

The regular meeting of the Adams Township Board of Supervisors was held on June 9, 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 J. Shemela, Darryl M. Brandon, Ronald G. Nacey, and David M. Goodworth, Township Manager Michael Tylka, Solicitor Michael Gallagher, Township Engineer Richard W. Craft, Park and Recreation Director Brian Perry, Administrative Assistant Jenifer Ford and Secretary Theresa Turner.

Chairman Ford called the meeting to order at 7:08 P.M. with the Pledge of Allegiance.

CONDITIONAL USE HEARING – ITE Manual Trip Generation Update

Chairman Ford called the conditional use hearing to order at 7:10 P.M. Solicitor Gallagher stated that the ordinance will update the Institute of Transportation Engineer (ITE) Trip Generation Handbook to the 11th edition. The ITE manual sets the trip generation data for the Township.

On a motion by Ronald J. Shemela and seconded by Ronald G. Nacey, the ordinance use hearing was adjourned. All were in favor.

CONDITIONAL USE HEARING – Slope Ordinance

Solicitor Gallagher stated that the ordinance was advertised as required. The purpose of the ordinance is to regulate the creation and disturbance of slopes. Solicitor Gallagher explained the general provisions of the ordinance.

Chairman Ford asked for any comments. Sue Stewart, 568 Route 228, stated she was there to discuss a problem with a retention pond near her house. Chairman Ford stated this time was for comments on the conditional use hearing and asked if she could wait until they closed the conditional use hearing and then they would hear public comments.

Shane Kaclik, 1272 Mars Evans City Road, wanted to clarify the requirements for the slope ordinance. Slopes steeper than 2.5h:1v will not be allowed in residential zoning. Slopes steeper than 2.5h:1v will not be allowed in all other zoning districts.

On a motion by Ronald J. Shemela and seconded by Ronald G. Nacey, the slope ordinance conditional use hearing was adjourned at 7:20 pm. All were in favor.

PUBLIC COMMENT

Sue Stewart, 568 Route 228, stated she has had an unresolved issue with a retention pond near her residence. She is concerned that the stagnant water will breed mosquitos and that her and her husband will be at risk to get West Nile Virus. Chairman Ford asked if she had talked to PennDOT. He also asked the Township Manager, Michael Tylka to assist with the issue.

John Kirsch, 119 Majestic Drive, asked for help with an issue at Carriage Manor. He stated that the developer is no longer cutting the grass in the common areas. Chairman Ford asked that Code Enforcement Officer Joe Julian help with this issue.

Chairman Ford introduced and welcomed the new Township Manager Michael Tylka. Mr. Tylka stated he was very excited to be a part of the township.

APPROVAL OF MINUTES

On a motion by David M. Goodworth and seconded by Ronald G. Nacey, the minutes of the meeting of May 12, 2025, were approved. All were in favor.

PUBLIC WORKS REPORT

On a motion by Russell R. Ford and seconded by Ronald J. Shemela, the Public Works Department Report for May was approved. All were in favor.

CODE ENFORCEMENT REPORT

On a motion by Ronald G. Nacey and seconded by Darryl M. Brandon, the Code Enforcement Report for May was approved. All were in favor.

ENGINEER'S REPORT

On a motion by Darryl M. Brandon and seconded by Ronald J. Shemela, the Engineer's Report for May was approved. All were in favor.

SOLICITOR'S REPORT

On a motion by Ronald G. Nacey and seconded by Darryl M. Brandon, the Solicitor's Report for May was approved. All were in favor.

ANIMAL CONTROL OFFICER'S REPORT

On a motion by Ronald J. Shemela and seconded by Ronald G. Nacey, the Animal Control Officer's Report for May was approved. All were in favor.

POLICE REPORT

On a motion by David M. Goodworth and seconded by Darryl M. Brandon, the Police Report for May was approved. All were in favor.

PARK AND RECREATION REPORT

Park and Recreation Director Brian Perry gave a brief update. The splash pad has very good attendance and the food truck night was very successful. Several parking lots in the park are being paved this week. They are getting ready for Christmas in July which is on July 19, 2025. Santa will be in attendance and there will be fireworks.

