

CONNOQUENESSING TOWNSHIP BOARD OF SUPERVISORS
PUBLIC MEETING MINUTES
NOVEMBER 6, 2024
6:00 PM EST
102 TOWNSHIP DR., RENFREW, PA 16053

BOARD AND STAFF MEMBERS PRESENT:

Ricky Kradel, Vice-Chairman
Angela Fleeger, Supervisor
Brenda Davis, Treasurer
Megan Hineman, Secretary

Andrew Menchyk, Solicitor
Bill Braun, Engineer

BOARD MEMBERS ABSENT:

Larry Spangler, Chairman

CALL TO ORDER

The regular monthly meeting of the Connoquenessing Township Board of Supervisors was called to order by Vice-Chairman Ricky Kradel at 6:00 PM on Wednesday, November 6, 2024, at the Connoquenessing Township Municipal Building. Chairman Larry Spangler was absent; All other board members were present. Also in attendance was Solicitor Andrew Menchyk and Engineer Bill Braun. Twenty-six people signed in on the public record on file. The meeting opened with the Pledge of Allegiance and a moment of silence.

ANNOUNCE WHO IS RECORDING MEETING

Kradel asked who was recording the meeting. Two responded: Resident Brendan Linton and Hunter Muro with the Butler Eagle.

EXECUTIVE SESSION ANNOUNCEMENTS

The Supervisors met immediately following the October 2, 2024 supervisor meeting to consult with the Solicitor regarding legal matters.

The Supervisors met on October 28, 2024 with the Township Solicitor, HRG and the Butler County Planning Commission (Mark Gordon), to discuss the Act 537 Plan.

REVIEW MINUTES

Reviewed minutes from the October 2, 2024 Board of Supervisors meeting. Planning Commission Chairman Brendan Linton commented on his statements in the minutes, regarding the Comprehensive Plan. Mr. Linton had stated that it could take 9-18 months to implement an ordinance, however he has now clarified that the time frame is dependent upon the situation. Secretary Megan Hineman stated that she could change the minutes to state “up to 18 months”.

Kradel motioned to approve the October 2, 2024 meeting minutes, contingent on the minor change. Fleegeer seconded, all agreed.

FINANCIAL REPORT

| | Beginning Balance | Checks | Deposits | Interest | Ending Balance |
|-------------------------------------|--------------------------|---------------|-----------------|-----------------|-----------------------|
| General Fund | \$436,736.12 | \$99,988.62 | \$246,641.14 | - | \$583,388.64 |
| Escrow Fund | \$21,884.50 | \$100.00 | - | - | \$21,784.50 |
| Liquid Fuels | \$57,538.50 | - | - | \$2.44 | \$57,540.94 |
| Act 13 Impact Fee - Checking | \$556,205.10 | - | - | \$1,724.24 | \$557,929.34 |
| Act 13 CD #1 | \$784,258.37 | - | - | - | \$784,258.37 |
| Act 13 CD #2 | \$314,933.91 | - | - | - | \$314,933.91 |
| | | | | | |
| Total Act 13 Funds | | | | | \$1,657,121.62 |

Fleegeer motioned to approve the financial report and pay the bills. Kradel seconded the motion, all agreed.

Fleegeer stated the LSA grant money (awarded in 2023) in the amount of \$197,875.00, for the Lower Harmony Rd. Culvert project has been received.

Fleegeer stated a Budget Workshop was held on October 28, 2024. The workshop was advertised and open to the public.

COMMENT PERIOD (Three-minute limit pertaining to items on the agenda)

Val-Dean Scott: Stated that at last month’s meeting it was brought up about a 24-hour notice in regard to properties being surveyed. Ms. Scott stated that they (alternate SEO) came to her home on October 15, 2024, and that they had no ID or prior notification. Questioned what happened to the communication breakdown. Fleegeer apologized and stated that it was not meant to be that way and that she acknowledges there was a breakdown.

Donna Zang: Stated that she also did not receive communication prior to the alternate SEO doing a visual inspection. Fleegeer apologized again.

Mark Williams: Stated that if the Budget Workshop is open to the public that it should be held during hours when the general working public can actually attend.

Laura Mason: Stated that there was recently an article in the Butler Eagle regarding Supervisor Kradel being under investigation for harassment, and that the township is being sued. Ms. Mason stated that it’s a disgrace that they, as taxpayers, have to pay for this behavior. Additionally, she

stated that if the Solicitor or any other township employee responds by stating that it will be paid for by insurance, it's absurd because their tax money pays for the township insurance.

