

DELMAR TOWNSHIP SUPERVISORS

MINUTES

December 1, 2025

Roadmaster Joe Hastings reported a pipe was not installed for a driveway that was done on Root Road. Jenn Ems will be contacting the owner to discuss the correct process and their options. Campbell Run Road has a slide area. DEP will not allow anyone to be in a high-quality stream. Discussed giving the property back to Neilson. A resident on Heise Run called asking about Heise Run and Upper Heise Run Roads being used by Seneca. After checking into it they are bonded for those roads.

Meeting was called to order at 7:00 PM by Deven Martin.

PLEDGE OF ALLEGIANCE was recited.

SUPERVISORS AND STAFF IN ATTENDANCE:

Supervisors: Deven Martin, Garry Clark, Julie Sticklin

Roadmaster: Joe Hastings

Secretary: Jennifer Ems

RECOGNITION OF VISITORS: Bruce Cooper, Chris Eckert, Tyler Grim and Ken VanSant.

PUBLIC COMMENTS: No public comment.

TREASURERS REPORT: Deven Martin motion to approve. Garry Clark seconded. 3-0 vote.

MINUTES FROM LAST MEETING: Deven Martin motioned to approve October 6, 2025, minutes. Garry Clark seconded. 3-0 vote. Garry Clark motioned to approve November 3, 2025, minutes. Deven Martin seconded. 3-0 vote. Deven Martin motioned to approve November 7, 2025, Special Meeting minutes except for Old Business as it was not addressed at that meeting. Garry Clark seconded. 3-0 vote.

COMMITTEE REPORTS:

PLANNING COMMITTEE: Meeting to be held on December 11, 2025.

ZONING MEETING

AIRPORT AUTHORITY: Tioga County has forgiven the Authority's loan. Mansfield University and Penn Tech along with American Airlines are looking at the airport for a possible satellite school.

MUNICIPAL AUTHORITY: Still working on payments.

OLD BUSINESS

No old business.

NEW BUSINESS

- Adoption of the 2026 Proposed Budget for State and General Funds. Deven Martin motioned to approve. Garry Clark seconded. 2-1 vote.
- TCC Board of Assessment Revision – 2026 Millage Certification. Deven Martin motioned to approve. Garry Clark seconded. 3-0 vote.
- 90-day probationary period for Jennifer Ems, secretary/treasurer, ended November 7, 2025. Hourly rate to increase to \$17/hr. Deven Martin motioned to approve. Garry Clark seconded. 3-0 vote.
- Engagement letter from J.H. Williams & Co., LLC for the 2025 audit. Deven Martin motioned to approve. Garry Clark seconded. 3-0 vote.

SOLAR PERMITS

- Paradise Energy Solutions/Bill & Sue Niles, 186 Tiadaghton Hill Road, S-06-2025

Deven Martin motioned to approve the solar permit. Garry Clark seconded. 3-0 vote.

DRIVEWAY PERMITS

- Tabled at November's meeting: Randy Grim, Burton Hill Road, DW-4-2025
- Tabled at November's meeting: William J Arrell, 122 Stony Fork Creek, DW-2-2025

Deven Martin motioned to approve the solar permits. Garry Clark seconded. 3-0 vote.

SUBDIVISIONS

- Tabled at November's meeting: Grim Subdivision No. D-25-5: Lot A 5.66 acres, Lot B 10.15 acres, Lot C 10.29 acres, Lot D 13.93 acres, Lot E 10.11 acres.

Deven Martin motioned to approve the subdivision permit. Garry Clark seconded. 3-0 vote.

COMMUNICATION:

- Notice from Seneca Resources of proposed drilling at DCNR 007 Pad D and Chappell 855
- Tyoga Inc. Notice of Application – Tyoga Golf Course Consumptive Use renewal.
- PSATS Unemployment Compensation Group Trust Fund 2026 Contribution Rate Schedule.
- Communication received from PennDOT in reference to speed limit on S.R. 287 from a speed study performed in 2022. Results from that study did not warrant a reduction to the speed limit. They recommend that the Township request a new study after the trail has been operating in peak season for several months.
- Letter from Tioga County Emergency Services in reference to LEMC attendance for 2025.
- Notification of planned transmission line work received from First Energy/MAIT.
- Received from Larson Design – monthly status reports on Bridge replacement projects and the meeting minutes from the Preliminary Constructability Meeting for the bridge replacement on Wilkins Road.
- Clean Energy E&P, LLC's Municipal Notification of Planned Land Development for Chapter 102 Permits.

- Sidock Group, Inc. representing UGI in filing Chapter 105 Water Obstructions and Encroachment General Permit on their project Route 287- Gas Main Replacement.

ROADMASTERS' REPORT: Picked up garbage bags that had been thrown out on Baldwin Run. PSP was contacted.

BILLS AND PAYROLL

PAYROLL \$10,537.44 November 14, 2025.
 \$11,168.09 November 28, 2025.

Garry Clark made the motion to approve payroll. Deven Martin seconded. 3-0 vote.

GENERAL BILLS \$642,466.76 CK# 21902-21935

STATE BILLS \$0.00

Deven Martin made a motion to change General Bills on the agenda. Garry Clark seconded. 3-0 vote. Deven Martin made a motion to include a check to Nestlerode in the amount of \$541,787.55 to General Bills for the North Lawton Bridge Project. Garry Clark seconded. 3-0 vote.

Jennifer Ems printed check number 21935 for Nestlerode in the amount of \$541,787.55 and made the appropriate changes to General Bills.

ACCOUNTS

TOWNSHIP GENERAL \$25,836.62
STATE \$144.59
IMPACT FEE \$927,431.54

Motion made by Deven Martin to transfer \$541,787.55 from the Impact Fee to Township General to cover the check for Nestlerode for the N. Lawton Bridge Project. Garry Clark seconded. 3-0 vote.

Deven Martin made a motion to adjourn at 7:25 PM. Garry Clark seconded. 3-0 vote.

NEXT MEETING WILL BE HELD on MONDAY, January 5, 2026.