UPPER ALLEN TOWNSHIP
BOARD OF COMMISSIONERS II MEETING
September 17th, 2025 - 6:30 P.M.

COMMISSIONERS
Kenneth M. Martin, President
Richard A. Castranio, Jr., Vice President
James G. Cochran, Assistant Secretary
Eric Y. Fairchild, Assistant Secretary
Phil J. Walsh, Assistant Secretary

TOWNSHIP OFFICIALS
Lou Fazekas, Township Manager
Andrew Parsons, Police Chief
Tom Shumberger, Chief, UAT Fire
Josh Bonn, Solicitor
Jason Reichard, Engineer
Kodi Hockenberry, Sewer Dept. Dir.
Alexis Minana, Recording Secretary
Michael Welt, Zoning Officer

President Martin announced that a shooting took place in York County, critically injuring at least one police officer and injuring several others. The suspect died of a self-inflicted gun shot wound. President Martin asked for a moment of silence for those impacted by the violence.

After a moment of silence, the pledge of allegiance to the flag was recited. Mr. Fazekas performed roll call; all Commissioners were present.

CONSIDERATION OF MINUTES

The Board considered the minutes from their August 20, 2025, meeting. Commissioner Fairchild asked for two corrections to be made. Commissioner Cochran made a **MOTION** to approve the minutes with the suggested corrections. Commissioner Walsh **SECONDED** the motion which passed 5-0.

President Martin announced that this meeting would be livestreamed via Zoom for those who wished to attend virtually—a recording will be made available on YouTube after the fact.

RECOGNITION OF VISITORS

Mr. Dave Shiner of Mechanicsburg Area Meals on Wheels (MAMOW) came to thank the Board for their support in 2025. He explained that MAMOW is a self-funded organization, unaffiliated with the national Meals on Wheels program, and receives no state or federal funding. Instead, the program relies on donations from townships, churches, civic associations, individuals, and proceeds from several fundraisers such as the annual Crop Walk, JoJo's Car Shows, and an upcoming spring sporting clay shoot.

Mr. Shiner reported that during the past year, MAMOW delivered just under 50,000 meals to local residents. The program operates with approximately 150 volunteers and one paid employee, with all meal preparation, packing, and delivery carried out by dedicated volunteers. Meals are provided three days per week (Monday, Wednesday, and Friday) and include both a hot and cold

option. He noted that the program charges participants approximately $34 per week, which is about $5 less than the actual cost per client, even with volunteer support. He further explained that participants contribute based on their ability to pay, with about one-third of meals provided free of charge. The organization's goal is to serve anyone in need, regardless of financial position. Currently, MAMOW serves about 25 residents of Upper Allen Township, with an estimated 30 to 35 percent of recipients living in poverty. For many, the program provides their primary source of sustenance. While some qualify for food banks, they often lack transportation or the ability to access them, making Meals on Wheels their only means of obtaining regular nourishment.

Mr. Shiner reiterated his gratitude to the BOC for their support to date and asked that they consider supporting the program in 2026.

CONSENT AGENDA

The consent agenda consisted of: staff reports, consideration of bills in the amount of $799,072.06; and a sanitary sewer dedication and financial security for Winding Hill PRD. The Board agreed to consider the third item separately.

President Martin inquired of Chief Shumberger about 24 calls which were dispatched and cancelled on route. 13 calls were false alarms from alarm system activations. Mr. Martin noted that this was high for false alarms and asked if there was anything that could be done. Chief Shumberger replied that there was little to be done about residential false alarms but that businesses with more than 5 false alarms are charged with being a "nuisance" and receive a fine.

Chief Parsons reported that the speed signs for Shepherdstown have arrived.

Commissioner Fairchild requested information from the solicitor regarding the CVS store and its appraisal. Per Mr. Bonn, the owner of the CVS property at 123 Gettysburg Pike (Tax Parcel #42-28-2419-058-U2) has appealed its real estate tax assessment. The owner has provided an appraisal in support of its appeal. Per standard practice, as the Mechanicsburg School District receives the majority of real estate tax revenue, the Solicitor for the School District defends the appeal with minimal input from the Upper Allen Township Solicitor. The School District's Solicitor recommended that the taxing authorities obtain an appraisal. He received an estimate from Gleason Real Estate Inc. for $5,000 for the appraisal. The Township will be responsible to pay a pro rata share based on the taxing authorities' millage rates. The Commissioners as a whole have not directed the Township Solicitor to deviate from standard practice.

