

The regular meeting of the Monroe Township Board of Supervisors was called to order by Chairman Thompson. The Pledge of Allegiance was said by all.

ATTENDANCE

Tim Thompson, Chairman

Bill Rudy, Engineer

Mike Pykosh, Solicitor

Doug Anderson, Supervisor

Karen Lowery, Secretary

Mr. Thompson thanked those in the audience for attending the meeting. He added that the meeting is being live streamed and asked for cell phones to be silenced. If making a comment, please state your name and if you are a resident or tax payer. Please speak up and keep comments to no longer than 3 minutes.

Mr. Thompson mentioned a recent newspaper article regarding the Data Center. He clarified that the Supervisors are allowed to meet with individuals or groups to listen and that is not illegal. What is illegal is making promises, deliberating, or making decisions. He added that Mr. Wolf put together a statement he would like to share and there are copies available on the table for those who are interested.

PUBLIC COMMENT - None

PERSONS TO BE HEARD - None

APPROVAL OF MINUTES

On the motion of Mr. Thompson, and seconded by Mr. Anderson, and by unanimous vote of the Supervisors, it was duly RESOLVED to approve the July 9, 2026 minutes.

CONSENT AGENDA

1. Roadmaster's Report – July
2. Engineer and Zoning Report - July
3. Zoning Report – July
4. Fire Marshal Report – July
5. Reaffirm Allenberry Resort Plan
6. Reaffirm Porches of Allenberry Phase 4 Plan
7. Reaffirm Maple Farm Market Sewage Module Transmission to DEP
8. Approval of Bills (as prepared)

Mr. Thompson asked if the Monroe Acres Park project was on track to begin in September. Mr. Rudy said the contract is being executed and a pre-construction meeting will be held in 1-2 weeks.

On the motion of Mr. Thompson, and seconded by Mr. Anderson, and by unanimous vote of the Supervisors, it was duly RESOLVED to approve Consent Agenda.

OLD BUSINESS

FIREHOUSE FEASIBILITY UPDATE

Mr. Thompson said he had met with Rep. Kutz, who suggested the Mr. Dando set up a meeting with Rep. Kutz, Sen. Rothman, the Supervisors and the Fire Company representatives to discuss the funding options. A few months ago, we agreed to moving forward with a full rebuild of the fire house. Mr. Thompson asked where things stand with this because he thinks we need a firm price before we can move forward with some of the grant or loan paperwork.

Mr. Rudy stated that concepts had been developed and Mr. Rogalski was waiting to hear from the grant writer.

Mr. Anderson added that he is only in favor of this if we can get funding, he is not willing to put the township in dire financial straits if it doesn't work financially. Mr. Thompson said the project could be \$8 million which is a lot of money. Rep. Kutz had mentioned the RACP grant where we may be able to get \$2 million which is a matching grant. Mr. Anderson added matching the grant would burn over half of our general fund reserves and then also secure a loan for 20-30 years for the remaining \$4 million. We could still be paying on this loan in 30 years we could still be paying on a fire department that would be very outdated and we would be out of our money. Mr. Thompson would like us to reach out to Mr. Dando to get this process moving.

FIREHOUSE LEASE RENEWAL

Mr. Thompson said the updated Fire Company lease has been reviewed by the Fire Company and legal.

On the motion of Mr. Anderson, and seconded by Mr. Thompson, and by unanimous vote of the Supervisors, it was duly RESOLVED to Fire Company lease.

PARK PLAN UPDATE

Mr. Rudy said the draft park plan was sent out. He asked the Board to review the plan and discuss at the September meeting.

TOWNSHIP MANAGER HIRING UPDATE

Mr. Thompson said an offer was made and accepted by Glenn Kelso, who will be starting on August 24, 2026. He is coming from Dickinson Township and met with the staff and some professionals today. He hopes the Board made a good decision and welcomes him as a great addition.

Deanette McMichaels, resident, is happy to hear about the new manager and asked that consideration be made to make the entrance more inviting, as the counter is not very personable. Mr. Thompson asked that Mr. Kelso be given some time to get settled in.

