

Gallagher Township
Supervisors Meeting Minutes
November 2, 2022 ~ 7:00PM

The November 2022 regularly scheduled public meeting of the Gallagher Township Supervisors was called to order by Chairman Bill McCoy at 7:01 PM, followed by a moment of silence and the Pledge of Allegiance.

In Attendance: Supervisors Bill McCoy, Brian Hoy, Ken Porter, as well as Township Residents; Jody Ritter, Timothy Lester, Warren Gottshall, Jacque Gottshall, Harvey Palmatary, Rusty Weaver, and Steve Krouse.

Chairman McCoy called the board into and Executive Session at 7:04 PM. In attendance were Chairman Bill McCoy, Supervisors Porter and Hoy, and Township Solicitor Justin Houser. The reason provided for the Executive Session was to discuss matters subject to attorney client privilege.

The meeting was called back to order at 7:10 PM.

A consent agenda was presented to the Board. It included the following regular monthly action items: October 2022 Meeting Minutes for both the Regular and Work Session, Correspondences, and the October 2022 Treasurers report, which included all monthly invoices, payroll, liabilities, and deposits made into all accounts in the month of October 2022. Chairman McCoy asked Solicitor Justin Houser if he was familiar with a consent agenda. Solicitor Houser explained that he was, and it was ok to utilize in the format presented on the agenda. Chairman McCoy made the motion to approve the consent agenda as presented; Supervisor Porter seconded the motion; the motion unanimously carried.

Chairman McCoy presented a Road Master report. He stated the two grants- Multimodal and ARLE- the Township had applied for were still pending with DCED and that is a good thing. Some of the townships, he had spoken with at the PSAT Regional Forum, had received letters stating their applications had been denied and they were to reapply for consideration in 2023. Chairman McCoy stated the UGI Pipeline was listed under new business, but he would like to present the information at this time. He stated he had received a call from UGI who provided information regarding an upcoming project in Gallagher Township. UGI will be replacing a small natural gas pipeline that travels through the Gottschall's property and under Queens Run. This project will be started in the spring of 2023 and completed in two phases -a South Phase and a North Phase with Bryans Lane being the dividing point between the two.

Chairman McCoy provided the SEO report for the month of October. He stated the Township had received the final bill and had paid Kellen, Gallagher Township's SEO, for the service he provided on four properties located within the township. The bills presented and paid were Russell, Werley, VanGorder and McKee. He went on to say the Township also received a check and an application for a perc test for the McHenry property located in Turkey Trot.

A Zoning and Land Use Report was presented to the members of the Board and the public in attendance. Chairman McCoy stated no new building permits or modifications to existing permits were issued in October 2022. Chairman McCoy went on to say he had had received a question regarding Conservancy Easements on the Michael Singer property. He stated it was his understanding it was different than the Clean and Green and the property owner was not able develop the property, but the land can still be hunted. He asked the Township Solicitor, Justin Houser, if this was correct and if he could provide clarification. Justin stated, if the land is placed in a Land Conservancy, it is done to protect and conserve land for its natural, recreational, scenic, historic, or productive value. The Conservancy limits what can be done on the property to what is written in the agreement. In most cases the landowner retains ownership of the property, it can be posted for hunting, and can be utilized, but they are governed by what is stated or stipulated in the conservancy agreement.

Public Comment

Timothy Lester questioned why the bill the township received from the attorney was so much? The Solicitor and Board of Supervisors stated Right to Know requests. He went on to say he had received the requested phone bills from Supervisors Hoy and Porter and in viewing the records, one had complied, while the other one had blackened everything out. Supervisor Porter's records were complete and showed everything, but Supervisor Hoy's did not. There were calls listed on one record but blacked out on the other. Township Solicitor, Justin, explained the supervisors were only required to provide phone records showing calls and text that pertained to township related business. They do not have to include phone calls and texts that were of a personal nature.

