

The regular meeting of the Adams Township Board of Supervisors was held on May 22, 2023 at 7:00 p.m. at the Adams Township Municipal Building, 690 Valencia Road, Adams Township, Mars, PA.

Present at the meeting were Supervisors Russell R. Ford, Ronald J. Shemela, Edward L. Vogel, and Darryl M. Brandon, Solicitor Michael Gallagher, Assistant Chief of Police Bob Scanlon, Township Manager Gary Peaco, Code Enforcement Officer Mike Knox, Assistant Code Enforcement Officer Joseph Julian, and Assistant Secretary Andrea Dunton.

Chairman Ford called the meeting to order at 7:06 p.m. with the Pledge of Allegiance.

PUBLIC COMMENT

There was no public comment.

APPROVAL OF MINUTES

On a motion by Ronald J. Shemela and seconded by Edward L. Vogel, the minutes of the meeting of May 8, 2023 were approved. Four were in favor.

PLAN REVIEW

Whitetail Meadows Amendment No. 25, Lot 43

Gary Peaco stood in place of Jimmy Spurdute to represent Whitetail Meadows.

On a motion by Darryl M. Brandon and seconded by Edward L. Vogel, Whitetail Meadows amendment no. 25 for lot 43 was approved. Four were in favor.

Mandera, Preliminary Approval

Steven Victor, Victor Wetzel Associates, was present to represent the Mandera Plan.

Mr. Victor asked the supervisors if they had reviewed the letter that was presented at the April 24th meeting.

Chairman Ford asked Mr. Victor if they have found out what the well was used for?

Mr. Victor stated that they have not been able to dig yet and were waiting on preliminary approval.

Ronald J. Shemela stated that he would like to see the well capped before any approvals are given.

Mr. Victor is requesting preliminary approval with the added condition of capping the well according to DEP regulations before seeking final approval.

Mr. Shemela stated that he would like the well capped before preliminary approval.

Mike Gallagher stated that the Supervisors can either vote to deny or request an extension.

Chairman Ford stated that this issue has been discussed for 3 months and the well should have been capped by now or at the least dug into to find out what it was used for.

Mike Grecca, Mandera, stated that they had an appointment for two days from the meeting to get it dug but were waiting for preliminary approval first.

Mr. Victor asked where in the ordinance do these rules state?

Ron Olsen stated that this concern falls under Health Safety and Wellness.

Mr. Grecca stated that they have a consultant working with the DEP to resolve this well issue and that there are no DEP standards in regards to capping an orphan well.

Chairman Ford gave the Mandera representatives the option of a denial or offering the Township another extension for 31 days.

Mr. Grecca stated that they have no problem offering an extension but questioned if there are going to be more issues that arise the next time they attend for approvals after the well issue is resolved?

Chairman Ford stated that all issues are deemed approved except for the well. If they cap the well to DEP standards/regulations, they can come back for approval without a problem.

Mike Gallagher stated that the Board will be looking for a letter from the developer's hired consultant stating that the well was capped to DEP regulations for the next meeting.

Steven Victor stated that they would like to offer the Township a 31 day extension to resolve final issue.

Public Comment:

Susan Kozminski, Callery Road, stated that the developers of the Mandera Plan mowed over the property line mowing the surrounding properties fields.

Mike Grecca apologized for the mowing and stated the person hired to mow was unsure of the property lines and made an unintentional mistake.

Ms. Kozminski also stated that there are water tanks against property lines that are supposed to have a 25ft variance.

Steven Victor stated that the water tanks are not on property lines and are at a 25ft variance.

Chairman Ford stated that there will be no other comments on the Mandera property.

On a motion by Ronald J. Shemela and seconded by Edward L. Vogel, a 31 day extension for the Mandera Plan was approved. Four were in favor.

Hespenheide Subdivision Plan Lot 3C

No representatives in attendance.

On a motion by Ronald J. Shemela and seconded by Darryl M. Brandon, Hespenheide Subdivision Plan lot 3C was tabled. Four were in favor.

OLD BUSINESS

Engineers Report

On a motion by Darryl M. Brandon and seconded by Edward L. Vogel, the engineers report for April was approved. Four were in favor.

NEW BUSINESS

GetGo Partial Release of Performance Security

On a motion by Ronald J. Shemela and seconded by Darryl M. Brandon, a partial release in the amount of \$565,545.00 for the GetGo Plan was approved. Four were in favor.

Animal Control Officer

On a motion by Ronald J. Shemela and seconded by Edward L. Vogel, the termination of current Animal Control Officer was approved. Four were in favor.

On a motion by Ronald J. Shemela and seconded by Edward L. Vogel, Animal Control Services was approved to be the Townships Animal Control Officer. Four were in favor.

Splash Pad Parking Lot & Detention Basin Project, Payment Application No. 1

On a motion by Darryl M. Brandon and seconded by Ronald J. Shemela, payment application no.1 for the Splash Pad Parking Lot & Detention Basin Project was approved for the amount of \$100,726.20. Four were in favor.

Splash Pad Parking Lot & Detention Basin Project, Change Order No. 2

On a motion by Ronald J. Shemela and seconded by Edward L. Vogel, Change Order No. 2 for the Splash Pad Parking Lot & Detention Basin Project for the was approved. Four were in favor.

Chrislyn Energy Contract for Gas

Darryl Brandon stated that the Township would like to go under contract with Chrislyn Energy for Gas to save the Township money on future gas bills.

On a motion by Darryl M. Brandon and seconded by Edward L. Vogel, the Chrislyn Energy Contract for Gas was approved. Four were in favor.

Splash Pad New Hires

On a motion by Darryl M. Brandon and seconded by Edward L. Vogel, Caiden Schmitt was approved for hire at the new Splash Pad. Four were in favor.

On a motion by Edward L. Vogel and seconded by Darryl M. Brandon, Rebecca Roberts was approved for hire at the new Splash Pad. Four were in favor.

Vote to Add Agenda Items

On a motion by Darryl M. Brandon and seconded by Edward L. Vogel, the addition of 3 agenda items was approved. Four were in favor.

Three Degree Road Reconstruction Pay Application No. 3

On a motion by Ronald J. Shemela and seconded by Edward L. Vogel, pay application no. 3 for the Three Degree Road Reconstruction Project was approved for the amount of \$508,094.75. Four were in favor.

Three Degree Road Reconstruction Change Order No. 1

Ron Olsen stated that this change order is a decrease in payment.

On a motion by Ronald J. Shemela and seconded by Edward L. Vogel, change order no.1 for the Three Degree Road Reconstruction Project was approved. Four were in favor.

Credit Cards

On a motion by Darryl M. Brandon and seconded by Edward L. Vogel, the addition of 2 credit cards for the Township was approved. Four were in favor.

ADJOURNMENT

On a motion by Ronald J. Shemela and seconded by Edward L. Vogel, the meeting was adjourned at 7:39 p.m. Four were in favor.

Andrea C. Dunton, Assistant Township Secretary