

The regular meeting of the Adams Township Board of Supervisors was held on Monday, February 24, 2025, 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 M. Shemela, Ronald G. Nacey, and David M. Goodworth, Solicitor Michael Gallagher, Township Engineer Ronald Olsen, Township Manager Gary Peaco, Assistant Code Enforcement Officer Joseph Julian, and Administrative Assistant Jen Ford. Darryl M. Brandon attended the meeting via video conference.

Chairman Russell R. Ford called the meeting to order at 7:05 p.m. with the Pledge of Allegiance.

### **PUBLIC COMMENT**

Ben Holland, 725 Norwegian Spruce Drive, introduced himself as Butler County Controller. He is running for re-election and asking for everyone's support. Mr. Shemela asked him what the Butler County budget is, Mr. Holland said the General Fund budget is 80 million dollars. He also stated that taxes have not been raised since 2018.

Alison Cannon, 245 Tamarack Drive, was present to discuss the Winter Maintenance letter she received concerning her community. She explained that she loves her community and takes advantage of all the wonderful things it has to offer. She said that working with Weaver Homes has been a challenge and pleaded with the Supervisors to resolve this issue especially the safety of the community.

Mr. Ford explained that the Township has a Winter Maintenance Ordinance for all developments that has not been a problem with any of the developers. Weaver Homes has not complied with the requirements for Tamarack Drive and Pearce Road for the Township to take over the road maintenance. Mr. Ford explained that until Weaver Homes complete their list of requirements the township can't take over the road maintenance. Weaver Homes has been notified of what is still unfinished. Weaver Homes owes over \$17,000.00 to the Township for Winter Maintenance. Mr. Ford said the letter was not meant to be threatening, it was a letter asking the community to help resolve this issue with Weaver Homes by contacting them and encouraging Weaver Homes to resolve this issue quickly.

Rick Julius, 128 Pearce Road, asked the Supervisors what they can do to help. Mr. Gallagher suggested that all the residents continue to contact Weaver Homes to resolve the issue and to keep the pressure on.

Phil Rhoades, 249 Tamarack Drive, stated that he felt the timing of this letter inappropriate and sounded threatening. He said residents received the letter two days before the meeting and some residents did not even know there was a problem. He is requesting that Brett Schultz, a former Planning Committee member, to be audited, and an ethical review be performed regarding his time on the commission.

Kevin Mahan, 264 Tamarack Drive, asked if there was any bond money available to cover the cost of the Winter Maintenance. Mr. Ford said he could not answer the question at this time.

Mark Pittman, 157 Pearce Road, asked if the HOA should raise dues in preparation to take over Winter Maintenance in the future. Mr. Ford suggested that they get an attorney for legal advice.

Tom Cannon, 245 Tamarack Drive, handed the BOS the letter by Weaver Homes sent to residents.

Ruth Moody, 169 Tamarack Drive, Phase 1, asked why she did not receive a letter about the Winter Maintenance. Mr. Ford said that Phase 1 was adopted by the Township and is not included in this issue.

Chairman Ford commented on the Canine vehicle, stating that the Ford Corp. of Detroit will be fixing the CO2 problem.

## **APPROVAL OF MINUTES**

On a motion by Ronald J. Shemla and seconded by David M. Goodworth, the minutes from January 27, 2025, were re-approved. Chairman Ford abstained because he was not present for the meeting.

On a motion by David M. Goodworth and seconded by Ronald Shemela, the minutes from February 10, 2025, were approved. All were in favor.

## **PLAN REVIEW**

### **Splane Plan of Lots / 107 Gray Lane**

On a motion by David Goodworth and seconded by Ronald Nacey, Splane Plan of Lots was tabled because no one was present. All were in favor.

### **Adams Corners – Subdivision Parcel D**

Seth Geyer was present to represent Adams Corners. Mr. Geyer was asking for final approval.

On a motion by Ronald J. Shemela and seconded by David M. Goodworth, Adams Corners Subdivision Parcel D was given final approval. All were in favor.

### **MEC Industrial LLC Plan**

Shane Kaclik was present to represent MEC Industrial LLC Plan. Mr. Kaclik was asking for Preliminary approval.