On the motion of Mr. Anderson, and seconded by Mr. Thompson, and by unanimous vote of the Supervisors, it was duly RESOLVED to hire Glenn Kelso as the Township Manager and execute the agreement.

ALLENBERRY RESORT SEWER CAPACITY DISCUSSION

Mr. Thompson said they met with SMT about 2 months ago and a draft agreement was to be provided. He reached out last week and SMT's attorney is still working through the details, but we should have the draft by the September meeting. Mr. Anderson asked who pays the capacity fees upfront. Mr. Thompson said that would be part of the draft. Mr. Anderson asked if we pre-buy the capacity is that trouble. Mr. Pykosh said it's not trouble, but it is costly as the township acts like a bank and may sit on the capacity. The best case would be for the developer to pay the fees upfront. Mr. Anderson referred to a previous conversation about the Monroe Acres sewer area where they thought development was coming to have more users, but the plan fell through and now Monroe Acres is paying more. Mr. Thompson said the capacity was for the Meadows of Ashcombe's who plan on using 98 EDUs for new development.

James Lang, resident, asked how it can be verified that the sewer charges are fair since the water usage isn't taken into consideration. Some homes have 4 people, some have 1 person and some have 10 people. Mr. Pykosh suggested he attend a Municipal Authority meeting to ask this question, as they use a calculation to determine the fees based on debt and treatment costs.

NEW BUSINESS

BUDGET WORKSHOP DATE

On the motion of Mr. Anderson, and seconded by Mr. Thompson, and by unanimous vote of the Supervisors, it was duly RESOLVED to set the Budget Workshop for Wednesday, September 23, 2026 at 5:30 PM.

RESOLUTION 2026-15 CHANGE HEALTH INSURANCE ELIGIBILITY DATE

Mr. Thompson explained there is currently a 30-day waiting period for health insurance benefits. They looked into this and found out there was no downside to offering benefits on the first day of employment.

On the motion of Mr. Anderson, and seconded by Mr. Thompson, and by unanimous vote of the Supervisors, it was duly RESOLVED to adopt Resolution 2026-15, changing the health insurance eligibility date to the first day of employment.

EMPLOYEE HANDBOOK ADDENDUM – HEALTH INSURANCE ELIGIBILITY

Mr. Thompson stated the Employee Handbook also lists a 30-day waiting period for health insurance eligibility, so this also needs to be amended.

On the motion of Mr. Anderson, and seconded by Mr. Thompson, and by unanimous vote of the Supervisors, it was duly RESOLVED to amend the Employee Handbook to offer health insurance benefits on the first day of employment.

UCC CERTIFICATE OF OCCUPANCY ISSUES

Mr. Thompson said residents have asked for updates regarding their previously shared concerns. We don't have any firm updates for this meeting, but by the September meeting they should be able to provide some updates on where we stand with these issues.

KEN-LIN DRIVE COMPLAINT INVESTIGATION

Mr. Thompson again said residents have asked for updates regarding their previously shared concerns. We don't have any firm updates for this meeting, but by the September meeting they should be able to provide some updates on where we stand with these issues.

Frank Kelly, resident, said the water flow has changed and there is now standing water along Boyer Road. The water doesn't flow as it should and at times will flood the intersection of Boyer and Lisburn Roads. Mr. Thompson said this will be part of the review.

Jon Kugler, resident, said he has lived here since 2002, is a Veteran and a volunteer fire fighter for 39 years, NRA member and former hunting safety instructor. A hazard situation took place on August 9, 2026 when the owner of 155 Ken-Lin Drive was discharging firearms from 12:00 to 18:00. The State Police were called and said there was nothing they could do until the township acts. This is not the first time there has been shooting. This also happened on June 5th and 6th of 2022. Residents should not have to live in fear or go into lock down mode while these shooting incidents are happening. The August 9th incident included 100's of rounds being shot and directed toward the neighbor's property at 163 Ken-Lin Drive. He added that he filed a formal complaint with the township and received a response that the commercial shooting range regulations don't apply to an individual property. The property owner constantly disregards township ordinances with regard to fences, signs, burning and floodplain regulations. They also trespass, intimidate and verbally and non-verbally abuse neighbors. Mr. Kugler refers to them as feeling above the law. Legal representation has concluded that until the township takes action to enforce their ordinances there is little that can be done. Mr. Kugler added the Solicitor can issue a non-court mandated cease and desist order against these violations while remaining issues are sorted out. No one should have to live in fear because action wasn't immediately taken. He prays no harm comes to anyone, but if it does the failure to act will rest on the Supervisors souls and your hearts.