Chris Klink: Stated that there is an item on the agenda regarding the authorization of an LSA grant submission for a new municipal building, and questioned why the supervisors are wasting their time. Ms. Klink stated that the township cannot afford a new municipal building, when there is a lawsuit against the township, a large loan for the CTSA, and interest that taxpayers are having to pay. Ms. Klink stated that the township cannot waste money right now on a municipal building and that the current one is good enough for now.

Evelyn Hockenberry: Stated that there is no proof of the accusations against Kradel and that it's not fair to state that he should resign.

Lee Kradel: Questioned why proposed Ordinance 104-24 is so inclusive, and stated that she thought the purpose of the ordinance was to make the township aware of large events, like the Trump Rally, where there are 40,000 – 50,000 people. Additionally, she stated that the proposed ordinance is requiring permits, insurance requirements, surety bonds, and other various documents. Mrs. Kradel asked why the township would want to put an extra burden on The Farm Show, when they provide a nice thing for the township and community.

CONNOQUESSING VOLUNTEER FIRE COMPANY

Matt McConnell thanked everyone who made donations and came out for the Halloween parade, and stated that the haunted trail, parade and food trucks were a good time. Additionally, the Santa Run has been scheduled for December 21, 2024. This event is where the CVFC drive Mr. & Mrs. Claus around the township in a fire truck to wave to all the children. Lastly, the CVFC did not receive the ARPA grant that they applied for, so they will have to work on alternate funding for the new station at this time.

EMERGENCY MANAGEMENT COORDINATOR REPORT

CVREMA Monthly Update: Fleeger stated the CVREMA finalized the 2025 proposed budget. There are three municipalities that make up the CVREMA: Connoqueensing Township, Connoqueensing Borough and Evans City Borough. Their proposed budget has been divided between the three municipalities. The CVREMA proposed budget amount of \$2,397.00 for the township's portion, is reflected in the Township's 2025 proposed budget.

CONNOQUESSING TOWNSHIP SEWER AUTHORITY (CTSA)

No monthly update

REQUEST TO BE HEARD (Three-minute limit)

Donald Slater: Questioned when the sewage would be coming to Isaac Ln., where on the lane will it run, how much will it cost, and how wide will the egress be. Fleeger stated that these are all valid questions, but all plans are still being worked on by HRG and it is still being determined. Mr. Slater stated that it is going to be financially difficult for a lot of people and asked if the supervisors could please provide advance notice for the residents once they have answers to his questions. Lastly, Mr. Slater asked if public water would be included with the sewage, to which Fleeger stated at this time the Act 537 Plan only pertains to sewage.

Brendan Linton: Commented that the pending litigation against Kradel has a court process, and at this point they are just allegations, not facts. Additionally, Mr. Linton brought up concerns with Rt. 68. He stated that it appears they have concluded the construction for the year, and that while the road is wider and it appears to have a center-turn lane, it is not an actual center-turn lane. He stated that PennDOT's contractor has put up conflicting signage and pavement markings, and that according to PA State Law, a middle lane outlined with double yellow lines is a median, not a center-turn lane. He would like to ask the supervisors to contact PennDOT in regard to this safety concern and stated that he has already contacted PennDOT himself, but has not heard back. Fleeger stated that the concern is very valid and it has been brought to her attention by not only residents, but neighboring municipalities as well. Fleeger stated she has reached out to Joe Painter with PennDOT and will provide additional information in the Roadmaster's Report.

Carol Christner: Commented on the pending litigation between Kradel and the township road crew, stating that this explains why one person resigned, and why a lot of the work was not done in a timely manner throughout the township over the summer. Ms. Christner stated that since litigation is expensive, she believes that the allegations are true, since the road crew is paying for the lawsuit on their own.

OLD BUSINESS

Act 537 Sewer Design Plan Update:

- On October 28, 2024 Supervisors Kradel and Fleeger met with the Township Solicitor (Andrew Menchyk Jr.), HRG (Chad Hanley – Project Manager), Butler County Planning Commission (Mark Gordon), and Delta Development Group to discuss future funding options for the Act 537 Plan. The discussion included PENNVEST, Lithia, ARC, USDA loan program and LSA grants.
- The Pennsylvania American Water (PAW) acquisition has gone through with the Butler Area Sewer Authority. HRG has contacted PAW to set up a date and time to review possible options and cost estimates.
- Alternate SEO (Collin Fantaskey) has completed approximately 610 surveys as of today's date, and he intends to complete the remaining surveys no later than early next week (November 11, 2024). All information will then be sent to HRG. Once the final numbers and report are received, a more thorough update of the findings will be shared with residents.

Act 537 Survey Base Mapping Proposal: Solicitor Menchyk stated this is the proposed contract with HRG to do the survey base mapping, which is the next step after the 537 Plan. He stated that the reason this is being looked at now is at the suggestion of the County, following the reallocation of the ARPA Funds; The funds need to be committed and under contract before the end of the calendar year. Mr. Menchyk stated that no action is needed this evening, but it will need to be done at the next supervisor meeting.