Commissioner Walsh made a **MOTION** to approve the staff reports and the warrant list, which was SECONDED by Vice President Castranio. The motion passed unanimously.

Vice President Castranio announced he would be abstaining from the vote on the final consent agenda item as he employed by the developer's engineering firm. Commissioner Cochran made a MOTION to approve 7 actions[1] as outlined in Mr. Hockenberry's memo dated September 9th, 2025. Commissioner Walsh **SECONDED** the motion, which passed 4-0 with Castranio

[1] ITEM A.

abstaining.

PUBLIC SAFETY

Police

Police Chief Parsons reported that the UATPD conducted interviews for new officers and they will pursue up to three individuals further as candidates. The applicant pool was larger than in recent years—100 people applied, only 12 of whom got to the interview stage. President Martin praised the UATPD for their thoroughness and high standards.

Chief Parsons stated that the department has received its Type 2 Sound Meter, which is better equipped to measure noise in less-than-optimal environmental conditions.

Based on a complaint from a resident, there was a traffic study carried out on the 300 block of Allen View Drive. Chief Parsons reported that there was no speeding issue detected. President Martin asked Chief Parsons to convey this information to the resident.

Fire

Chief Shumberger reported that there were 67 calls in August with an average turnout of 5.49 which is low. He said they were taking steps to get turnout back up. There have been 585 calls so far in 2025 which is busier than 2024.

Chief Shumberger announced that a fire truck which was ordered in November of 2024 is expected to be ready for use in Spring of 2029. The Township did not put any money down for the vehicle. Mr. Shumberger explained that significant delays are occurring across manufacturing.

PLANNING AND ZONING

The first item for the Board's consideration was a Certificate of Appropriateness for 443 McCormick Road. Commissioner Walsh announced that he would be abstaining from the vote as this is his property. They plan to replace a portion of the roof. HARB recommended that the BOC approve the request, 4-0. Vice President Castranio made a **MOTION** to grant a Certificate of Appropriateness to Mr. Philip Walsh to replace the existing cedar shakes on a portion of the roof of his home and shed (aka the milk house) at 443 McCormick Road with new cedar wood shakes. All work is to be in accordance with applicable building codes and ordinances, and in accordance with the building design and specifications as submitted and reviewed by the Historical Architecture Review Board. Commissioner Cochran **SECONDED** the motion, which passed 4-0, with Walsh abstaining.

The next item for the Board to consider was a Certificate of Appropriateness for 316 Gettysburg Pike. The owner, Michael Anderson, applied to replace eight second-floor windows (seven visible from the public right-of-way) with vinyl units. The property lies within the Township's R-2 Zoning District and the Shepherdstown Historic District. Township staff noted that while

vinyl is an alternative material, the Township has permitted such use where the historic character is preserved. According to Mr. Welt, HARB reviewed the request at its August 19, 2025 meeting and unanimously recommended approval (4-0).

Commissioner Walsh suggested to the applicant that they consider incorporating dimensional exterior grills, if feasible, for the simulated divided light windows — at least on the front façade of the house — to enhance the overall appearance. Commissioner Fairchild suggested that Mr. Michael Anderson, consider volunteering for HARB.

Vice President Castranio made a **MOTION** to grant a Certificate of Appropriateness to Mr. Michael Anderson to replace the eight second-floor windows at 316 Gettysburg Pike with new vinyl windows. All work is to be in accordance with applicable building codes and ordinances, and in accordance with the building design and specifications as submitted and reviewed by the Historical Architecture Review Board. Commissioner Fairchild **SECONDED** the motion, which passed 5-0.

The next item for the Board's consideration was to schedule a public hearing for a conditional use application for 211-237 Gettysburg Pike. Per Mr. Welt, on August 29th, 2025, staff received a conditional use (CU) application for 211-237 Gettysburg Pike (Shepherdstown Crossing), for a master sign plan. Mr. Welt advised scheduling at least one hour for the required public hearing and proposed a date of October 15th, 2025. Commissioner Walsh made a **MOTION** to advertise public hearing before the Board of Commissioners, to be held on October 15th, 2025 at 5 p.m. The public hearing will be held to receive testimony regarding a Conditional Use Application for Shepherdstown Crossing, 211 thru 237 Gettysburg Pike, to permit a Master Sign Plan, in accordance with Section 245-18.18 of the Zoning Ordinance. Commissioner Cochran **SECONDED** the motion, which passed unanimously.