Mr. Thompson asked who made the comment about commercial shooting ranges. Mr. Kugler said Ms. Wilbern, the zoning officer. Mr. Thompson said they would take a deeper look into this. He understands the Game Commission may have some authority. Mr. Kugler said he contacted the Game Commission in the past and they advised it was a State Police incident. He just wants the discharge of firearms on the property to be stopped to ensure the safety, health and welfare of others. Mr. Anderson asked Mr. Pykosh what can be done. Mr. Pykosh was made aware of this situation yesterday, he is reviewing the ordinance and his interpretation is different than that of the zoning officer. We are in the process of addressing this. Mr. Kugler asked that all options be considered to fix this.

Chris Garman, resident, said the neighbor was shooting toward an illegal metal fence that is 12' tall on Sunday between their properties. The State Police were out, looked at their house and didn't find the house had been hit and did nothing. The shooting started again once they left. He believes his wife called the township and was told you can't shoot within 100 yards of a development where people live. This man is out of control. He added that his water is also polluted, they believe from the same person. Mr. Garman added that there are rules regarding

barking dogs, so he can't believe that an ordinance couldn't be put in place to regulate shooting towards a property line or listing a certain number of yards you need to be from a property line.

Jacob Boyle, resident, said his property borders where the shooting was taking place. He has 3 children under the age of 4 and they were in the yard when the shooting started and had to run for cover. He confronted the neighbor about the shooting and he was unapologetic and inconclusive if he would continue shooting. He doesn't want his children playing in the back yard within the fire-zone of his rifles. He added that 4 days after purchasing his property the neighbor negligently lit it on fire, so he doesn't trust him.

Louise Lehrman, resident, asked what the ordinance says about firearms. Mr. Pykosh said he has reviewed it but doesn't have it in front of him at this time. There are certain state statutes that preempt local law and won't allow us to regulate certain things because the state regulates them. It shouldn't be complicated, but there are laws that make it complicated and he is looking through those. Mrs. Lehrman asked what the State Police were asking the township to do. Mr. Pykosh said he's not sure. If a state law was being violated, they should have been able to address it.

Cheryl Kugler, resident, was working on her computer when the shooting started. She went outside and discovered her neighbor was mowing her lawn. This is very sad.

Cassidy Snyder, resident, said they bought their house last week. She has 3 children and her 2-year-old was outside when the shooting started. She frantically brought her inside and had to explain what was happening. This is very concerning.

Mr. Thompson said they will look at the documents and are taking this seriously.

RADAR ACTIVATED SIGNAGE AND 174 CHURCHTOWN AREA PERMIT

Mr. Thompson said a few months ago it was approved to spend \$10,000 on 4 radar speed signs, 2 for Churchtown and 2 mobile signs. The Engineer suggested we hold off on purchasing the signs until permits were received through PennDOT for the signs to be used on state roads. Years ago, the speed limit through Churchtown was lowered from 35mph to 25mph, however the distance of the lower speed limit is not long enough to be enforced, so we could look at raising the speed limit to 35mph then the State Police could patrol the area with radar and issue tickets. We are looking at the best way to handle this. The Roadmaster shared today that he would like to order 2 of the 4 signs. The Engineer provided a quote from a Co-Stars vendor and 2 signs cost more than the 4 signs we were originally looking at. Mr. Rudy added that the 2 signs to be placed on a state road must be PennDOT Bulletin 15 approved. The 2 signs for township roads do not have the same requirements. Mr. Thompson said he spoke with the first vendor and they aren't familiar with PA Law, but the signs meet all Federal regulation. He didn't know if that would be sufficient. Mr. Rudy said no, PennDOT has Bulletin 15 which must approve any item that will be on a state road. He added the signs may be eligible for use, but PennDOT would have to review them.