NEW BUSINESS

Fleeger stated that the township received notice from Mike Grill with Construction Code Inspectors, Inc. (the Township's 3rd party commercial & residential building inspector) that he will be ending his administration of building codes for the Township. CCI will continue accepting permit applications until December 31, 2024 or until the township can acquire a new contract with a third-party agency.

Fleeger stated that there are currently 3 Resolutions on the agenda for the evening pertaining to the submission of LSA Grant applications: One is for a new municipal building, the second is for the landslide on Camp Fatima Rd., and the third is for the Act 537 Plan. Fleeger stated the supervisors are only authorized to make one submission for the LSA Grant, and since they had already committed to applying for a new township building, that will be the focus of the LSA Grant application. Fleeger elaborated on the need for a new building, stating that the current building has a lot of long-term issues. While the current municipal building is still being used, it has a leaking roof, the air conditioner and garage heater need to be replaced, in addition to the windows. Fleeger stated there is a lot going on with the building itself, which is why they are focusing on this for the LSA Grant. Engineer Bill Braun added that the LSA Grant does not require a funding match, so it will not cost anything.

Resolution No.9-24: Kradel motioned to authorize the submission of an LSA Grant application for a new municipal building. Fleeger seconded the motion, all agreed.

PLANS (None)

ENGINEER REPORT

Bill Braun stated the following:

- A letter was sent to the Butler Farm Show on September 16, 2024, advising that a Small Stormwater Management Report needs to be completed and submitted to the township for review of the new Campground Area. Mr. Braun stated that he has yet to receive a response from the Butler Farm Show, and that Solicitor Menchyk may want to follow up with a second letter. Ken Laughlin from the Butler Farm Show was present, and stated that he was not aware that a response needed to be sent until a plan was laid out. Mr. Laughlin stated that a plan has been made to narrow the road down so that the square footage is below 2,500. Additionally, he asked if the plan needs to be submitted to the township before taking action, to which Mr. Braun stated it should be.
- Penn Energy has proposed repairs to Upper Harmony Rd., however the township is not in agreement with what has been proposed. Mr. Braun stated that it may be a good idea to take it a step further than just verbal communications and suggested that the township write a letter stating exactly what they would like to see in regard to the repairs. Lastly, he stated that there was a brand-new wearing surface placed on the road right before Penn Energy obtained their road bond. Fleeger was in agreement and asked Bill Braun to move forward with a written communication. Solicitor Menchyk stated he would write the letter for Penn Energy.
- Following the earlier discussion regarding LSA Grant applications, Bill Braun stated that the Supervisors have decided to only submit one application. Fleeger stated they are only able to submit one, to which Mr. Braun stated LSSE has other clients that submit multiple grant applications, however you then take a chance that they'll pick one project over another. Treasurer Brenda Davis questioned Solicitor Menchyk on why only one application can be submitted, to which he stated that there is a million-dollar limit on the grant, and it undercuts the township's credibility with respect to any one particular project when you're submitting three applications. He stated that he believes the best approach is to focus on only one project, and to submit only one application.
- At this time there is no update on Camp Fatima Rd.
- Multiple in-person attempts have been made to speak with the owners of Platinum Service Center to discuss their construction activity, however they have been unsuccessful. Bill

Braun stated that it may be a good idea to have the Solicitor issue a letter. Fleegeer was in agreement and stated that it would be a good idea because it needs to be ensured that proper protocols, such as stormwater management, are being followed. Kradel was also in agreement with having the Solicitor issue a letter.

- Shannon Mills is still attempting to have their roads adopted by the township. Bill Braun stated they recently paved the entire road and it looks good, however there are still some items that should be addressed before the township considers adopting the roads. He stated that he sent a letter dated October 31, 2024 to Lezzer Martin LP, but he has not received a response at this time. Fleegeer stated that there are 7 items that the township has asked them to address, so they need to be given some time.

