

**HELLAM TOWNSHIP
BOARD OF SUPERVISORS MEETING
MINUTES OF OCTOBER 3, 2024**

The Hellam Township Board of Supervisors meeting was called to order at 6:00 p.m. by Chairman Dave Cox who led the Pledge of Allegiance. Supervisors William Conaway, Nedette Otterbein, and Michael Shillott were present, in person. Also present in-person were Corina Mann, Manager; Kate Nopulos, Communications Coordinator. Curt Ferree, Road Master, attended via Zoom.

Communications from Citizens

Phil Torney, 6060 River Dr. Mr. Torney asked why the Board shows preferential treatment to non-Hellam Township residents, referring to the Owner/Operator of the Short-Term Rental located at 6056 River Drive. He also asks why neighbors of potential Short-Term Rental properties aren't informed before a license is issued, and wants the Township to make it a requirement that neighbors have to give their permission first, before a neighboring property is able to run a Short-Term Rental.

Ann Marie Torney, 6060 River Dr. Mrs. Torney wanted the Board to know that she doesn't want to call the Police for every incident that she says occurs between she, her husband and the Short-Term Rental at 6056 River Drive, because she is fearful of retaliation.

Chris Monticchio, 4885 Plantation Ln. Mr. Monticchio made comments concerning Lavender Acres, and wanted an update regarding the concerns he presented at previous meetings. Township Manager Corina Mann gave an update including that the Right-to-Know request Mr. Monticchio recently placed has been completed and that the Stormwater Management plan that the request was regarding was still being processed, so there was nothing to supply to him as part of his Right-to-Know Submission. Mr. Monticchio also inquired if the Township had purchased the Decibel readers discussed in the last Board meeting, to which the Manager reply that they were ordered and to be delivered.

Stephanie Heisey, 4511 Pleasant Valley Road. Ms. Heisey addressed the Board of Supervisors, via Zoom, regarding the use of ATVs and golf carts within the Township, as well as she inquired if the Township was interested in enacting long-term burn bans.

Barry Miller, Chairman of the Eastern York County Sewer Authority. Mr. Miller asked the Board if the Sewer Authority could use the Township's grant writer to help apply for a solar grant. Because the Sewer Authority is a for-profit business, the Board denied the request, but has instructed the Township Manager to supply the Sewer Authority with the Grant Writer's contact information.

Rick Paules, of 6042 River Dr. Mr. Paules made the suggestion to the Road Master, Curt Ferree, that he should contact someone at Columbia Water Company to coordinate their planned water meter installation with the Public Works Road paving plans, as to not have to pave the same roads twice.

Minutes Approval

Upon a motion by Supervisor Shillott, seconded by Supervisor Conaway, the meeting minutes from September 19, 2024 were approved. Motion carried 4-0.

Financial Reports

- A. Disbursements List – October 3, 2024 – Upon a motion by Supervisor Cox, seconded by Supervisor Shillott, the disbursements list for October 3, 2024 in the amount of \$ from Members 1st General Fund and \$100,000 from Fulton Bank General Fund was approved. Motion carried 4-0.

Manager & Solicitor Reports

Township Manager, Corina Mann:

- Reported that the Township received notice from CS Davidson that they just submitted the responses to the questions asked by Department of Environmental Protection in reference to the application for River Drive Culvert
- Reported that the SPCA will be increasing their requested Municipal contribution percentage by approx.. 6.5% for 2025.

Communications from Supervisors

Supervisor Otterbein inquired about the status of the second cable TV franchise. Ms. Mann responded that Solicitor Leber reviewed and approved the agreement as presented and she is waiting for signed copies from the cable company. Supervisor Otterbein also asked the Township Manager if she could have Administrative Secretary, Abby Sechrist, quantify how many hours per day she works on tasks for the various Departments, so that the resulting information will be reflected within the Position Profiles that are currently being drafted. In addition, Supervisor Otterbein asked the Zoning Officer and Township Manager to both look into PSATS and see what Municipalities of our size are paying Code Enforcement Officers, as well as ask both Hallam and Wrightsville Boroughs if they would like to participate in employing a Code Enforcement Operator.

Lastly, upon a motion made by Supervisor Otterbein, seconded by Supervisor Shillott, the Township Manager is to hire a part-time, front office staff member. Motion carried 4-0.

Supervisor Shillott inquired about hydraulic load testing for the Short-Term Rental property located at 6056 River Drive. After much discussion, the Board came to the consensus that the testing will be completed, at a cost not to exceed \$1500.00, after we receive answers back from specific questions posed by Zoning Officer, Jason Test, to approved Township pumper/hauler companies.

Old Business

None

New Business

- A. 2025 Draft Budgets: The Board and staff reviewed all sections of the budget, in much detail. The bottom line was a deficit of \$248,000. There was discussion on increasing taxes to cover the deficit as well as any other items that may be cut to decrease the deficit. Taxes would need to be increased by .7 mills to balance the budget. Ms. Mann suggested using a step-up approach so as not to increase all at once but do increases in smaller increments over time. Taxes are currently at the rate of 2.6 mills, of which, 1.9 is for Township use, .3 is for Fire operations and .4 is for the Fire Capital Fund. There will be further discussion and analysis at the next regular Board meeting on October 17th, 2024, including the five-year capital budget.
- B. Resolution 2024-13: LSA 4 Grant Application- Friendship Fire Company- Upon a motion by Supervisor Otterbein, seconded by Supervisor Conaway, Resolution 2024-13: LSA 4 Grant Application- Friendship Fire Company was approved. Motion carried 4-0.
- C. The next Board of Supervisors meeting will be October 17, 2024, at 6:00 p.m.

Chairman Cox adjourned the meeting at 9:01 p.m.

Respectfully submitted,

Corina L. Mann
Secretary

DRAFT