

The regular monthly meeting of the Board of Supervisors of Cass Township was held on Thursday, September 25th, 2025 at 7pm at the Municipal Building – Duncott, PA.

Present at the meeting: See sign-in sheet (attached).

Michael Sorokach calls the meeting to order.

All recited the Pledge of Allegiance to the Flag.

Roll Call of Officers:

Michael Sorokach III – present.

Elvin E. Brennan Jr. – present.

Brenda M. Helt – absent.

Other attendance/attendees:

Mark Semanchik, Solicitor – present.

Evelyn J. Bergan, Secretary – present.

Chairperson Sorokach stated that the August 2025 meeting minutes have been placed at each seat. He made a motion to approve them if there are no corrections or omissions. Seconded by Supervisor Brennan. Motion passed. Roll Call: Sorokach – aye. Brennan – aye.

Sorokach opened the meeting for public comment - but asked if there are code enforcement related questions, to please wait until after Nick Hazlett provides his report since the answers may be included in his report.

Jim Quinn, Valley Road - Asked if there is an update on the Highridge money relating to the fire companies. Sorokach replies, not yet. Jim commented that the hedges at the home located at the intersection of Valley Road and Highridge Park Road were cleared.

Brian Mull, Mountain Road – Asked about the police vehicles going to Troup’s for undercoating. Sorokach responds that the police vehicles didn’t go to Troup’s, but the DPW trucks did. Brian asked Mike called local businesses before scheduling it because Mark Hammer does undercoating. Sorokach replies that he didn’t call around to local businesses and didn’t know Hammer did it, but he’ll keep it in mind.

Wilbur White, Low Road – Had a complaint about water from Maple Avenue coming on to his property. Sorokach responds that he is aware that Wilbur called the office earlier today so he stopped and got pictures. He asked Wilbur to stay after the meeting to discuss the issue with both Road Masters.

Hearing no further questions or comments, Sorokach moves on to the Agenda items:

Hilltop Terrace Drive Paving Project – Sorokach gave a detailed update and stated the job is finished. Meckley's did a fantastic job! We only received one complaint from a Hilltop Terrace resident who had concerns about pulling out onto Sunbury Road from Condor's Complex Drive.

Water Dam Road Drainage Project – Sorokach explained that the Township applied for a grant for drainage and it was approved. We were awarded \$50,000 for pipe, material, etc. and the Township DPW employees will do the work. However, the funds will not be released until the State budget is passed – so the work will most likely not be done until next year. After the drainage work is complete, we will apply for another grant to pave the road. This road was chosen for improvements because it meets the specific grant criteria of a low volume / very low traffic (per day) road. The grant is not for higher volume roads like High Road, Low Road, or any of the Township's major roads. (The grant was awarded by the Schuylkill Conservation District under their Dirt, Gravel, and Low Volume Road Program).

Forestville Playground Project – Sorokach explained that he, the DPW employees, and Shane Ryan of Benesch had a walk-through the playground to determine what is permitted to be done according to the grant requirements. A pickle ball court must be built according to DCNR's approval of the grant funding. In addition, we are looking at replacing some fencing and drainage work, but it's a slow process. Benesch will be submitting a presentation to DCNR indicating what the Township would like done and hopefully it gets approved so we can move forward. The next time a grant is considered for a playground, it will be in the Valley since the Heckscherville playground currently does not have fencing around the basketball court, as well as other items that need to be upgraded.

Comcast Non-Service Area Issue – Sorokach gave an update stating that he finally received a return phone call yesterday from a Comcast representative who told him that they need more time for planning, permits, etc. but in his opinion, he doesn't believe what he's being told because all of the planning and permitting should have been done (3) years ago with the original installation. Solicitor Semanchik adds that he saw a celebration article in the newspaper that quoted the Secretary of DCED and Ricky Frazier, the Senior Vice President of Comcast, bragging about all the great things they did for Cass and Reilly Townships. The article doesn't mention that the grant that was awarded to Comcast was to serve all the residents of Cass Township and somehow some of the money filtered over into Reilly Township – and now we are dealing with Cass Township residents who can't get services at their homes. The Solicitor goes on to explain that despite what Comcast told Supervisor Sorokach, all of the planning and arrangements were all put in place (3) years ago so there is no reasonable reason that could be offered as to why it could take weeks/months/years to be able to continue. He stands on his previous recommendation which is to continue to pursue our objection with DCED as to why Comcast has not fulfilled the grant applications scope of services, as well as, the Franchise Agreement that Comcast came and presented to the Township. The Supervisors considered and approved it relying upon the presentations that were made by Comcast representatives indicating all residents of Cass Township would be given the opportunity to connect and if the grant money ran out, Comcast would pick up the

difference. It seems pretty clear where Comcast stood in order to get the grant and to get the Board to approve the Franchise Agreement, but now it seems that all has been forgotten. Solicitor Semanchik asks the Board to authorize him to continue to pursue this matter and place Comcast on a deadline or we will go back to DCED. Sorokach made the motion to approve the Solicitor's request as discussed. Seconded by Brennan. Motion passed. Roll Call: Sorokach – aye. Brennan – aye.