Mr. Welt gave a brief update on the ZHB cases regarding 1206 South Market Street and 2 Conway Drive. There have been 4 hearings for 1206 S. Market Street and 2 or 3 more hearings are expected to occur prior to a decision being made. 2 Conway Drive was an application for a fence in the front yard which was approved.

President Martin stated that the next item under planning was the authorization to advertise a proposed ordinance regulating data centers. He noted that there are currently no data centers located within the township. However, given current development trends, data centers are becoming an increasingly common type of building. He further explained that the recommendation is for the township to consider and adopt an ordinance in advance of receiving an application for a data center, rather than reacting after such an application is submitted.

Commissioner Fairchild stated he felt that the proposed ordinance was well written and, as it only allows for data centers in industrial districts (and even then by special exception). He suggested this would protect agricultural areas. Solicitor Bonn stated that he drafted the proposed ordinance in accordance with the directive provided by the Board of Commissioners at their previous meeting. He explained that, as currently written, the ordinance would permit data centers by special exception only within the industrial zoning district. Mr. Bonn further noted that the standard procedure for enacting a zoning ordinance requires compliance with the

Pennsylvania Municipalities Planning Code, including referral of the draft ordinance to both the local Planning Commission and the County Planning Commission, as well as input from planning staff.

He emphasized that the version presented at this meeting is intended as a placeholder to allow the township to advertise the proposed ordinance and thereby benefit from the pending ordinance doctrine should any applications for data centers be submitted while the review process is underway. Mr. Bonn advised that some changes to the draft ordinance may occur during that process. He recommended that the Board authorize advertisement of the ordinance immediately, with the intent to enact it within 60 to 90 days. This timeline would allow the ordinance to proceed through the required planning review process while preserving the township's position under the pending ordinance doctrine. He added that advertisement could proceed as soon as the newspaper's publication schedule allows, if authorized by the Board that evening.

Commissioner Cochran made a **MOTION** to authorize appropriate Township staff to advertise the proposed data center ordinance. Commissioner Walsh **SECONDED** the motion, which carried unanimously.

PUBLIC IMPROVEMENTS

Acting Township Manager Fazekas provided an update on the status of Bishop Bridge. He reported that several Commissioners and staff attended a meeting on September 4, 2025, hosted by Kirk Stoner of Cumberland County Planning, held at the Klinepeter property on Bishop Road. Cumberland County is planning to bid the demolition of Bishop Bridge within the next month, with an award anticipated by the end of October 2025 and demolition expected to begin in early 2026. The estimated demolition cost is $275,000, and the bid will be for demolition only, not for salvaging or relocating the bridge. Winter demolition is preferred due to reduced public use of the stream during that time.

Mr. Fazekas noted that the consensus is to construct a turnaround adjacent to the Messiah University emergency access drive, located just south of the Klinepeter property. Cumberland County will cover the cost of constructing the turnaround and will remove a section of Bishop Road so that it terminates near Mike Klinepeter's driveway. Ralph and Mike Klinepeter have agreed to maintain the portion of the roadway from the turnaround to their property once construction is complete.

The Board previously expressed its position not to accept ownership of the bridge and not to relinquish the right-of-way from the proposed turnaround to the bridge. Retaining this right-of-way would preserve the option for a future bridge replacement should that be pursued. After consultation with the Township Solicitor, the recommended course of action is to retain ownership of the existing roadway and install signage at the turnaround to restrict access beyond that point to local traffic and deliveries only.

Mr. Fazekas added that Cumberland County will verify the status of Bishop Road in York County and the necessary temporary construction easements and will report back to the Township. He further noted that Commissioner Fairchild expressed interest in notifying the

public about the decision to demolish the bridge.

Mr. Fazekas noted that there is a deed with a restriction for public access to the creek.

President Martin reported that he spoke with Ms. Kathy Shafer, Vice President of Campus Operations at Messiah University, who is familiar with the plans related to Bishop Bridge. Ms. Schaefer expressed the university's full support for the proposed turnaround near the emergency access drive and its intended use.

According to Mr. Bonn, the deed of dedication itself does not expressly include a limitation regarding public parking or creek access. However, the deed references an unrecorded agreement from the prior property owner who dedicated the land to the Township. In that agreement, there is a restriction specifying that the dedication shall not include the right of public parking or creek access at either end of the roadway.

