**DECEMBER 2023 MINUTES**

**CALL TO ORDER:** The Muncy Township Supervisors met in the Muncy Township Fire Hall on December 13, 2023.,, Matthew Doyle and Heath Ohnmeiss, Gary Harmon, Gwen Pidcoe, and Steve Hartley were present. The meeting was called to order by Matthew Doyle at 7:30 p.m.

**PREVIOUS MINUTES:** Gary Harmon motioned to accept the November minutes. Heath Ohnmeiss seconded the motion. Matthew Doyle agreed. Motion carried.

**PLANNING COMMISSION MINUTES**

**TREASURER’S REPORT** The treasurer’s report for November 2023 was motioned for approval by Matthew Doyle. Heath Ohnmeiss seconded the motion. Gary Harmon agreed. Motion carried.

 **PLANNING COMMISSION REPORT**:

**Michael & Teresa Ault, Donna Gray and Marc & Barbara Strouse Sub-Division**: This sub-division would take .0201 acres from parcel 32-333-114 owned by Mary Gray and add it to parcel 32-333-113 owned by Michael and Teresa Ault and it will take .1266 acres from parcel 41-333-115 owned by Mark and Barbara Strouse and Mary Gray and add it to parcel 32-333-113 owned by Michael and Teresa Ault for a total adage of 0.1467 acres being add to parcel 41-333-113. Don Reese stated that the planning commission had no issues with this and recommended approval.

**Spring Farm and Fabiano Sub-Division:** The Spring farm is selling parcel 41-353-103 containing 2.327 acres to Mark and Katherine Fabiano to be added to their current parcel 41-353-103.A containing 12.327 acres Donnie Reese stated that the planning commission has no issues with this sub-division and recommends approval.

Gary Harmon motioned to accept the recommendations of the planning commission on both sub-division and approve. Heath Ohnmeiss seconded the motion. Matthew Doyle agreed. Motion carried.

**PUBLIC COMMENT AGENDA ITEMS**:

Thomas Schaech stated that the Sun-Gazette ad that was placed stated the Township intends to approve the Lerta tax tonight. You have kept us in the dark about what is happening at this property. Nothing from this board had been given to us. No information that we have been asking for. The taxpayers are being ignored. Our taxes will need to be increased because of this Lerta Tax for this property. There are many unanswered questions. Did you even look into any of our concerns? One has to wonder what pressures you are receiving that you would sign this with no answers. What has been promised behind closed doors is that you are not letting the taxpayers know. We are asking you not to sign this Lerta Ordinance tonight.

Gary Jones stated he would like to thank Matthew Doyle for his services for the Township. I wish you the best of luck in the future. I would also like to commend Gwen Pidcoe on the treasurer’s report it is up to date and easy to follow. I do disagree with the Larta Tax. This will not hurt the school district or the county, but it could hurt the township. All NDAs are saying at this time is that that they don’t want you telling people what they are telling you at this time. They could change their minds about what they are doing at any time. The Lerta Tax would normally be done before the property is purchased not after.

Larry Spatz 10 years is a long time for a tax rebate. I would like to see if it could be cut down. There will be an increase in cost for EMS, Fire and Police. They should have to pay for these services if they are getting a tax rebate. Everything that they do not pay for will be put on the backs of the taxpayer. Taxes are just out of control.

Paul Kramer asked what the benefit is for the township if the rebate is given? Are they giving us a plan? There are rumors about immigrant housing and section 8 housing but again these are rumors.

Jim Smith if you give them the tax break then everyone should get a tax break even residents.

John Iseley why can’t we get answers ever. We went to the county meetings and even the owner wouldn’t give us answers we are asking. You need to do your jobs and get us the answers. You are to represent the taxpayer it is like you don’t want to do your jobs. You should know what is going on.

Matthew Doyle stated that since our last meeting we did what you asked and had a meeting with the current owners of the mall property. WE can share with you that they have told us. We have not signed any NDA they didn’t even ask us too. They are planning mixed retail, restaurants, doctor, and medical offices and maybe a few townhouses. There will be no section 8 housing or immigrant housing. The businesses that they are looking at bringing in do not want to be around that kind of housing. This is all we know.