Trick-or-Treat Night – Sorokach stated that the Township's date will be the same as Minersville Borough. He made a motion to set Trick-or-Treat Night on October 31st – 6pm to 8pm – with a rain date of November 1st – 6pm to 8pm. Seconded by Brennan. Motion passed. Roll Call: Sorokach – aye. Brennan – aye.

ONVO Financial Security Reduction – Solicitor Semanchik explains that this relates to ONVO / the Marriott Hotel in the Highridge Business Park. ONVO Development has reached out to Benesch to inquire if they can close out the Land Development Agreement for the Hotel project. Benesch has verified the amount of work completed upon inspection and recommended that the Agreement be reduced from the original Financial Security amount of \$717,887.71 to \$309,172.29 (as the Ordinance allows). Solicitor Semanchik has reviewed the list of improvements that have been installed, favorably completed, and inspected – and he concurs with Benesch's report to allow for the release of some of the financial security to reduce the amount of improvement guarantee down to \$309,172.29. It is his recommendation that the Board take action to approve the request as explained. Sorokach made the motion. Seconded by Brennan. Motion passed. Roll Call: Sorokach - aye. Brennan - aye.

Treasurer's Report – Sorokach stated that there is copy of the report for August at each seat. He made a motion to accept the report as printed – and to pay all outstanding bills. Seconded by Brennan. Motion passed. Roll Call: Sorokach – aye. Brennan – aye.

Planning Commission & Engineers Report –

Olenick & Smulley / Lenick Preliminary/Final Major Subdivision Lot Annexation: Solicitor Semanchik stated that they are looking to combine (2) lots. The Planning Commission has been working on this project for quite some time and it's in its final stages. He has reviewed the plan and concurs with Benesch's recommendation for the Board to now take action to approve the plan. Sorokach made a motion to approve the plan. Seconded by Brennan. Motion passed. Roll Call: Sorokach – aye. Brennan – aye.

2026 LSA Grant – Sorokach made a motion to authorize Benesch to apply for the 2026 LSA Grant. Seconded by Brennan. Motion passed. Roll Call: Sorokach – aye. Brennan – aye.

Hilltop Terrace Drive Project – Sorokach made a motion to conditionally approve payment to Meckley's Limestone Products, Inc. pending the results of the walk through. Seconded by Brennan. Motion passed. Roll Call: Sorokach – aye. Brennan – aye.

Benesch – Request for Add'l Retainer Amounts – Solicitor Semanchik explains that as per their report, Benesch is asking for additional retainer amounts be approved subject to their Agreement. The Solicitor recommends the Board take action to approve this request. Sorokach made the motion to approve Benesch's request. Seconded by Brennan. Motion passed. Roll Call: Sorokach – aye. Brennan – aye.

Revised Fee Schedule – Planning Commission and Zoning – Solicitor Semanchik explains that he has reviewed the fee schedule; it appears that Cass Township is very generous compared to other municipalities. The initial application fees get spread out in a number of ways and really do not cover the costs incurred by the Township. The public taxpayers through General Fund money should not be absorbing the costs of various projects. He will continue to review costs and provide comparable municipal fee schedules so that a revised fee schedule can be prepared for adoption at the 2026 Reorganization Meeting in January.

*Chairperson Sorokach made a motion to approve the Planning Commission / Engineers' Report. Seconded by Brennan. Motion passed. Roll Call: Sorokach – aye. Brennan – aye.

Road Foreman's Report – A copy of the August report was provided at each seat. Sorokach also read the report aloud. The mini excavator and trailer were returned to the vendor. He, the DPW employees, and our Engineers met to discuss playgrounds, the Hilltop Terrace Road paving project, and Water Dam Road. Sorokach made a motion to accept the report. Seconded by Brennan. Motion passed. Roll Call: Sorokach – aye. Brennan – aye.

Solicitor's Report –

Executive Session – Solicitor Semanchik stated that he met with the Board members at this evening beginning at 6pm. The items reviewed were: public roads, drainage (public/private roads), updates on fee schedules, development concerns and the progress of projects moving forward.

*Sorokach made a motion to accept the Solicitor's Report. Seconded by Brennan. Motion passed. Roll Call: Sorokach – aye. Brennan – aye.

Correspondence – Nothing.

Old / New Business – Nothing.

Code Enforcement Report – Nick Hazlett read his reports; he took and answered questions from residents – which led to a very lengthy discussion, as well as more complaints from the audience. Sorokach made a motion to accept the report. Seconded by Brennan. Motion passed. Roll Call: Sorokach – aye. Brennan – aye.

Motion to Adjourn:

With no further business, Chairperson Sorokach made a motion to adjourn. Seconded by Supervisor Brennan. Motion passed. Roll Call: Sorokach – aye. Brennan – aye.

The meeting was adjourned at 7:41pm.

ATTEST: Michael Sorokach III, Chairperson

SEAL:

ATTEST: Elvin E. Brennan Jr., Vice Chairperson



09/25/25
BOS Meeting)

PLEASE PRINT:

John & Donna Keloveak

Pench Angelo

TINA Skibiel

Judy Mull

BRIAN MULL

Jim Quinlan

Carol White

Wilbur White

Dakota Dullard

Cambria Govern

Antoinette Purcell

Chris TERnowchek

KAREN SMILEY

GARY RYAN-WIPENGWEERS

Ken Kosic