Mr. Mike Klinepeter, 104 Bishop Road, stated that he had researched the recorded deed and that it contains specific language which bars parking, loitering, or creek access. Commissioner Cochran clarified that the bridge is in possession of Cumberland County and that they wanted to clear their plans with the Klinepeters before proceeding. Solicitor Bonn added that, upon review of comments made by Mr. Mike Klinepeter, he wished to clarify his earlier statement. He noted that the restriction regarding the exclusion of public parking and creek access is, in fact, also expressly stated in a later section of the deed itself.

Commissioner Fairchild expressed surprise and disappointment that these documents did not come to light earlier. He commented that the late presentation of various documents has caused confusion and given the impression that the matter is being handled in a rushed manner without sufficient analysis. Commissioner Fairchild acknowledged that Mr. Klinepeter may have a claim but stated that the Township should conduct its own research and assess the validity of the documents before taking any further action. President Martin emphasized that the Board would not be taking action related to the bridge tonight.

Vice President Castranio disagreed with Commissioner Fairchild's characterization, stating that the information in question is not new. He noted that as soon as C.S. Davidson presented the original proposal, the Township was aware of the restriction, which is why the matter did not progress further at that time. Vice President Castranio added that, while he did not have the correspondence with him at the meeting, he could provide the email documenting when that information was circulated, which he stated was at least two years ago. Commissioner Fairchild reiterated that this was new information to him. He stated that Mr. Fraser, the previous Township manager, had said a bench could be placed down there, implying creek access. Mr. Bonn commented that while he was not aware of the conversation about the bench, according to the deed, the parcel shall at no time be used to convey rights to the public to park, loiter, or gain access to the creek.

Commissioner Fairchild referenced a legal memorandum dated August 15th, 2023. Mr. Bonn noted that the memo was distributed to the Board in 2023; Commissioner Fairchild stated that it was new information to him. He characterized the proposed actions of the Board as the

Township giving away its rights. Mr. Bonn argued that the Township never had the rights to begin with.

President Martin made mention of a letter received tonight by the Board from Mr. Rodney Nesmith, of 1118 East Lisburn Road. He had 11 questions about the bridge.[2]

Commissioner Fairchild again commented that he felt the Township was giving away its rights to benefit private property owners. He stated that he had met with the Klinepeters around Christmas time and that they had not made mention of the deed. Mr. Klinepeter objected to Mr. Fairchild's characterization of the meeting, stating it was initiated only 3 weeks before the issue was to come before the Board. Further, he stated that he did in fact share the recorded deed at that meeting. He also stated that he told Commissioner Fairchild about the restrictions in the deed two weeks prior to the meeting tonight.

It was established that Commissioner Fairchild did not meet with the Basehores, the other impacted property owners.

Mr. Klinepeter objected to Commissioner Fairchild's assertion that the Township was losing creek access, stating that there never was creek access there, that people accessing the creek there had always been trespassers. Mr. Klinepeter went further to say that Commissioner Fairchild should not be advertising this as "losing creek access" where there never was access to begin with. Commissioner Cochran commented that the Township is not relinquishing the right-of-way; however, the right-of-way is subject to certain restrictions. He explained that the Township retains the right that allowed the road to be constructed, and while the property owners intend to reclaim their land once the bridge is removed, the Township's right-of-way remains in place should it decide in the future to rebuild the road and bridge. Commissioner Cochran emphasized that the right-of-way is tied to the deed and remains on the property owners' land, not Township-owned land.

There was discussion over a PennDOT document that, per Mr. Klinepeter, concludes with the statement that the plan for preservation of the Bishop Bridge, as presented, does not contain sufficient detail or analysis to determine structural adequacy approval to advance to construction activities. However, in general scope of work as described, and the types of repairs targeted would be able or approved for structural adequacy, if properly analyzed and designed, with the comments above being incorporated. Mr. Klinepeter pointed out that this does not amount to approval. Commissioner Fairchild agreed that approval would require further work and money spent.

Commissioner Walsh commented that, while it may be considered a foregone conclusion that the bridge will be demolished, it is his intention to continue advocating for its preservation for as long as it remains in existence. He stated he would advocate for it being rehabbed for vehicular use. Commissioner Walsh had circulated a petition asking the Township to take ownership of the bridge: he reported having collected 339 signatures of people in favor of taking ownership. Commissioner Cochran asked how many of the people who signed the petition are actually residents and Commissioner Walsh estimated it at about 70%. There was a competing petition

[2] ITEM B

which got only 16 signatures. Vice President Castranio reiterated that while he would like to save the bridge for vehicular use, he was unwilling to commit taxpayer money to it unless its also being paid for by both Counties and other impacted municipalities. Commissioner Fairchild pointed out that the Bridge was eligible to be placed on the national register, and therefore it is of importance to people who live outside as well as within the Township. He said that the issue of saving the bridge was one of whether the Township values historical preservation and said such historic resources add value to the community.

