

**MIDDLESEX TOWNSHIP
WORKSHOP MEETING
October 25, 2024**

OFFICIALS PRESENT:	SUPERVISORS:	Chairman Donald S. Geistwhite, Jr. Vice-Chairman Steven Larson William H. Goodhart
	SOLICITOR:	Keith O. Brenneman
	ENGINEER:	Bud Grove
	ZONING/CODES ENFORCEMENT:	Mark D. Carpenter
	ASST. CODES/MS4 CO-ORDINATOR:	Gerald Steigleman
	ROADMASTER:	Zachary L. Zook
	MANAGER:	Eileen M. Gault

OFFICIALS ABSENT:	DIRECTOR OF PUBLIC SAFETY:	Chief Steve Kingsborough
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CALL TO ORDER: Chairman Geistwhite called the meeting to order at 7:30 a.m. in the Middlesex Township Municipal Building.

PUBLIC COMMENT: There was no public comment.

Discussion and possible action on request of Keystone Trails Association for letter of endorsement supporting Local Share Account Planning Grant to renovate the Scott Farm facilities at 301 Bernheisel Bridge Road: Present for discussion is Karen Lutz, Vice President of the Keystone Trails Association, Craig Dunn with the Cumberland Valley Appalachian Trail Club and Vicky Kelley, Vice President of the Cumberland Valley Appalachian Trail Club. Keystone Trails Association (KTA) is currently working with the Cumberland Area Economic Development Corporation (CAEDC) on an application for an approximate \$60,000 Local Share Account (LSA) planning grant to renovate the Scott Farm facilities and make improvements to enhance opportunities for public recreational and educational use. The purpose of the grant is to fund the detailed technical plans needed to apply for permits to begin renovation work. After some discussion, on the motion of Chairman Geistwhite, seconded by Vice-Chairman Larson, it was unanimously agreed to endorse a Letter of Support for the Keystone Trails Association's Local Share Account Planning Grant application.

Discussion and possible action on request of Charles M. Courtney regarding possible use of PennTerra property at 256 Country Club Road: Present for discussion was Mr. Charles M. Courtney of McNees, Wallace & Nurick, LLC, Mr. Douglas Fleit, CEO Powerhouse Data Centers which is the 100% parent of Powerhouse Data Centers, Elizabeth Nicholson and Patrick Kline with Powerhouse, and Justin Ross, PE, of Livic Civil. This discussion is to present a premiere data center concept for the PennTerra/McNaughton Sites located along Country Club Road. The proposed site is an ideal and unique site with natural buffering features on approximately seven hundred acres. This concept is a multi-billion-dollar minimal impact project which will create no direct impact on the school district, low traffic impact and generate large tax revenue for not only the Township, but the County and school district. PPL is currently upgrading its grid and agrees to provide the power necessary for this project. Mr. Fleit stated that since covid, there has been a need to enhance technology. Powerhouse is a 22-year-old company with data centers in Virginia, North Carolina, Texas, Reno, Louisville and hopefully Pennsylvania. They are a self-funded group with Fortune 100 investors/tenants. On average the data

center is a two story, 300,000 sq. ft. building with approximately fifteen employees. The Supervisors support the concept and suggest that it is presented to the Planning Commission for their comments.

Discussion and possible action to list for sale 2013 Ford F-550 on Municibid: On the motion of Chairman Geistwhite, seconded by Supervisor Goodhart, it was unanimously agreed to authorize the Roadmaster Mr. Zook to list for sale the 2013 Ford F-550 on Municibid.

Discussion and possible action to list for sale 2020 Ford Explorer on Municibid: On the motion of Chairman Geistwhite, seconded by Supervisor Goodhart, it was unanimously agreed to authorize the Roadmaster Mr. Zook to list for sale the 2020 Ford Explorer on Municibid.

Discussion and possible action to approve purchase 2025 Mack Granite Tandem Axle Chassis: On the motion of Chairman Geistwhite, seconded by Vice-Chairman Larson, it was unanimously agreed to authorize the Roadmaster Mr. Zook to purchase a 2025 Mack Granite Tandem Axle Chassis.

Discussion and possible action to approve purchase 72" power rake: On the motion of Chairman Geistwhite, seconded by Supervisor Goodhart, it was unanimously agreed to authorize the Roadmaster Mr. Zook to purchase a 72" power rake.

Discussion and possible action to approve possible purchase of 2008 International 1900 Bucket Truck from Municibid: Roadmaster Mr. Zook is requesting authorization to bid on the 2008 International 1900 Bucket Truck on Municibid. On the motion of Chairman Geistwhite, seconded by Vice-Chairman Larson, it was unanimously agreed to authorize the Roadmaster Mr. Zook to bid on the 2008 International 1900 Bucket Truck on Municibid.

Discussion and possible action on amending the Employee Manual: Township Manager Mrs. Gault is suggesting the Supervisors consider amending the Employee Manual with respect to the employee sick time. Currently employees earn 96 hours (12 days) of sick time beginning January 1 of the year. Mrs. Gault is proposing that the time is earned either per pay or monthly. On the motion of Chairman Geistwhite, seconded by Supervisor Goodhart, it was unanimously agreed to authorize the Township Manager to draft an amendment to the Employee Manual with respect to sick time.

Discussion and possible action on the 2025 Draft Budget: Township Manager Mrs. Gault reported that this is draft budget for the General Fund and all other funds. This includes the 5-year equipment and project proposal. In comparison to last year's budget, MS4 was consolidated into Codes Enforcement. There was some discussion on the budget, however, the final assessment from the County has not been received to determine the actual real estate taxes.

Supervisor / Staff Comments: Township Engineer Mr. Grove reported that Charter Homes has started construction on Phase 2.

Roadmaster Mr. Zook reported that the no left turn signs are being installed at Deer Lane today.

Executive Session: There being no further business, on the motion of Chairman Geistwhite, seconded by Vice-Chairman Larson, it was unanimously agreed to adjourn the meeting at 9:10 a.m. to Executive Session with no action to be taken as a result.