Township of Cass
SCHUYLKILL COUNTY, PENNSYLVANIA est. 1848

Cass Township Board of Supervisors
1209 Valley Road, Pottsville, PA 17901
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The regular meeting of the Board of Supervisors of Cass Township was held on Thursday, August 27th, 2026 at 6:30pm at the Township's Municipal Building, Duncott, PA.

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

Vice Chairman Brennan called the meeting to order.

All recite the Pledge of Alliance to the Flag.

Roll Call of Officers:

Elvin E. Brennan Jr. – present.
Michael Sorokach III – absent.
James T. Garraway, III – present.

Other attendance/attendees:

Mark Semanchik, Solicitor – present.
Evelyn J. Bergan, Secretary – present.

Vice Chairman Brennan stated that the July 2026 meeting minutes are at each seat. He made a motion to dispense the reading of the minutes and to accept them as they are printed if there are no corrections or omissions. Seconded by Supervisor Garraway. Motion passed. Roll Call: Brennan – aye. Garraway – aye.

Brennan opened the meeting for public comment.

Ken Koscil, Primrose – Asked for an update on pothole repair scheduling for W. Lytle Lane. Brennan responds that he doesn't have an update, but Mike might. Ken continued to have complaints about invasive trees encroaching onto his property from the neighboring property adjacent to his. Solicitor Semanchik responds that he has no further comment regarding this issue other than what he has said at prior meetings. He stated that this issue is not a Township issue; he sees it from a civil litigation standpoint where Ken, as a property owner, has the right to assert a claim against his neighbor who is having a negative impact on Ken's property. Ken responds that Kyle Shutt of the Conservation District is willing to meet with the owner, but Ken doesn't know the name of the owner of the property. This discussion continued. Later, Solicitor Semanchik provided Ken with the name & number of Dr. Ray Barbehenn who is an invasive plant specialist for Hershey Gardens.

Brian Mull, Mountain Road – Stated that last month, Attorney Evans was here stating that Reading Anthracite Company wants to be good neighbors to the residents of Cass Township. With that said, he feels that RAC (Famous Reading Outdoors) should be offering a discounted rate (for riding passes) to the residents of the Township. He asks if that is something the Board of Supervisors can suggest before signing

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any property agreement documents with RAC. Solicitor Semanchik stated that this item is on Agenda; we will be discussing it shortly.

Frank Zukas, SEDCO – Stated that he did not realize that the land development plans for the RDM project were approved at last month's meeting. He would like to thank the Supervisors and the Planning Commission. It took quite a while to get the approval and now there is some additional paperwork that needs to be completed to bring it to a conclusion, but he suspects that once they go to closing, it will move ahead pretty quickly with the start of the site work. Frank once again thanks the Board.

Tina Skibiel, Pine Knot – Stated that the Township has an Ordinance that would relate to the ATV park, but the Township has not applied it to Reading Anthracite. It relates to entertainment – and was put in place because of Big Diamond. Evelyn stated that Tina is referring to the Amusement Tax Ordinance. Solicitor Semanchik stated that the scope of that Ordinance may not apply, but he will look into it – and thanks Tina for letting him know.

Hearing no questions or comments, Brennan moved on to the Agenda items:

*<u>*Thomaston Road</u> – Solicitor Semanchik explains that Attorney Sterns forwarded an update to him today, but he hasn't had the opportunity to provide copies to the Supervisors – and the Chairman is not present this evening. Attorney Sterns apologized for not attending last month's meeting due to a conflict, but Attorney Evans attended the meeting in her absence. She spoke with him and understands there were some concerns and discussion regarding the value of the portion of the road they are requesting the Township abandon; the Township is looking to be compensated. After last month's meeting, RAC immediately obtained an appraisal of the portion of the road to be abandoned. She received the appraisal report yesterday and forwarded it to Attorney Semanchik today so he would have it in time for the meeting. At this time, she provided a copy of the report to Supervisors Brennan and Garraway. Attorney Sterns stated that according to their appraiser, Mr. Gownley, the property would be worth $16,000. RAC also understands that the Township would be losing liquid fuels funds by turning the road over, so they are willing to offer the Township $25,000. She also stated that, as was explained before, RAC is offering an indemnification clause and has placed a turn-around on Thomaston Road. James Moore stated that RAC will work with the Township regarding any additional details relating to the turn-around. Solicitor Semanchik stated that if Attorney Sterns is not opposed to it, he would like to take time to allow he and the Supervisors to review the information and place it on the agenda for next month's meeting. Attorney Sterns replied that is fine and adds that RAC has no plan; it's simply that when mining started in that area, there seemed to have always been an understanding that it was the Township's preference to not have to maintain the road since there aren't any residents there anymore. It just took a lot longer than they had thought, but it just makes sense for the Township to abandon that portion of the road so it no longer needs to maintain it. Solicitor Semanchik stated that we will review it and he will call her if there are any questions; it will be on the agenda for next month. Attorney Sterns then comments with respect to the riding; it's not RAC, it's the insurance companies. RAC is under constant scrutiny by the insurance companies with respect to trespassers and to make sure that everyone who rides on the property is insured. The costs to insure vacant*

