the two months after Closing).
  - (b) transfer taxes (if any).
- NDA:** If there is a mortgage or lien on the property, Site Owner agrees to obtain a non-disturbance agreement ("NDA") from the lender or lienholder. If the NDA cannot be obtained, Site Owner may request a risk assessment to determine (i) whether Wireless Propco will close without the NDA and (ii) the corresponding reduction in the Purchase Price (if any).
- Authority:** The undersigned hereby represents and warrants that: he/she is an authorized signatory of Site Owner, he/she is authorized to execute this LOI on behalf of Site Owner and he/she is authorized to bind Site Owner in accordance with the terms of this LOI and the transaction(s) contemplated therein.
- LOI Consideration:** As consideration for Site Owner entering into and agreeing to be bound by the terms of this LOI, Wireless Propco shall pay the sum of \$100.00 to Site Owner within seven (7) business days following full execution of this LOI.

# WIRELESS PROPCO, LLC

44 South Broadway, White Plains, New York 10601

**Offer Expiration:**

This offer shall expire within five (5) days of the date of this LOI if not executed by Site Owner.

The signatures below acknowledge that these are the general terms upon which this transaction will be completed. Closing is subject to Wireless Propco's receipt and evaluation of the items set forth in the attached Document Checklist, completion of due diligence (including a photographic site inspection, and title and environmental due diligence) and final underwriting approval. This LOI will be binding on and inure to the benefit of the parties' respective successors and assigns. Wireless Propco will endeavor to close this transaction within sixty (60) days of its receipt of the Document Checklist items. This LOI will expire in six (6) months from the date executed by Site Owner, unless extended by mutual agreement. Site Owner covenants and agrees that Site Owner shall not directly or indirectly solicit or negotiate any offers to purchase the Lease(s) and/or the Property or any interest therein prior to the expiration of this LOI.


Sincerely,

Wireless Propco, LLC

By:   
Name: Carlos Melendez  
Title: Controller  
Date: 7/29/2022

**AGREED TO AND ACCEPTED BY:**

Site Owner

By:   
Name: Kyle A. Benderly  
Title: General President  
Date: 7-23-22

# WIRELESS PROPCO, LLC

44 South Broadway, White Plains, New York 10601

## Document Checklist

1. LANDLORD ENTITY TAX ID # or SSN: \_\_\_\_\_
2. I agree to provide my Wireless Propco representative with the following information required for closing within 7 days of the date of this agreement:

- Full copies of each wireless lease, including any addenda, amendments, assignments, site plans, construction drawings, notices or exercise letters, any other available tenant correspondence
- Parcel block ID
- Copies of rent checks or deposit stubs for the last three months (or annual if paid annually)
- Deed
- Prior title report or title insurance policy, if available
- Existing environmental reports, if applicable (Phase 1 or 2)
- Current tax bill and/or tax map for property
- Proof of Site Owner's authority to execute transaction: Articles of incorporation, articles of formation, by-laws, operating agreement; partnership agreement; trust agreement; probate documents, death certificate; divorce decree; property management agreement.
- Certificate of good standing (if applicable).
- Mortgage information (below):

Bank: \_\_\_\_\_  
Mortgage Amount: \_\_\_\_\_  
  
Lender Contact: \_\_\_\_\_  
Lender Phone: \_\_\_\_\_  
Lender Email: \_\_\_\_\_

Kylie A Bender  
Site Owner Signature

Date signed:

Name: Kylie A Bender

Phone: 717-856-3833

Email: Kyliebender@gratzbro.com

# RECYCLE LOCAL

★ www.recyclelocal.com ★

631 Lincoln Avenue  
Myerstown, PA 17067, USA

888-400-5686

contact@recyclelocal.net



## HOST AGREEMENT

### Bin/Hardware Clothing, Textile & Household Item Recycling Service Agreement

The undersigned property owner (hereafter "Owner") hereby grants permission to Recycle Local LLC of 631 Lincoln Avenue, Myerstown, PA, 17067 (hereafter "Recycle Local") to locate and maintain clothing recycling boxes or assigned hardware the undersigned 's property as listed below, subject to the following terms and conditions:

1. Owner agrees that Recycle Local shall have the exclusive right to locate such boxes/hardware on the Owner's property and hereby authorizes Recycle Local to remove any other clothing collection companies' boxes/hardware erected on the owner's property in violation of this agreement.
2. Recycle Local agrees to keep the area around the boxes and maintain the boxes/hardware and or the recycling area in a neat and attractive condition.
3. Recycle Local shall maintain liability insurance on the boxes/hardware and agrees to indemnify and hold harmless Owner(s) from any damages resulting from Recycle Local's failure to maintain the specified recycling area.
4. This agreement shall commence on the date set forth below. This agreement shall automatically renew for successive like terms unless either party gives the other party notice of his intention to terminate this agreement, such notice to be given at least 30 days.
5. All recycling Hardware is the property of Recycle Local. No one other than Recycle Local and its representatives are authorized to remove our recycling hardware from the location indicated in this agreement.
6. Types and Locations:

*\*I am hereby authorized to make decisions as to placing recycling receptacles on this location.\**

In Witness where of, and intending to be legally bound, the parties have executed this agreement on \_\_\_\_/\_\_\_\_/\_\_\_\_