On the motion of Mr. Thompson, and seconded by Mr. Anderson, and by unanimous vote of the Supervisors, it was duly RESOLVED to authorize the purchase of 2 radar activated signs from Winstar Road Supply, costing approximately \$5,000 for the township roads.

PLGIT INVESTMENT UPDATE

Mr. Thompson said that \$8 million was invested with PLGIT, however the money is still accessible if it is needed. In 2025 interest income was about \$19,000. Just one month of investments with PLGIT has earned \$29,000 in interest. He added that Mr. Anderson was very instrumental in getting these investments in place.

AUTHORIZATION TO ADVERTISE & SCHEDULE HEARING ADOPT E-CODE ORD.

Mr. Thompson said General Code has been working to put all of the ordinances in an electronic format that would be available on the website and be searchable. He added that we are still waiting on a few items before we can adopt the ordinance and make this available.

On the motion of Mr. Anderson, and seconded by Mr. Thompson, and by unanimous vote of the Supervisors, it was duly RESOLVED to table this matter.

AUTHORIZE APPLICATION FOR DCED EQUIPMENT GRANT

Mr. Thompson said we were approved for a \$100,000 equipment grant that will be used to purchase a pick-up truck to replace the old one. We need to approve the application process, so that the truck can be ordered.

On the motion of Mr. Anderson, and seconded by Mr. Thompson, and by unanimous vote of the Supervisors, it was duly RESOLVED to authorized to complete the DCED equipment grant application.

AUTHORIZE ZONING ORD. AMENDMENT EMPHASIZING ON DATA CENTERS

Mr. Thompson said there has been a lot of chatter about data centers. Some Planning Commission meeting attendees recommended updates be made to the existing ordinance. The Planning Commission Chair reached out asking the Supervisors to authorize the Planning Commission, Engineer and Solicitor to review the ordinance for necessary updates.

On the motion of Mr. Anderson, and seconded by Mr. Thompson, and by unanimous vote of the Supervisors, it was duly RESOLVED to authorize the Planning Commission, Engineer and Solicitor to review the Zoning Ordinance for updates.

AUTHORIZE LETTER TO PA DEPT. OF AG. LAND CONDEMNATION BOARD

Mr. Thompson said there have been a lot of discussions regarding the Round-a-bout, with the last meeting being held in June. There have not been any updates and we aren't sure where things stand. Our engineer submitted questions to Silver Spring Township. To make sure we are prepared, an opposition letter has been drafted to the PA Dept. of Agriculture Land Condemnation Approval Board and will be sent if needed. The landowner's attorney is working behind the scenes on this matter, but if needed the township will be ready to send the letter supporting the landowner's position.

On the motion of Mr. Thompson, and seconded by Mr. Anderson, and by unanimous vote of the Supervisors, it was duly RESOLVED to keep the letter to the PA

Dept. of Agriculture land Condemnation Approval Board on file and send if needed for support.

PUBLIC COMMENTS

Chelsie Markle, with Dillsburg Area Residents for Responsible Growth, she commended the Board for approving the Planning Commission to review the data center ordinance. New reports and data have come out since the Data Center Ordinance was done. She has provided guidance to many municipalities in York and Cumberland Counties to fine tune their ordinances. She shared recommendation with Tina Prins of No Monroe Data Center and they provided a document to the Planning Commission for review. The suggestions not only protect the townships best interest, but also protects the residents and natural wildlife. She would like to have a seat at the table with the Planning Commission.

Nathan Wolf, provides council for Tina Prins and Kelly Miller of the No Monroe Data Center. He is also involved in the PAX1 case by representing the citizens in that area that are in front of a Board who is not acting thoughtful and transparent, like the Monroe Board has done. He applauded this Board for putting an ordinance in place to regulate this use, this put Monroe ahead of the game. He appreciates the Board being open to looking at updating the ordinance based on evolving nature of data centers. Doing nothing is not an option and he appreciates the Board openly looking at the ordinance and adopting items they feel are appropriate.