President Martin reminded the audience that no action was to be taken on the bridge this evening and that action had already been taken to decline ownership of the bridge in June. Commissioner Fairchild stated that the Township could still save the bridge if it so desired and would be doing the County and residents a favor by doing so. Commissioner Fairchild emphasized he didn't believe President Martin cared about preservation. President Martin objected.

Commissioner Cochran stated that he wished to address misinformation circulating regarding the process and decisions related to Bishop Bridge. He emphasized that his remarks were not intended to revisit or re-adjudicate the Township's decision not to take ownership of the bridge, as that decision was made by the Board on June 4, 2025. Commissioner Cochran referenced a recent email communication dated September 14, in which Commissioner Fairchild suggested there was a sudden effort to demolish the bridge before a newly seated Board of Commissioners could potentially revisit the issue in January 2026. Commissioner Cochran clarified that, during the June 4 meeting, he noted that Commissioner Fairchild had approached Cumberland County to request a delay in the Bishop Bridge decision until January 2026, when Commissioner Fairchild believed there would be three votes in favor of taking ownership. Commissioner Cochran stated that Cumberland County denied that request and made clear that it required a decision at that time.

Commissioner Cochran stated that Cumberland County's position is understandable when considered in the context of the project's timeline. He noted that in November 2014, Cumberland County first discussed the removal of Bishop Bridge. In January 2018, the County approved and expended $360,000 for the construction of an emergency access road through Messiah University and publicly stated at that time that no further funds would be spent to keep Bishop Bridge open. With the emergency access road in place, there was no longer a public safety justification for maintaining the bridge.

Commissioner Cochran further explained that Bishop Bridge was officially closed in July 2021, and the County initiated the process to remove the bridge in August 2021. He emphasized that if previous Boards of Commissioners — including Commissioners Martin, Castranio, and himself, who served alongside Commissioners Anderson and Walter until December 2023 — had been determined to remove Bishop Bridge, that action could have been taken years earlier. Instead, the Board explored potential ways to preserve the bridge without imposing significant costs on Upper Allen Township taxpayers. He stated that the Board had hoped a private group, similar to the "Friends of Sheepford Road Bridge," would emerge to lead such an effort.
Commissioner Cochran noted that a *Carlisle Sentinel* article published on July 22, 2021, reported on the closure of Bishop Bridge, and an article published three days later described private efforts to preserve the Sheepford Road Bridge. However, he added, no similar effort materialized

among residents of Upper Allen Township

Commissioner Cochran stated that both Cumberland and York Counties have been excellent partners throughout the long Bishop Bridge process. He noted that the counties have delayed the removal of the bridge on several occasions, likely increasing their costs, and expressed his appreciation for their continued patience.

Commissioner Cochran further addressed a statement made by Commissioner Fairchild in a September 14 email and in a recent television interview, in which Commissioner Fairchild claimed that if the Township were to take ownership of the bridge, the counties had offered $275,000 — the amount budgeted for demolition — as well as a possible additional $200,000 through the County's Small Bridge Program. Commissioner Cochran clarified that Cumberland County did offer a $275,000 reimbursement, but only if any work performed on the bridge complied with PennDOT Liquid Fuels requirements. He emphasized that Cumberland County has never committed any funding from the Small Bridge Program to the Bishop Bridge project, and he confirmed this again earlier that day. Commissioner Cochran explained that, as a result, Upper Allen Township would have been required to pay approximately $1,050,000 up front and then await PennDOT's approval for reimbursement.

Commissioner Cochran concluded by stating that if Upper Allen Township were to require a bridge at that location in the distant future, he believes a one-lane, height-restricted, and weight-restricted bridge would not adequately serve the Township's needs. In his view, such a structure would ultimately need to be removed and replaced with a modern two-lane bridge. He added that while he supports the preservation of Bishop Bridge, he does not support its preservation in its current location or through the use of taxpayer funds.

Ms. Judy Bailey, 450 E. Lisburn Road, stated that the Bishop Bridge situation is a dynamic issue and requested that a feasibility study be conducted to ensure that all details are fully evaluated and clearly understood before any final action is taken. She emphasized that once the bridge is removed, it will be gone permanently, and if the Township later determines that a replacement is needed, the cost to construct a new bridge would be significantly higher.