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properties like that go up substantially every single year - so when it comes to the cost to ride and why the rules have changed, that's why. To the extent that there is riding needed for rescues and fire patrol, she is aware that donations have been given in the past to fire companies for those efforts – even with machines being donated so rescues could occur – but if there are any concerns, by all means, reach out to Famous Reading Outdoors.

Brian Mull stated that he is not speaking for the fire companies, he is speaking for the residents of Cass Township who rode here for many years before FRO started this park who would have to provide insurance information the same as everyone else, but the residents shouldn't have to pay the full priced fees; there should be some kind of give-back for the residents. Tina Skibiel stated that where she lives, the residents are the ones who deal with the clean-up and put up with all the nonsense the park brings. She makes comment about a security guard that parks in Pine Knot who is sound asleep. Brian Mull had complaints about trucks with trailers parking along High Road. This very lengthy discussion continued. James Moore stated that if there are any complaints relating to these matters, residents should call the Reading Anthracite Company office and ask for him; he will try to help to resolve any issues.

Sale of Police Vehicles – Brennan made a motion to authorize Solicitor Semanchik to prepare the public advertisements for sale of both police vehicles. Seconded by Garraway. Motion carried. Roll Call: Brennan – aye. Garraway – aye.

Deputy Fire Marshal – Brennan made a motion to create the position of Deputy Fire Marshal. Seconded by Garraway. Motion carried. Roll Call: Brennan – aye. Garraway – aye.

Minersville Fire-Rescue Report – Brennan states that we received a report from MFR; he is not going to read all of it – he doesn't know why we received it - but he will make a motion to accept the report; it will be provided with the minutes at next month's meeting. He made the motion. Seconded by Garraway. Motion carried. Roll Call: Brennan – aye. Garraway – aye.

Treasurer's Reports – Brennan stated that there is a copy of the July 2026 report at each seat. He made a motion to approve the report – and to pay all outstanding bills. Seconded by Garraway. Motion carried. Roll Call: Brennan – aye. Garraway – aye.

Planning Commission & Engineer's Reports:

Solicitor Semanchik stated that he reviewed the report. There are a few updates and general information, but no action is needed other than to accept the report. Brennan made the motion. Seconded by Garraway. Motion carried. Roll Call: Brennan – aye. Garraway – aye.

Road Foreman's Report – Brennan stated that a copy of the report is at each seat. He made a motion to accept the report. Seconded by Garraway. Motion passed. Roll Call: Brennan – aye. Garraway – aye.

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Solicitor's Report –

Executive Session – Solicitor Semanchik stated that he met with the Board this evening during which they reviewed property issues & moving them forward for sale, as well as property issues relating to Reading Anthracite Company. This executive session lasted until 6:30pm. Brennan made a motion to accept the report. Seconded by Garraway. Motion carried. Roll Call: Brennan – aye. Garraway – aye.

Correspondence – Nothing other than what was received from Attorney Sterns.

Old / Business - Nothing.

Motion to Adjourn:

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

The meeting adjourned at 7:01pm.

ATTEST: Elvin E. Brennan Jr., Vice Chairperson *SEAL:*

ATTEST: James T. Garraway, Supervisor

08/27/26
BOS Mtg

PLEASE PRINT:

FRANK ZUKAS SEDCo
Judy Mull
BRIAN MULL
TINA Skibiel
JIM QUINN
KEN KOSCIL
JoAnn Tranquilla
Gretchen Stems RAC