RECYCLE LOCAL LLC

Signature: \_\_\_\_\_

Printed Name: \_\_\_\_\_

PROPERTY OWNER

Signature: \_\_\_\_\_

Printed Name: \_\_\_\_\_

ASSIGNED SALES REPRESENTATIVE (FIRST AND LAST NAME): \_\_\_\_\_

Should you need further details, please don't hesitate to reach us:

Phone Number: +1 888-400-5686 Email: recyclelocal2021@gmail.com



# Lehigh Engineering, LLC

P.O. Box 1200 • 200 Mahantongo Street • Pottsville, PA 17901

To: Gratz Borough Council  
From: Ed Wenger, Zoning Officer  
Date: September 8, 2022  
Re: Monthly Municipal Report

Dear Members of Council,

Please see the below information regarding the zoning administration services and code enforcement activities conducted by Lehigh Engineering, LLC on behalf of Gratz Borough.

## ZONING

### **Zoning Administration:**

- Zoning related communications between the Zoning Officer, Borough, and Residents/Property Owners.

### **Zoning Permits Issued:**

Permit No.	Permit Date	OWNER NAME	SITE ADDRESS	PROJECT INFORMATION
2022-011	8/10/2022	Sharon L. Daniels	334 E. Market St.	Fire damage restoration
2022-012	8/17/2022	Drema A. Troutman	420 E. Market St.	Remove existing ADA ramp & landing, replace w/ deck of equivalent square footage

### **Zoning Applications Incomplete or Denied:**

No permit applications were denied for the month.

### **Zoning Hearing Board:**

No activity for the month.

### **Zoning Enforcement:**

**144 E.3<sup>rd</sup> St.** – A site visit was conducted by the Zoning Officer, and it has been verified that the stable has been removed from the garage.

**420 E. Market St.** – A Zoning Enforcement Notice was issued to the property owner as a result of a complaint forwarded onto the Zoning Officer by Council. The violations contained within the Zoning Enforcement Notice include, construction of a deck w/o a

Civil Site Engineering - Municipal Engineering - Code Enforcement  
Uniform Construction Code - Land Planning - Engineering Survey  
Construction Management - Mining Engineering

Phone: 570-628-2300 • Fax: 570-622-2612 • [www.lehighengineer.com](http://www.lehighengineer.com)

zoning permit, junk materials on the property, more than three resulting in the determination by the Zoning Officer that the property owner was operating a junk yard, as defined within the Ordinance.

**526 E. Market St.** – A warning letter was issued to the property owner for the running of dogs and open burning. The letter was accompanied by copies of the respective ordinance or section thereof.

**Zoning Plan Review:**

No activity for the month.

**CODE ENFORCEMENT**

**Weeds & Grass**

- Code enforcement related communications between the Zoning Officer, Borough and Residents/Property Owners.

**Enforcement Activities:**

**143 W. Main St.**- The property owner has cut the weeds.

**237 E. Market St.** – The property owner has made an attempt at resolving the weed violation, but at the time of the most recent visit, the violation still existed. As a result, a Final Notice of Violation was issued to the property owner.

**526 E. Main St.** – A Notice of Violation was issued to the property owner for the weed violation.

**Uniform Construction Code:**

**Enforcement Activities:**

526 E. Main St. – An Order to Show Cause was issued to the property owner for the construction of a covered deck without first obtaining a U.C.C. Building Permit. It is my understanding that the property owner has or will be removing the roof over the deck.

If you have any questions or comments concerning the above, please do not hesitate to contact our office.

Respectfully Submitted,  
**Lehigh Engineering, LLC**



Ed Wenger, Municipal Services Representative

## FINANCIAL REPORT

BEGINNING BALANCE:		\$288,079.73
EXPENSES:		
PP & L	\$60.46	
PP & L	\$24.43	
PP & L	\$741.27	
DONALD KARPOWICH	\$1,754.96	
SWIF	\$732.00	
EMC INSURANCE	\$1,815.31	
SHELL	\$300.00	
SHADY LANE HARDWARE	\$204.63	
GRATZ POST OFFICE	\$120.00	
LEHIGH ENGINEERING	\$3,354.00	
GLACE ASSOCIATES	\$735.91	
KINGS SAWMILL	\$160.00	
SEWER	\$63.00	
LORI BENDER	\$360.00	
PP & L	\$202.29	
WILLIAM GIRARD	\$654.37	
TIM LESHER	\$53.00	
LYNN SCHADLE	\$100.00	
BILL REED	\$130.06	
TIM LESHER	\$331.71	
TOTAL EXPENSES:		\$ 11,897.40
INCOME:		
AT&T	440.56	
EARNED INCOME	\$8,600.00	
AMERICAN TOWER	\$1,985.66	
PROPERTY TAXES	\$348.52	
INTEREST	\$24.90	
FINES	\$23.37	
PER CAP	\$1,268.40	
BUILDING PERMITS	\$1,600.35	
LST	\$308.85	
REAL ESTATE TRANSFER	\$1,274.00	
GAME LAND TAX	\$306.65	
TOTAL INCOME:		\$16,181.26
ENDING BALANCE:		\$292,363.59