

The regular meeting of the Board of Supervisors of Cass Township was held on Thursday, May 28th, 2026 at 6:30pm at the Township's Municipal Building, Duncott, PA.

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

Chairman Sorokach 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 – present.

James T. Garraway, III – present.

Other attendance/attendees:

Mark Semanchik, Solicitor – present.

Evelyn J. Bergan, Secretary – present.

Chairman Sorokach stated that the April 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: Sorokach – aye. Brennan – aye. Garraway – aye.

Sorokach opened the meeting for public comment.

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

Hiring – Summer Help – Chairperson Sorokach made a motion re-hire Dakota Dullard at a rate of \$11.00 per hour; no benefits – tentative start date of June 8th. Seconded by Brennan. Motion passed. Roll Call: Sorokach – aye. Brennan – aye. Garraway – aye.

Annual Renewal of Insurance Coverage – EMC Insurance - Sorokach explained that Rob Gill of the Keystone Insurance Group – Deibler, Straub & Troutman – has provided the annual proposal for insurance renewal with a 3% increase. He made a motion to approve the renewal. Seconded by Brennan. Motion passed. Roll Call: Sorokach – aye. Brennan – aye. Garraway – aye.

Resolution – LERTA – Solicitor Semanchik explained that the Board met with Frank Zukas in executive session. Frank explained that there is currently land in the Highridge Business Park that

is owned by SEDCO. In order to make the marketing of the parcel more appealing to developers, Mr. Zukas asked the Board to consider a tax abatement split of 75/25 instead of the current split of 50/50 (for 10 years) since Cass Township is in competition with Hazleton's business park who offers 100% abatement. After discussion with Board members, the Solicitor's recommendation to the Board is that they consider amending and increasing the LERTA rate for this parcel only to a 75/25 abatement rate – to be approved only on the condition that the Minersville Area School District and Schuylkill County are in agreement. Sorokach made a motion to conditionally approve Mr. Zukas' request pending approval by the School District and County. Seconded by Brennan. Motion carried. Roll Call: Sorokach – aye. Brennan – aye. Garraway – aye.

Treasurer's Reports – Sorokach stated that there is a copy of the April 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: Sorokach – aye. Brennan – aye. Garraway – aye.

Planning Commission & Engineer's Reports:

Solicitor Semanchik stated that in reviewing the report, he found that it's mostly informational; however, at last month's meeting there was action taken to review the current zoning ordinance particularly in regard to uses of data mining centers, windmills, and solar farms. As a supplement to that action, the group has had initial discussions and it has been determined that the current zoning ordinance is dated and needs to be amended to address those particular uses. The Solicitor requests that the Board take action to allow for preparation and advertising of an amendment. This would include acknowledgment of the cost estimate for scope of services provided in Benesch's report to amend the zoning ordinance. Sorokach made a motion. Seconded by Garraway. Motion carried. Roll Call: Sorokach – aye. Brennan – aye. Garraway – aye. Solicitor Semanchik also stated that he would recommend prior to next month's meeting, conducting a meeting with Benesch and Advanced Code Consultants, LLC to be sure there aren't duplicate services being provided and to avoid duplicate billing. The Board was in agreement. Solicitor Semanchik recommended the Board table taking action on Benesch's proposal for time and services. Sorokach made a motion to table the approval of Benesch's proposal for the potential future ordinance until next month's meeting. Seconded by Brennan. Motion passed. Roll Call: Sorokach – aye. Brennan – aye. Garraway – aye. Sorokach then made a motion to approve the engineer's report as printed. Seconded by Brennan. Motion passed. Roll Call: Sorokach – aye. Brennan – aye. Garraway – aye.

Road Foreman's Report – Sorokach stated that a copy of the report is at each seat – adding that we are still having issues trying to get hot material for potholes, but we will keep trying. In addition to mowing grass and cleaning drains, new flags were placed at the Township building and at the Veteran's Memorial on Schaeffer's Hill (this flag was donated by Mrs. Ellen Meyers / The Meyers Family). The start of repairs to High Road is estimated to begin after school has ended for this year; milling and patching to start around the middle of June. He made a motion to accept the report. Seconded by Brennan. Motion passed. Roll Call: Sorokach – aye. Brennan – aye. Garraway – aye.

Solicitor's Report - *Solicitor Semanchik stated that on April 30th, 2026, the Township was in receipt of a request to consider the vacation of a portion of Thomaston Road. In order to consider such an action to convert a portion of Thomaston Road from a public roadway to private roadway, it would be necessary for the Board to consider doing it by way of ordinance. He asked to Board to authorize him to move forward with preparing and advertising such an ordinance for consideration at their next meeting. Sorokach made the motion. Seconded by Brennan. Motion carried. Roll Call: Sorokach – aye. Brennan – aye. Garraway – aye. Solicitor Semanchik stated that he met with the Board in executive session beginning at 5:30pm this evening; they met with Mr. Frank Zukas of SEDCO to discuss property in Highridge Business Park; in addition to that, they also discussed other property issues, as well as ordinance amendments previously discussed. The executive session lasted until 6:30pm. Sorokach made a motion to accept the Solicitor's Report. Seconded by Brennan. Motion carried. Roll Call: Sorokach – aye. Brennan – aye. Garraway – aye.*

Correspondence –

COMCAST - Sorokach read the most recent email/update from Comcast as it relates to residents at the end of Valley Road (Mackeysburg area) and along Sunbury Road. Construction is complete for the addresses on Valley Road and services will be made available in the very near future. Comcast is still awaiting pole permits for the property on Sunbury Road, but they will continue to keep the Township posted.

Old / Business - Nothing.

Motion to Adjourn:

With no further business, Chairman Sorokach made a motion to adjourn.

Seconded by Supervisor Garraway. Motion passed.

Roll Call: Sorokach – aye. Brennan – aye. Garraway – aye.

The meeting adjourned at 6:46pm.

ATTEST: Michael Sorokach III, Chairperson

SEAL:

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

05/28/26

BOS Mtg

PLEASE PRINT:

Judy Mull

BRIAN MULL

TINA SKIBIŁ

Karen Smulley

Brianna Smulley

Antoinette Purcell