James Lang, resident, submitted information about noise regulations to Planning Commission and is excited to see what comes from that. He would like to meet up with Ms. Markle to discuss the decibels and setbacks. He is not against data centers, but he wants them to go where they should go. He added that there isn't a noise ordinance, so if one was put in place that could also help with the other issue that was discussed earlier. He mentioned there is an option for back-up generators to be a dual fuel option, rather than just the diesel option. They create less pollution and there is no reason this couldn't be added as a requirement.

Deb Garman, resident, she was the person being shot towards. She said the property owner of 155 Ken-Lin was shooting toward the fence that is on the property lien and she mows the grass on the other side of that fence. She was terrorized and what is she to do when the grass needs mowed again. Mr. Anderson said it's a great question and he is not sure what the answer is. His natural answer would be to call the State Police, but when the Police say they can't do anything, he then pivots and turns to the Solicitor to find out what the options are. He said for justice there should be a solution, and he doesn't like not having an answer.

Karen Gierhart, resident, has lived here for 10 years and appreciates what the Board is doing for the township. They moved here for the beauty, peace, serenity of the area along with the preserved farm land, wildlife and mountains in the area. Her concern is a data center that is going to destroy what this community is and what this community is about. She asked that data centers be placed in appropriate areas, not in the middle of the beautiful farmland. People are worried about water supply, electricity hikes, noise pollution, wildlife along with our health. She appreciates everything the Board is doing to protect the residents of this community and to preserve what we have here.

Michelle Clancy, resident, said there is a lot of concern for a potential data center, especially the close proximity to Monroe Acres. A lot of people are watching what Middlesex is

going through, and she echoed the sentiments of there being transparency with the Board and she hopes that continues. Her family moved here about 20 years ago for the space, farmland and quietness of the area. The thought of the data center is troubling, especially where they are being put when there are vacant industrial sites where they could be placed. There is also a fear of these developers coming in and dangling millions of dollars to help improve infrastructure with it being focused on what benefits the developer. Elections have consequences and it appears the Supervisors are listening to and representing the constituents. She asked if each Supervisor could answer if they have signed or agreed to a non-disclosure agreement, a confidentiality agreement or any other agreement that puts limits on discussing or disclosing relating to Monroe Township and or proposed business in this township. Mr. Thompson said no. Mr. Anderson said no. Ms. Clancy feels very thankful that we have elected 2 Supervisors who are men of integrity and asked them to be aware of their constituent's wants.

Austin O'Brien, resident, asked when the public will get an answer to the NDA question from Mr. Wolf. Mr. Anderson said he is on vacation and Mr. Thompson added he will be at the September meeting.

Noreen Kotzmoyer, resident, thanked the Board. There is such a difference from those who represent Monroe Township versus those who represent Middlesex Township. She has been attending the Middlesex Township meeting and has been appalled by the lack of empathy and sympathy from their Supervisors. Her heart breaks for those residents and she is thankful she lives in a caring community.

Dick Esser, resident, asked if there is any update on the data center postponement. Mr. Thompson said no.

Chris Kuba, resident and President of the Yellow Breeches Anglers Trout Club. They have been operating for 65 years. Water usage by a data center is a huge concern for them and how it would affect the Yellow Breeches. They are against the data center.

STAFF COMMENTS

Mr. Thompson said the Zoning Ordinance data center review by the Engineer and Solicitor will be done carefully as to not make the rules too restrictive that it becomes illegal. We will take a good look at this but not go overboard.

Mr. Thompson added that he answered the NDA question and he knows nothing more today than he did on the day the Solicitor reached out about the presentation proposal.

ADJOURN

On the motion of Mr. Anderson, and seconded by Mr. Thompson, and by unanimous vote of the Supervisors, it was duly RESOLVED to adjourn the meeting at 8:31 PM.

Respectfully submitted,

Karen M. Lowery, Secretary