SOLICITOR REPORT

Ordinance 104-24: Solicitor Menchyk presented a draft of Ordinance 104-24 to the supervisors for review at the October 2, 2024 Board of Supervisors meeting. He stated at this point the supervisors could take additional time for review, or potentially refer it to the Planning Commission for their review and comment, or they could move forward with advertising. Fleegeer stated that she would prefer if Chairman Spangler was present before they make a decision. Kradel stated that he is not happy with the ordinance and feels that it is too stringent. Fleegeer stated that Ordinance 104-24 will be tabled for now. Solicitor Menchyk stressed to both the Board and the public that the draft ordinance is a very preliminary draft, and that it's just merely something to start the conversation and get the ball rolling. Fleegeer stated that the reason the supervisors requested the Ordinance was because of the situation that the township ran into, twice, with the Trump Rally. Fleegeer stated that while she knows an event of that magnitude was not expected, the communication leading up to it was non-existent (from the venue in addition to the individuals in charge of the event), and that when the CVFD was notified it gave them very little time to scramble and put assets together for safety and protection within the township. Fleegeer stated the proposed Ordinance is not meant to punish any one particular venue within the township, it is meant to protect the integrity of the community and to protect the residents and visitors to the township. Butler Farm Show President Ken Laughlin, who was present, stated that they are a volunteer organization and they do their best to get along with everyone in the community. He stated that the rallies came about quickly and they only had a short time to respond. He stated that they (Butler Farm Show), as an executive board, are happy to sit down with the township supervisors to discuss whatever the township's concerns are. Fleegeer stated that there are definitely concerns that exist, and that she would not be opposed to sitting down with the Farm Show Board, but she did attempt to contact the Farm Show multiple times prior to the last rally and never received a call back. Fleegeer stated that she believes that they do a great job in the community and that they are not trying to punish the Farm Show, however the township needs to know what is going on and needs to be made aware prior to an event of that magnitude. Fleegeer stated that there needs to be changes made so that the township is never put into that position again. Butler Farm Show Vice-President Ben Patton asked if they would be able to look at the proposed Ordinance, to which Solicitor Menchyk stated at this time it is not a public document, only a very preliminary draft for the supervisors.

CODE ENFORCEMENT REPORT

Kradel made a motion to approve Sandi Cox's October invoice in the amount of \$420.55. Fleegeer seconded the motion, all agreed.

ROADMASTER REPORT

Fleeger read the October 2024 Road Superintendent report, which is on file at the township building.

BUILDING PERMIT REPORT

Fleeger stated there were five building permits applied for this month:

42-24: Carl Weakland – Upper Harmony Rd. – Attached Garage (replacement)

43-24: Jason & Ruth Bacher – Holt Ln. – Detached Garage (replacement)

44-24: Carmine & Rina Ferro – Connoquenessing Dr. – Demolition

45-24: Shannon Pursel – Reiber Rd. – Detached Garage

46-24: Aaron Kradel – Eagle Ridge Ln. – Horse Shelter

TAX COLLECTOR REPORT (None)

SEO REPORT (None)

MOTIONS & GENERAL INFORMATION

- Butler County Tax Bureau: The Butler County Tax Bureau has received an offer to purchase the following properties that are currently listed in the Butler County Repository for unsold properties and are requesting that the township either consent or not consent to the sale of the properties:
 - Parcel#: 120-S3-A100 (Lot 100, Pine Tree Rd.) - \$610.00
 - Parcel#: 120-S4-A623 (Lot 623, Raccoon Rd.) - \$603.00
 - Parcel#: 120-S3-A370 (Lot 370, Chipmunk Rd.) - \$1,000.00

Fleeger motioned to consent to the sale of the three properties. Kradel seconded, all agreed.

- Yearly Audit: Fleeger motioned to advertise to appoint a certified public accountant to audit the township's financial records for 2024. Kradel seconded the motion, all agreed.
- Yearly Appointed Positions: Fleeger motioned to advertise for the appointed positions, which include: Vacancy Board Member (one position), Sewer Authority Members (two positions), and a Planning Commission Member (one position). Kradel seconded, all agreed.
- Yearly Budget: Fleeger motioned to advertise the 2025 proposed budget. Kradel seconded the motion, all agreed.
- Yearly Organizational Meeting: Fleeger motioned to advertise the organizational meeting which will be held on Monday, January 6, 2025 (time TBD at a later date). Kradel seconded, all agreed.
- Close of Business: Fleeger motioned to advertise the Close of Business meeting (date and time TBD at a later date). Kradel seconded the motion, all agreed.
- 2025 Supervisor Meeting: Fleeger motioned to advertise the first supervisor meeting of 2025 on Monday, January 6, 2025, immediately following the organizational meeting (time TBD at a later date). Kradel seconded, all agreed.
- Elected Auditors: Fleeger motioned to advertise the Elected Auditors Meeting, which will be held on Tuesday, January 7, 2025 (time TBD at a later date). Kradel seconded, all agreed.

- Received a thank you note from Meals on Wheels for the township's \$1,200.00 donation
- Received a thank you note from the Butler County Humane Society for the township's \$500.00 donation

MOTION TO ADJOURN

At 6:52 PM, Fleeger made a motion to end the Board of Supervisors meeting, and to adjourn to an executive session with the Solicitor to discuss legal matters. Kradel seconded the motion, all agreed and the monthly meeting adjourned.

Respectfully submitted,

Megan Hineman | Township Secretary