Harvey Palmatary questioned why he sees township employees- two or three times per week- just driving around on Carrier Road, Church Road, and Queens Run Road. He went on to state they were even back past where the township road ends, where the gas well pad is located. Chairman McCoy stated part of their job is completing road inspections. He went on to say they may have gone back to the well pad to speak with or check with STL regarding incoming and outgoing pieces of equipment which would be the utilizing township roads. Additionally, they may also, have went to the bridge to turn around because it is a safer place to turn around. Supervisor Hoy stated the Bill would check with the employees and get back with the answer to his question if it was different than what had already been stated.

Steve Krouse stated he was interested in connecting to the gas line during the replacement of the existing line. He questioned if the public would be able to connect to the natural gas line when UGI was replacing the existing line with the new line? Following a brief discussion between the members of the Board and members of the public, the Board directed Steve and any other interested party to contact UGI to discuss the matter as it was not a township matter. It would be a UGI decision.

Old Business

Chairman McCoy stated the Federal Hazzard Mitigation plan for Gallagher Township has been completed and submitted. The Township is in compliance for the next five years.

Chairman McCoy stated Professional Petroleum had been out to install the new gas pump and complete the required inspection necessary to have fuel delivered. He questioned if the board would be interested in installing a roof over the gas pump to protect it from the elements? He went on to say, it would need to be completely constructed of metal and a vented above the roof. Supervisor Porter suggested getting a quote from Nittany Valley Builders in Lamar. Secretary, Mary Myers, stated she knew Junior Fisher and would speak with him on behalf of the Township to get the necessary pricing. Timothy Lester questioned if there was a fire extinguisher located near the tank? Chairman McCoy stated there is one installed on the outside of the storage building adjacent to the tank.

Supervisor Hoy made the motion to table the purchase of a backhoe until March of 2023. Supervisor Porter seconded the motion; the motion unanimously carried.

Ordinance for Act 57 was presented at the September 2022 regular public meeting. At that time, the Board gave the solicitor authorization to advertise the Ordinance with the intention of adopting at their Regular November 2022 Public Meeting. Solicitor Justin Houser provided a brief overview of what the law and proposed ordinance states. In a summary, "Act 57 amends the Act of May 25, 1945, known as the Local Tax Collection Law, to require taxing districts, within ninety (90) days of its effective date, to enact a resolution or adopt an ordinance requiring a tax collector to waive additional charges for real estate taxes beginning in the first tax year after its effective date, provided that the taxpayer does certain actions." Supervisor Hoy made the motion to adopt Ordinance 2022-02. Chairman McCoy seconded the motion; the motion unanimously carried. Township Secretary Mary Myers will advise and provide a copy of the newly adopted ordinance to the Township Tax Collector.

After a brief discussion between the Members of the Board, it was decided to schedule a Work Session on November 15 at 6:00 PM to discuss and work on the proposed employee policy and procedure manual.

Chairman McCoy stated he hadn't received any communication from Amy at Centre Concrete regarding the credit application and the garage floor and stone wall treatment. Supervisor Porter stated he would contact Amy to arrange pick-up.

New Business

An invoice for professional service by Justin Houser, Township Solicitor, was presented for inspection and approval by the Board, for professional services from September 20 through October 19, 2022. Supervisor Hoy made the motion to approve payment of the invoice as presented. Supervisor Porter seconded the motion; the motion unanimously carried.

The 2023 Annual Budget was presented to the Board of Supervisors for review. It was decided to discuss, review and finalize the 2023 budget at the November 15, 2022, Work Session. This would allow the Township Secretary to post and advertise the budget to the public for review prior to it being adopted at the December 2022 Regular Meeting.

Township Secretary was instructed review and request quotes for the Township's business insurance package to compare coverage and cost.

Chairman McCoy stated the UGI Pipeline was previously discussed both under the Road Master report and during Public Participation.

Supervisor Porter made the motion to adjourn the meeting at 8:07 PM. Chairman McCoy seconded the motion; the motion was unanimously carried.

Gallagher Township Supervisor Chairman
William McCoy

Gallagher Township
Secretary / Treasurer
Mary J. Myers