Ms. Robin Banks, 835 Grantham Road, brought up the issue of taxpayer dollars. She inquired how much money was spent to acquire the land at Generations Park. She said she thought it was unfair that taxpayer money gets funneled to certain projects but that it was not being used for historical preservation projects. She emphasized the need for resident input. Mr. John Banks, 835 Grantham Road, lamented that taxpayer dollars were being used for less worthy causes, noting that the Township has brand new vehicles and equipment. Mr. Banks asked Mr. Cochran if it was the case that he thought a million-dollar estimate was not sufficient for the rebuild of the bridge; Mr. Cochran confirmed that he believed it would be quite a bit more than that.

Commissioner Cochran clarified for Mr. Banks that the Township will not be spending any money on demolition of the bridge: Cumberland County and York County will split the bill. Mr. Banks expressed surprise and asked why there was such a big debate if no dollars were at stake. However, he did say he is still concerned about taxpayer dollars. He brought up Gilbert Bridge; if the County had the money to put into that bridge, why not also save Bishop? Commissioner

Cochran explained that the County has determined that the bridge is not needed and that it is too expensive to rehab for vehicular use. Commissioner Fairchild commented that the special construction process proposed by WIBW would make the project more affordable.

Commissioner Fairchild called attention to the fact that there was a $250K transfer incoming from the general fund into the stormwater authority reserve and wondered why this kind of money which was going to stormwater infrastructure couldn't also be dedicated to saving the bridge. Commissioner Fairchild stated that the Township has not applied for historic grants in the past.

Claudia Ward, 813 Grantham Road, said she felt there was a lot of confusion about projects and asked that updates be communicated more frequently. Commissioner Cochran pointed out that development projects are updated regularly on the website. He also emphasized that communication is a two-way street and that residents need to take an active interest. He pointed out that a recent community survey attracted less than 1% of residents as respondents.

Mr. Anderon, 316 Gettysburg Pike, commented that the bridge was beautiful, but that if efforts to preserve Bishop Bridge were important to the community, those efforts should have been initiated much earlier, given that the matter has been ongoing since 2006. He noted that Bishop Bridge is not owned by Upper Allen Township and that any decisions regarding its future ultimately rest with York County and Cumberland County. Mr. Anderson stated that if residents wish to pursue preservation, now is the time to act, before demolition occurs.

Mr. Anderson further expressed his disagreement with the personal criticism directed at members of the Board, emphasizing that such actions are not productive in efforts to save the bridge. Addressing concerns raised about Township spending on equipment, Mr. Anderson explained that, based on his experience representing multiple John Deere dealerships, Upper Allen Township exercises significant due diligence and a thorough review process with every equipment purchase, more so than many other municipalities in Pennsylvania. He reiterated that if residents truly wish to save the bridge, their efforts would be better directed toward engagement with Cumberland and York Counties rather than criticizing Township officials.

Ms. Debbie Geotz, 1117 McCormick Road, commented that Lambert Farm was saved and compared it to the bridge, saying that it should be saved as a historical landmark.

Mr. Mike Onofrey, 2 Oakwood Avenue, stated that he recently visited Bishop Bridge with a friend who is a civil engineer with 40 years of experience. During a brief 15-minute visit to the site earlier that week, the engineer observed the bridge's condition and concluded that it is in poor shape. Mr. Onofrey added that the engineer later remarked that if the structure were a covered bridge, it likely would have been preserved, noting that covered bridges are often recognized for their historical significance. Commissioner Fairchild pointed out that Sheepford Road Bridge has been out of service and not touched for over 6 years, longer than Bishop.

SANITARY SEWER

Due to the recent resignation of Chris Shover from the Sewer Advisory Board, there is a vacancy

on the SAB. There was one candidate who applied: Mr. Patrick Cicero. Mr. Cicero attended the last Board meeting, and the Board was impressed with his qualifications. Commissioner Walsh made a **MOTION** to appoint Patrick Cicero to the SAB. Commissioner Fairchild **SECONDED** the motion which passed unanimously.

