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## HELLAM TOWNSHIP BOARD OF SUPERVISORS MEETING MINUTES OF August 1, 2024

The Hellam Township Board of Supervisors meeting was called to order at 6:00 p.m. by Vice Chairman William Conaway, who led the Pledge of Allegiance. Other members present included Chairman Dave Cox, Supervisors Mark Myers, Nedette Otterbein and Mike Shillott. Also in attendance were Corina Mann, Township Manager and Kate Nopulos, Communications Coordinator.

### Agency, Departmental & Committee Reports

A. None.

### Communications from Citizens

Philip and Anne Torney, of 6060 River Drive, returned to further voice their displeasure with the Short-Term Rental operating at 6056 River Drive. They asked for a status update regarding the complaints they expressed during the last Board of Supervisors meeting, and wanted to again discuss why they don't approve of Hellam being a complaint-driven Township. Zoning Officer Test provided the Board members a digital compilation of the evidence the Torney's provided him to explain their complaints, which will require further review. Supervisor Otterbein requested that the Zoning Officer work with our Solicitor to review the wording of our Short-Term Rental Ordinance, and also asked where STR violations go, which the Township Manager then explained how violations go with the Owner. Supervisor Otterbein then began a discussion regarding how much a Code Enforcement Officer would be, which the Township Manager explained how employing a full-time Code Enforcement Officer would cost the Township roughly \$100,000, including employee benefits. Supervisor Myers posited that if we are to remain a complaint-driven Township, that we should look into finding 10 residents to act as volunteers to report code violations, to help clean up our community. Supervisor Shillott explained that even if we have volunteers submitting the violations, it would still require Township staff to process the influx of code violations.

Ms. Katina Snyder, of 5335 Lincoln Highway, asked if there was someone interested in purchasing the 34-acre Kreutz Creek Interchange property. Supervisor Otterbein explained how realtor Chris Seitz approached the Township for guidance on what type of entity could go into the property in question, and how he could work with the Township to understand the scope of use for the property, in terms of stormwater management, planning and development.

### Minutes Approval

Upon a motion by Supervisor Shillott, seconded by Supervisor Conaway, the meeting minutes from July 11, 2024 were approved, with revisions. Motion carried unanimously.

### Financial Reports

- A. Six-month review of 2024 Budget - The six-month budget was reviewed with highlights focusing on line items that were above 100%. These items were discussed and explained by the Township Manager.
- B. Disbursements List – August 1, 2024 – Upon a motion by Supervisor Otterbein, seconded by Supervisor Shillott, were approved. Motion carried unanimously.

## **Manager & Solicitor Reports**

Township Manager, Corina Mann:

- The York County Planning Commission is holding a 3-night class, in October 2024, on Sub Division and Land Development. The cost is roughly \$20-\$30 per person. There was discussion of extending the invitation to the Environmental Advisory Council and the Zoning Hearing Board. No official class dates have been posted; parties will be updated by the Manager when the information is available.
- The equipment at Liberty Park is officially installed and ready for use. We are looking into additional play structures and park equipment to install to use the remaining funds from the grant we received for the project.
- There was discussion at the last meeting in reference to the tractor in the front lawn which is owned by resident Nathan Kauffman. He will remain the owner of the tractor and will sign a "Hold Harmless" waiver for insurance purposes. He also plans on donating and installing a white stone foundation for the tractor to sit on, as to not hinder the lawn maintenance. The Board tabled this to review and decide at the next meeting. The concern is the liability for the township if someone should get hurt on it.

## **Communications from Supervisors**

- A. Supervisor Otterbein reported that she will have a draft of the new Personnel Policy to submit to the Board for the next meeting. She also stated that the Ambulance Service needs to be looked at for the 2027 budget and that the Game Commission recently raised what they pay for the use of public land, and that it's something to be looked at for the Susquehanna Riverlands State Park. Supervisor Otterbein anticipated attending the 2024 National Night Out event, with Supervisor Shillott, and representatives from the two Boroughs, to help get more people to complete the Multi-Municipal Comprehensive Plan survey.
- B. Vice Chairman Conaway had nothing to report.
- C. Supervisor Myers reported that he received a complaint regarding Lavender Acres, in Owl Valley, that the owner of the business is using outdoor speakers, which is out of compliance for their permitted use.
- D. Supervisor Shillott reported that he attended the recent Susquehanna Riverlands State Park meeting. Attendance was down from the last meeting held, with only 50 people in attendance at this meeting. Some of the topics discussed were day-uses, the visitor center concept plan, hiking trails, where hunting will be allowed, and a kayak access point, which won't be on the Susquehanna River directly, due to the silt. He says the most recent meeting presentation will be on their website. Supervisor Shillott also explains how he spoke with the Zoning Officer regarding the park and them obtaining permits, specifically in regards to stormwater, and suggests that a meeting be set with Nate the Park Ranger to discuss this further.
- E. Chairman Cox reported that the Fire Commission will be working on their bylaws beginning August 14<sup>th</sup>.

## **Old Business**

- A. None.

## **New Business**

- A. Resolution 2024-12: History Made Here/275 York/250PA**  
Supervisor Shillott made a motion and it was seconded by Supervisor Myers to approve the resolution. Motion carried unanimously.
- B. Wrightsville Fire Request: \$5000 from Fire Capital for training**  
A motion was made by Supervisor Shillott to deny the request from Wrightsville Fire for \$5000 from Fire Capital for training. Seconded by Vice Chairman Conaway. Motion carried unanimously.
- C. Schuchart- Right of Way Encroachment Agreement**  
Tabled until next Board of Supervisors meeting. The manager was requested to reach out to the engineer and also include the stormwater task force to visit the site and review the proposal before anything would be considered.
- D. Next BOS meeting date: August 15, 2024 at 6:00PM**

Vice Chairman Conaway adjourned the meeting at 7:47 p.m.

Respectfully submitted,

Corina L. Mann  
Secretary