

**HELLAM TOWNSHIP  
BOARD OF SUPERVISORS MEETING  
MINUTES OF DECEMBER 5, 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 and Nedette Otterbein were present, in person. Supervisor Michael Shillott was present via Zoom. Also present in-person was Dorinda Nordsick, Admin/Finance Coordinator. Corina Mann, Township Manager was present via Zoom.

Chairman Cox announced there was an Executive Session on Tuesday, December 3, 2024 to discuss Lavender Acres, and due to possible enforcement actions, the Board can't discuss any ongoing issues.

**Communications from Citizens**

Bob Hale, 737 Sunset Rd. Mr. Hale had some questions and comments regarding the proposed budget. He stated that the current millage is 2.60 and the proposed is 3.10 which is an increase of 19%. There are 72 municipalities in York County and this increase puts Hellam Township in the upper quarter of millage. Ms. Mann reported that .7 mills go to the Fire Departments and not all municipalities have that included in their millage. Mr. Hale also asked what the \$1 million for employee benefits included. Ms. Nordsick read off of the budget what is included in that number. Mr. Hale said the last census showed 22% of residents are 62 and older. Mr. Hale remembered hearing that citizens were okay with a millage increase to keep rural aspect of the Township and was wondering where this information came from. Supervisor Otterbein stated that it was based on the survey from the Comp. Plan and she also heard it from residents when she was out campaigning. Mr. Hale asked about the Township and Borough's sharing a code enforcement person and Ms. Mann stated that a meeting is going to be scheduled after the first of the year.

Phil Torney, 6060 River Dr. Mr. Torney asked about the septic inspection that was done at 6056 River Drive. Supervisor Cox stated that the only issue found was the washer line was not draining to the proper place and that issue has been resolved.

Ann Torney, 6060 River Dr. Ms. Torney stated that property at 6056 River Drive had added items, such as a dishwasher, that causes the cesspool to overflow. She also read complaints that others had who lived beside or near AirBnB properties in other places.

Chris Monticchio, 4885 Plantation Ln. Mr. Monticchio made comments concerning Lavender Acres, that they are still operating under violations of the Township Ordinance.

**Minutes Approval**

Upon a motion by Supervisor Shillott, seconded by Supervisor Conaway, the meeting minutes from November 21, 2024 were approved. Motion carried 4-0.

**Financial Reports**

- A. Disbursements List – December 5, 2024 – Upon a motion by Supervisor Otterbein, seconded by Supervisor Conaway, the disbursements list for December 5, 2024 in the amount of \$253,719.28 from Members 1<sup>st</sup> General Fund, \$70,072.15 from Fire Capital Fund, \$4,549.05 from Escrow Fund, and \$110,000 from Fulton Bank General Fund was approved. Motion carried 4-0.

**Communications from Supervisors**

Supervisor Shillott reported that he and Mr. Rick Cooper, from the Planning Commission, reviewed other Short Tern Rental Ordinances that they were given and have compiled a list of 42 items to bring to the next Planning Commission meeting to consider for the Township's Short Term Rental Ordinance.

Supervisor Otterbein reported that the Comp Plan is still at the input stage. She talked about the public meeting at the Hallam Fire Station and reported 52 people signed in, of which 82% were Township residents, 552 surveys were completed online or handed in which is a 5% response rate, and there are focus groups who met and discussed the future of the area and what they would like to see happen. Mr. Torney stated that he heard Riverlands 1 & 2 mentioned before and was wondering what that was regarding. Supervisor Shillott said that is an ordinance that is going to be looked at by the Planning Commission in the future. Supervisor Otterbein also reported position profiles and the personnel policy continue to be worked on and will be given to the Board for review. Supervisor Otterbein spoke with Senator Kristin Phillips-Hill about payment in lieu of taxes that some municipalities receive for State land and she reported that this is not available to all municipalities so this matter will need to be looked into further to see if Hellam Township would qualify for this or not.

Supervisor Conaway attended the Steering Committee meeting where they reviewed documents and stated they did not have a copy of the contract with the consultant to know what deliverables were outlined. Ms. Mann stated that she will send a copy to all Board members.

Supervisor Cox reported on the Community Center flooring, measuring for countertop, and new French doors and deck being completed this month. The plan is for it to be ready by the beginning of January.

#### **Old Business**

None

#### **New Business**

- A. Resolution 2024-15: LSA Statewide Grant Application (\$66,194) – Upon a motion by Supervisor Otterbein, seconded by Supervisor Conaway, Resolution 2024-15, was approved. Motion carried 4 – 0.
- B. Resolution 2024-16: Act 511 Taxation Authorization – Upon a motion by Supervisor Otterbein, seconded by Supervisor Conaway, Resolution 2024-16, was approved. Motion carried 4 – 0.
- C. Resolution 2024-17: 2025 Real Estate Taxation Authorization – Upon a motion by Supervisor Conaway, seconded by Supervisor Shillott, Resolution 2024-17, was approved. Motion carried 4 – 0.
- D. Resolution 2024-18: 2025 Budget Adoption – Upon a motion by Supervisor Shillott, seconded by Supervisor Conaway, Resolution 2024-18, was approved. Motion carried 4 – 0.
- E. Fire Commission By-Laws review and approval – There was review, discussion, and recommendations made on the Fire Commission By-Laws. Upon a motion by Supervisor Shillott, seconded by Supervisor Cox, the Fire Commission By-Laws were approved with recommendations before being signed. Motion carried 4 – 0.
- F. The next Board of Supervisors meeting will be December 19, 2024, at 6:00 p.m.

Vice Chairman Conaway adjourned the meeting at 7:19 p.m.

Respectfully submitted,

Corina L. Mann, Secretary