ADMINISTRATION

Mr. Fazekas provided brief budget update: based on a financial report for both the Sewer Fund and the General Fund, he stated that both funds are currently being managed within budgetary constraints and that there are no significant issues to report at this time. Mr. Fazekas noted, however, that as discussed during the Stormwater Authority meeting earlier in the evening, the Township's stormwater funds are operating with tighter margins, and that matter will be examined in greater detail moving forward. He further reported that a budget kickoff meeting is scheduled for September 18, 2025, at 5:00 p.m., during which additional information will be provided.

Mr. Fazekas continued to say that staff is recommending a transfer of $250,000 as a loan from the General Fund to the Stormwater Authority to assist with cash flow needs until the fourth quarter, when invoices are issued to residents. He explained that the remaining transfers to the Stormwater Authority had already been budgeted for 2025, and staff is requesting that those transfers be made at this time. Mr. Fazekas noted that doing so will allow staff to provide the Board with a complete budget report by Friday in preparation for the first budget meeting on September 23, 2025. He added that the budget documents can be updated to reflect the recommended transfers.

In a memo to the Board, Mr. Fazekas laid out these transfers.[3] Commissioner Cochran made a MOTION to approve the suggested transfers, which was SECONDED by Commissioner Walsh. The motion passed 5-0.

The next item for the Board to consider was the appointment of a new Township Manager. President Martin praised and thanked Mr. Fazekas for serving as the acting manager. He then announced that Keldeen Stambaugh, of Paxtang Borough had been selected by the Board after a series of interviews, reference checks and background checks. Ms. Stambaugh is slated to start on October 6th, 2025. Commissioner Cochran made a MOTION to appoint Ms. Stambaugh as Township Manager, which was SECONDED by Commissioner Fairchild. President Martin mentioned that the Board had decided in unanimous fashion to hire Ms. Stambaugh. The vote passed 5-0. Commissioner Fairchild thanked Mr. Fazekas for his time and service.

Mr. Fazekas presented the 2026 Minimum Municipal Obligation (MMO) as required under Pennsylvania Act 205. He reported that Upper Allen Township's total MMO for 2026 is $849,491, with the following breakdown: $474,600 for the Uniformed Pension Plan, $198,436 for the Non-Uniformed Pension Plan, and $176,455 for the Non-Uniform Employees Retirement Plan. Mr. Fazekas noted that the Uniformed Pension Plan is currently 98% funded and the Non-Uniformed Pension Plan is 95% funded, both well above the 90% threshold considered "Not Distressed" by the Auditor General. He stated that the MMO must be presented to the governing

[3] ITEM C

body at a public meeting prior to the end of September and that the only action required by the Board is to acknowledge receipt of the report.

Solicitor Bonn addressed a question raised at the previous meeting regarding whether the most recent meeting of the Pension Committee complied with the Sunshine Act. He explained that the Pension Committee does advertise and hold its meetings publicly. In this instance, the committee met on its advertised date but did not complete all of its business before adjourning. The committee announced that it would reconvene the meeting on August 26th, which is permissible under the Sunshine Act and does not require re-advertisement. He noted that the next Pension Committee meeting has been advertised and is scheduled for 8:00 a.m. on November 10, 2025.

In the course of reviewing this matter, Mr. Bonn stated that it was discovered the Pension Committee is not currently properly constituted. He explained that the Township's plan documents for both the Non-Uniformed Employee Pension Plan and the Police Pension Plan specify that each plan must be administered by a committee of three members appointed by the Board of Commissioners. When Ms. Anderson resigned from the committee, no one was appointed to fill her vacancy. As a result, Mr. Bonn recommended that any action taken at the last Pension Committee meeting be placed on hold until the committee is properly constituted.

To remedy the situation, Mr. Bonn advised that the Board appoint three members to each committee. Historically, each committee has included two commissioners and one employee representative, and he recommended that the Board continue with this composition when making the new appointments.

Commissioner Fairchild disagreed with Mr. Bonn's characterization of the second meeting as an extension of the first. He wanted the contents of the second meeting to be made public by attaching them to these minutes. Mr. Bonn advised the Board against this, stating that minutes are to be a reflection of the actions taken at a given meeting. Commissioner Fairchild objected, stating that several months ago Commissioner Cochran raised the issue of a Right-to-Know request submitted by Joanne Bitzer regarding the vacancy hearing proceedings. Commissioner Cochran requested that those materials be added to the minutes of that meeting, which he believed took place in April. As a result, the minutes of that meeting now total over 200 pages, containing a substantial amount of redacted information. Commissioner Fairchild noted that this inclusion was permitted at that time, and the current situation, involving approximately 30 pages, should be treated consistently.