Gary Jones stated that retail and restaurants only bring jobs that pay $10-15 dollars an hour not livable wage. They will sub-divide this property out. They are very good at getting projects and businesses to come. I don’t see them bringing anything to the township.

Malcome Bartlow Did you talk Muncy Bank that is now Journey Bank? They would need to know what was happening to this property before the $5 million dollar loan was given.

Gary Jones stated that the mortgage was based on the value of the land and that is how they secured the loan. Just raw land value.

Malcome Bartlow purchase of than is made with the intent to build on land.

**FIRE COMPANY:** Report on File Blood Drive will be December 30 at 10am

**POLICE DEPARTMENT REPORT:** Report on file.

**ROAD MASTERS REPORT**: Report on File

**OLD BUSINESS:**

**PERMIT OFFICER REPORT: 1** zoning permit, 0 building permits.

**NEW BUSINESS:**

**Rick Lowe Agreement 2023 Audit- The** agreement states that Rick Lowe will do our 2023 audit for the cost between $4800 and 5900. Matthew Doyle motioned to sign the agreement. Gary Harmon seconded the motion. Heath Ohnmeiss agreed. Motion carried.

**Approve the 2024 Budget:** Gary Harmon motioned to approve the 2024 budget. Heath Ohnmeiss seconded the motion. Matthew Doyle agreed. Motion carried**.**

**Ciocca VW Sewage Module:** Heath Ohnmeiss motioned to sign the sewage module. Gary Harmon seconded the motion. Matthew Doyle agreed. Motion carried.

**RE-Org meeting Date:** January 2, 2024, at 7 pm for planning commission and 7:30 for Supervisors meeting. January 3, 2024, at 10 am for the auditors meeting.

**Ordinance 2023-04 Lerta Tax:** Gary Harmon motioned to table the ordinance until our next meeting. Heath Ohnmeiss seconded this motion. Matthew Doyle Agreed. Motion carried.

Ordinance 2023-05 UTV/ATV Permit: We have several residents some to us and ask to put in place and ordinance so that UTV/ATVs could be rode on Townships roads. This would allow them to ride on township roads only. You are unable to ride on state roads and you would need to follow all the rules that DCNR have in place. We have a permit application that needs to be filled out to show that you have insurance and registration at a cost of $5.00 per year. Matthew Doyle motioned to approve the ordinance for UTV/ATVs to ride on township roads with a permit. Heath Ohnmeiss seconded the motion. Gary Harmon agreed. Motion carried.

**SAFETY COMMITTEE**:

* **SAFETY MINUTES**: Heath Ohnmeiss motioned to accept the safety minutes for November. Gary Harmon seconded the motion. Matthew Doyle agreed. Motion carried.

**REVIEW MONTHLY BILLS:** Gary Harmon motioned to pay monthly bills. Heath Ohnmeiss seconded the motion. Matthew Doyle agreed. Motion carried.

**PUBLIC COMMENT:**

Jim Smith questions the roads that you cannot ride with UTV/ATV

Gary Harmon stated all State Roads cannot be driven on. Middle Road, John Brady, 220, Ellis Artley, Chippewa, Rabbittown, Quaker Church Road, Lime Bluff, Lycoming Mall Rd, Lycoming Mall Dr.

Ann Smith questioned the deposit from Geisinger for the amount of $27,038.25 and the State for $16,901.19.

Gwen Pidcoe stated that Geisinger was to reimburse payment taken from our account that should not have been. I am working with the state to try and find out what this amount is for.

Paul Kramer stated that tonight he turned in changes for the solar ordinance for review.

Jim Smith asked if we could get with the people that worked on the changes to explain them.

Larry Fry asked where you got all your information for the changes submitted?

Paul Kramer stated they got them from several other townships and counties.

Melissa Doyle asked if Jason Fink could explain more about the mall project.

Jason Fink stated that their plan is to put commercial in. They are still working on getting businesses to come in. NDAs are commonplace when dealing with commercial development because they do not want other developers to steal business away from their project. The Commercial businesses that are looking at coming in do does not want to with section 8 housing and immigrant housing in the area. There will be no casino. The mall property is being completely torn down. It is cheaper to tear down and build new.

Melissa Doyle stated that the one owner lives locally.