On a motion by Ronald J. Shemela and seconded by David M. Goodworth, MEC Industrial LLC Plan was given Preliminary approval. All were in favor.

### **Sienna Village 2**

David Lucci was present to represent Sienna Village 2. Mr. Lucci was asking for final approval.

Chairman Ford asked Mr. Lucci if the roads will be public, Mr. Lucci said yes, the roads will be public.

On a motion by David M. Goodworth and seconded by Darryl M. Brandon, Sienna Village 2 was given final approval. All were in favor.

### **Adams Town Center/Fast Food Restaurant – Jimmy Johns**

Ray Nelson was present representing Adams Town Center. Mr. Nelson was asking for final approval.

On a motion by Ronald G. Nacey and seconded by David M. Goodworth, Adams Town Center/Fast Food Restaurant – Jimmy Johns was approved. All were in favor.

### **Rightmyer Re-approval**

Jonathan E. Garczewski was present to represent Rightmyer. Mr. Garczewski was asking for Re-approval.

On a roll call vote, 3 were in favor and 2 opposed.

Darryl M. Brandon – yes

Ronald G. Nacey – no

David M. Goodworth – no

Ronald J. Shemela – yes

Chairman Ford - yes

Rightmyer Re-approval was given approval.

## **OLD BUSINESS**

### **Holbein Pay Application #8**

On a motion by Ronald J. Shemela and seconded by David M. Goodworth, Holbein Pay Application #8 in the amount of \$51,371.36 was approved. All were in favor.

### **W.K. Thomas Pay Application #6**

On a motion by Ronald J. Shemela and seconded by Ronald G. Nacey, W.K. Thomas Pay Application #6 in the amount of \$4,750.00 was approved. All were in favor.

### **W. K. Thomas Pay Application #7**

On a motion by Ronald J. Shemela and seconded by David M. Goodworth, W.K. Thomas Pay Application #7 in the amount of \$48,026.60 was approved. All were in favor.

W. K. Thomas (Plumbing) #2

On a motion by Ronald J. Shemela and seconded by David M. Goodworth, W.K. Thomas (Plumbing) #2, in the amount of \$35,546.40 was approved. All were in favor.

Anderson Crawford #2

On a motion by Ronald G. Nacey and seconded by David M. Goodworth, Anderson Crawford # 2, in the amount of \$10,320.86 was approved. All were in favor.

Woodland Trace Bond release #4

On a motion by Ronald G. Nacey and seconded by David M. Goodworth, Woodland Trace Bond release #4, in the amount of \$283,475.42 was approved. All were in favor.

Adams Twp. Police Garage Snow Guard Proposal

On a motion by Ronald G. Nacey and seconded by Ronald J. Shemela, Adams Twp. Police Garage Snow Guard Proposal, in the amount of \$2,500.00 was approved. All were in favor.

**NEW BUSINESS**

Bid for RT228 Marland Drive signal/ intersection improvements

On a motion by Ronald J. Shemela and seconded by David M. Goodworth, the bid for RT228 Marland Drive signal/ intersection improvements was approved to go out for bid. All were in favor.

Resignation of secretary

On a motion by Ronald J. Shemela and seconded by David M. Goodworth, the resignation of secretary was approved. All were in favor.

Resignation of assistant township manager

On a motion by Ronald J. Shemela and seconded by Ronald G. Nacey, the resignation of the assistant township manager was approved. All were in favor.

Retirement of Code Enforcement Officer

On a motion by David M. Goodworth and seconded by Ronald G. Nacey, the retirement of Code Enforcement Officer was approved. All were in favor.

Boggs Avenue Road vacation hearing date

On a motion by Ronald J. Shemela and seconded by David M. Goodworth, the Boggs Avenue vacation hearing date of March 24, 2025, at 7:00 p.m. was approved.

Camp Trees/ Hickory Glen winter maintenance

On a motion by Ronald J. Shemela and seconded by David M. Goodworth, Camp Tree/Hickory Glen winter maintenance was tabled. All were in favor.

Adjournment

On a motion by Ronald G. Nacey and seconded by David M. Goodworth, the meeting was adjourned at 8:00 p.m.