On a motion by Darryl M. Brandon and seconded by David M. Goodworth, the Park and Recreation Report for May was approved. All were in favor.

FIRE DEPARTMENT REPORT

District Fire Chief Talo Capuzzi gave a brief update. A recent issue for the fire department has been false alarms from a specific vendor. Chairman Russ asked Solicitor Gallagher to issue a letter to that vendor. District Fire Chief Talo Capuzzi also discussed the need for volunteers and members.

On a motion by David M. Goodworth and seconded by Darryl M. Brandon, the Adams Area Fire District Report for May was approved. All were in favor.

On a motion by David M. Goodworth and seconded by Ronald G. Nacey, the Callery Report for May was approved. All were in favor.

EMC Report

On a motion by David M. Goodworth and seconded by Ronald G. Nacey, the EMC Report for May was approved. All were in favor.

EMS Report

On a motion by David M. Goodworth and seconded by Darryl M. Brandon, the EMS Report for May was approved. All were in favor.

TREASURER'S REPORT

Report and Payment of Invoices

On a motion by Darryl M. Brandon and seconded by David M. Goodworth, the Treasurer's Report for May was approved, and approval was given to pay bills totaling \$411,517.64. All were in favor.

On a motion by Ronald G. Nacey and seconded by Ronald J. Shemela approval was given to pay the 3rd quarter contribution for the Mars Area Public Library of \$45,000.00. All were in favor.

Transfer of Funds

On a motion by David M. Goodworth and seconded by Ronald J. Shemela, the transfer of \$215,493.00 from the Capital Reserve Account to the General Fund Account was approved. All were in favor.

On a motion by David M. Goodworth and seconded by Ronald J. Shemela, the transfer of \$1,660.00 from the Land Development Account to the General Fund Account was approved. All were in favor.

OLD BUSINESS

Ordinance amendment for the ITE Trip Generation Update

On a motion by Ronald J. Shemela and seconded by Darryl M. Brandon, the ordinance to update the ITE trip generation handbook was approved. All were in favor.

Adoption of the Slope Ordinance Amendment

On a motion by David M. Goodworth and seconded by Darryl M. Brandon, the ordinance amending the slopes was approved. All were in favor.

Vote on Conditional Use for 228 Auto Mall-Strother Brothers

Mr. Kevin Strother and the property owner, Mr. DJ Latsko were in attendance. Mr. Kevin Strother was asked to agree to all the conditions of use for operation of the 228 Auto Mall-Strother Brothers business as they were read by Solicitor Gallagher. On a motion by David M. Goodworth and seconded by Darryl M. Brandon the conditional use was approved. All were in favor.

Summer Paving Bid

Township Engineer Richard W. Craft stated that the lowest bid after the withdrawal of Fryer Excavating was Shields Asphalt Paving in the amount of \$678,162.00. On a motion by Darryl M. Brandon and seconded by David M. Goodworth, the summer paving bid was awarded to Shields Asphalt Paving. All were in favor.

Request Municipal HVAC Project Pay Application #1

On a motion by David M. Goodworth and seconded by Darryl M. Brandon, payment no. 1 in the amount of \$10,530.00 to Hampton Mechanical was approved. All were in favor.

NEW BUSINESS

Approval removal of McDonald's Parcel from Agricultural Security Area (ASA)

On a motion by Darryl M. Brandon and seconded by Ronald J. Shemela, removing McDonald's parcel from the ASA was approved. All were in favor.

Appointment of Mike Tylka as the Right to Know Officer

On a motion by Russell R. Ford and seconded by Ronald J. Shemela, Mike Tylka was approved as the Right to Know Officer. All were in favor.

Remove Patrol Officer from his 1-year probationary period

On a motion by Ronald J. Shemela and seconded by Darryl M. Brandon, removing the patrol officer from his 1-year probationary period was approved. All were in favor.

ADJOURNMENT

On a motion by Darryl M. Brandon and seconded by Ronald J. Shemela, the meeting adjourned at 7:53 P.M. All were in favor.

Theresa L. Turner, Township Secretary