Commissioner Fairchild continued by expressing concern that too many matters are being handled without adequate transparency and are often presented to the Board and the public at the last minute. He stated that this pattern has occurred repeatedly, citing Bishop Bridge as an example. Commissioner Fairchild also referenced the recent Pension Committee meeting, noting that it lasted approximately 20 minutes despite involving a potential $1.2 million reallocation. He expressed frustration with the limited discussion and stated that Commissioner Cochran appeared eager to proceed with the reallocation.

Commissioner Cochran stated that the Township's pension allocations have not always followed a 65-35 structure and that, for the 20 years he has served on the Board, the target has consistently

included a 10% allocation to alternative investments. He explained that in the past, those alternative investments included commodities and real estate, which are not correlated with the stock market — meaning they typically do not decline when the stock market does — thereby providing greater stability during periods of market volatility. Commissioner Cochran noted that the real estate investments used by the Township paid out over time and eventually concluded. As a result, over the past year, the pension portfolio has not maintained a 10% allocation to alternatives.

He further explained that the Township's investment advisor, PFM, recently advised against real estate investments, particularly under current market conditions, as many properties remain vacant in the aftermath of the COVID-19 pandemic, increasing risk. Instead, PFM recommended small investments in private equity, private debt, and private infrastructure as alternative options. Commissioner Cochran stated that the Pension Committee had not made any decisions regarding these recommendations and emphasized that he supports sharing this information with the public. However, he, in agreement with President Martin, felt the materials proposed to be added to the minutes were irrelevant at this juncture. Ultimately, the decision was made to wait to post the pension documents along with the pension meeting minutes in November.

PARKS AND RECREATION

Ms. Minana provided a brief update. She reported that the outdoor fitness area at Winding Hill Park North has been completed and is now open to the public. The train viewing area has also officially opened, with a grand opening and ribbon-cutting ceremony scheduled for Saturday, September 20, 2025, at 10:00 a.m. She noted that the Grantham Pond Rehabilitation Project is progressing well and remains on track for completion in early October.

On the maintenance side, staff have begun the fall fertilizer program for athletic fields, completed roadside spraying for Public Works, and continued weekly mowing of approximately 150 acres. Routine playground inspections were conducted, with two repairs completed this month.

Ms. Minana also reminded the Board and public that the Township's Fall Fest is scheduled for Friday, September 26, 2025, from 4:00 p.m. to 9:00 p.m. at Winding Hill Park. She noted that this year's event is expected to be a large celebration and will feature a drone show as part of the festivities.

Ms. Minana mentioned that the 175th Anniversary commemorative blankets will also be for sale at Fall Fest.

Mr. Banks inquired about the sludge that was dredged from the pond at Grantham: why hadn't it been tested before being relocated? President Martin explained that it was visually inspected by the engineer who has also been communicating with regulatory agencies and he was under the impression that all that was legally required was done. Mr. Reichard explained that the Pennsylvania Department of Environmental Protection (DEP) has established the Clean Fill Management Policy, which outlines protocols for both visual and odor assessments of fill material. He stated that an environmental due diligence assessment is conducted prior to the

transport or removal of such material. Based on his observations at the site, Mr. Reichard reported that he did not believe there was any potential for contamination.

Mr. Jeff Williams, 334 East Meadow Drive, shared that he has talked to people using the new fitness equipment at Winding Hill Park North and that the feedback has been overwhelmingly positive. He also noted the new train viewing station is a hit and thanked staff and the BOC for their forward-thinking initiatives.

SOLICITOR UPDATE

Commissioner Fairchild inquired of Mr. Bonn whether the Board is advised to limit their interactions on Facebook. Mr. Bonn explained that, although he did not advise either way, the BOC should be aware that all of their Facebook activities, including private messages, are subject to right-to-know laws.

There was some discussion over a Facebook post by Commissioner Cochran on a community page. Commissioner Fairchild felt he was being attacked in the post and by comments placed under it by President Martin and Mr. Williams. Commissioner Cochran maintained that the post was not about Commissioner Fairchild specifically.

Ms. Banks emphasized she felt that the community Facebook page should be non-political.

With no further public comment or discussion amongst the Board, an Executive Session was convened at 8:46pm to discuss matters covered by attorney-client privilege with no action expected.

At 9:15pm, Commissioner Walsh made a **MOTION** to adjourn the meeting, **SECONDED** by Commissioner Cochran. The motion passed 5-0 and the meeting was adjourned.