Jason Fink stated that yes the one owner lives in Muncy Borough, and his wife is from Montoursville. The partners that Farm Vest is working with are from North Carolina.

Terri Lauchle asked Jason didn’t he give Farm Vest Money.

Jason Fink said that he did not give them money. His job is to help revitalize the community and bring business in. He works for the Chamber of Commerce. The mall is worth nothing at this point. It has one tenant.

Paula Miller The residents want to know what they are planning on putting in.

Jason Fink stated that at this time the owners do not have, and contracts signed with and business at this time. The Lerta tax rebate is to entice the businesses to invest in our area.

Donnie Reese am I correct that starting at year 6 there are tax increases that happen with the new construction?

Jason Fink stated that yeas in year 6 on new construction they would start to pay an extra 20%.

Gary Harmon stated that they could tear down the mall then ask for a reassessment and then they would be paying on the ground only. By signing the Lerta we are guaranteed what they are currently paying now on the property.

Denise Artley how much do we currently get from the mall?

Chris McKibben stated that we receive around $30,000.

Denise Artley if the Board decides not to go through will Farm vest still go through?

Gary Harmon stated that they have not said either way.

Larry Fry they will still be paying taxes if we did the KOZ which is 7 years they would pay zero in taxes.

Jason Fink the Lerta taxes only effects the property taxes and the mall owners agreed to pay what they are currently paying. Plus you would receive LST and Eit taxes from employees.

Malcome Bartlow if you think one more month is going to give you answers you are mistaken. If I hear one more time that the owners are from the area I am going to vomit. Developers don’t need to tell you anything, that is not how they operate.

Paul Kramer I encourage retail. Can they put in housing without zoning changes? They would pay current taxes they are paying now.

Gary Harmon stated that they have to follow the current ordinance. The township still has control of what goes in. They cannot just go in and build what they want. Housing is currently not allowed under the current ordinance.

Thomas Schaech who is going to be paying for all the services that will be in higher demand?

Paul Kramer what would happen during this process if the mall was reassessed?

Jason Fink stated that the mall would pay the new assessed value of the mall property. Now they pay on 12 million and say the new assessed value goes to 13 million they would pay on the 13 million.

Paul Kramer could this agreement make or break the development?

Jason Fink I am not aware at this time.

Paul Kramer stated that he can see both sides. The mall can rote away but take away from the taxes being paid, but they could also make things better and we could receive a higher tax base.

Terri Lauchle stated that the commissioners stated that there would be no housing with this project now you are saying there is housing as an option.

Jason Fink stated that the commissioners did not say no housing in this project. They stated that there is no section 8 housing or immigrant housing with this project. That is what they said.

Larry Spatz is there anyway to get a plan just showing whether it is stores or whatever doesn’t have to say who. I would like to see something.

Gary Harmon stated that we never see a plan until it comes across the planning commissions desk.

Paula Miller you say no one is developing but they are sub-dividing on Pond road.

Ann Smith You shouldn’t pass something if you don’t know what is going on. Is the public going to be invited to a meeting with the owners of the mall so we can see and hear what is going on?

Gary Haron stated that the meeting we went to the owners just wanted to talk to the supervisors.

Ann Smith why can’t we get invited?

Gary Harmon it is like Jason said they are not going to give you anymore information than what they are giving us.

Larry Spatz how does it work for the 10 years. Does it start say in two years when a building is built does it start then?

Jason Fink stated that yes that is how it would work They have 5 years to pay back the loan to the county. That is $5 million dollars. They are not going to sit on this project. They are going to want to start earning money from their investment as soon as possible. This is a big incentive to get construction moving as fast as possible.

Paul Kramer so this rebate is basically incentive to get business here.

Ann Smith they ordinance states that the agreement on the taxes started November 1, 2023.

Jason Fink stated that the mall used to be appraised at $78 million dollars and now it is at 12 million that is a lot of money that the township lost in revenue.

Ann Smith stated the County, and the school are not losing anything with this, but the taxpayers of the township are going to be the ones footing the bill.

**ADJOURN:** Matthew Doyle motioned to adjourn the meeting at 8:43pm. Heath Ohnmeiss the motion. Gary Harmon agreed. Motion carried..