**DECEMBER 2024 MINUTES**

**CALL TO ORDER:** The Muncy Township Supervisors met in the Muncy Township Fire Hall on December 11, 2024. Gary Harmon, Heath Ohnmeiss, Denise Artley, Gwen Pidcoe, and Scott Williams were present. The meeting was called to order by Gary Harmon at 7:30 p.m.

**PREVIOUS MINUTES:**

Heath Ohnmeiss motioned to approve November Minutes. Denise Artley seconded the motion. Gary Harmon agreed. The motion carried.

**TREASURER’S REPORT:** Denise Artley questioned the bill to Compu-Gen for Fire Alarm. Gwen Pidcoe stated that is the early fee for monitoring the system. Denise also stated that the amount for the fire company check should be 98 cents not 97 cents.

Denise Artley also questioned three memberships on Sam’s club.

Gwen Pidcoe stated there should only be two. I have a complaint in.

Heath Ohnmeiss motioned to approve the Treasurer’s report for November. Denise Artley seconded the motion. Gary Harmon agreed. Motion carried.

**PLANNING COMMISSION MINUTES:**

**Review Josh & Amy Phillips convenience store on lot 41-353-169.**

Larry Spatz stated that Mark Haas from Lycoming County has reviewed the plans and has a few recommendations to put in place. We have no issue as long as recommendations are followed.

**PUBLIC COMMENT AGENDA ITEMS**:

Paul Kramer Are you planning on changing the ordinance with zoning and going back to the county?

Gary Harmon stated to stop this was brought up at last month’s meeting and we stated that we were not changing our zoning back to county at this time.

**FIRE REPORT:** no report.

Terri Lauchle you were inquiring with county, and you have made no arrangements to go back to County?

Gary Harmon stated that you need to have information on how things are done if we would go back to the county for our zoning. We have not moved forward any further on this.

Terri Lauchle so you did not go public with taking our zoning back to county.

Gary Harmon stated that no we are not moving forward. You and your people sent emails last night out. Just to start rumors. Which is all they are rumors they need to stop.

Terri Lauchle, so you are not seeking to switch.

Gary Harmon stated I will say it again. We are not looking at switching at this time.

Ann Smith so why was it even being talked about?

Gary Harmon because we know that we are going to have a lot of major development in our township. What if the planning and hearing board cannot handle this? Or we can’t get anyone to sit on these boards do this because it is all volunteer. We need to know ahead of time, so we know what needs to be done and done the right way.

Terri Lauchle so just hypothetical nothing is put into motion.

Gary Harmon again we are not moving forward at this time.

Terri Lauchle I was out getting a petition signed because people don’t want you to move forward on this.

Genie Wines states that #1 this is not an agenda item and #2 they have stated multiple times that they are not moving forward they were getting information. Correct me if I am wrong but this was only talked about during an executive session which should never have been discussed with the public. One of the supervisors leaked this information.

Denise Artley stated that she did not leak this information she just called the planning commission and hearing board.

Gary Jones this was brought up last year. This was out there we feel you are under pressure from Famvest. If zoning goes back to county then the county will be more lenient with the housing issue.

Gary Harmon stated that we are not moving forward. The board needs to look at the whole picture, not at just what is happening right now.

Gary Jones can you promise that we will never go back to the county?

Gary Harmon stated that no I will not promise. Whoever tells you that they will is just lying to you.

**POLICE DEPARTMENT REPORT:** Report on file. Chris McKibben stated that a couple months ago when there was the car race at the mall they raised $1200 and donated it to Hero’s to Helpers with Famvest matching those funds for a total of $2400. Well, they had another race and did just as well and Famvest matched those funds again with another $2400. Donation to heroes to Helpers. Plus Jon and his wife donated. 000. Of his own money. We are very grateful and will be able to help several families this year.

**ROAD MASTERS REPORT**: report on file

**OLD BUSINESS:**

**PERMIT OFFICER REPORT:**  1 permit for November.

**NEW BUSINESS:**

Gary Harmon stated that last month Paula Miller resigned her position on our planning commission. We put it out to the public and I am thankful to say that we had 6 people step up to volunteer. We went through the candidates, and we are going to appoint the person that is the most qualified to sit on the Commission. At this time, I would like to appoint Justin Welch to the planning commission. He comes with a lot of knowledge of being in the construction business. Heath Ohnmeiss seconded, and Denise Artley agreed.

Gary Harmon stated that we also need to appoint a chairman to the planning commission and Larry Spatz has offered to step up as the chairman. I motion for Larry Spatz to be the Chairman of the Planning Commission. Heath Ohnmeiss seconded the motion. Denise Artley agreed. Motion carried.

Denise Artley thanked everyone that stepped up.

**Approve 2025 Budget:** Denise Artley motioned to adopt the 2025 budget. Heath Ohnmeiss seconded the motion. Gary Harmon agreed. Motion carried.

**Ordinance 2024-03 Solar Farms:** Denise Artley motioned to adopt the ordinance. Heath Ohnmeiss seconded the motion. Gary Harmon agreed. Motion carried.

**Re-Org Meeting will be January 6, 2025.** Planning commission at 7 and supervisors at 7:30. The auditors meeting will be Tuesday the 7th at 10am

**Approve hiring of Kevin Hallock CPA:** Gary Harmon motioned to approve the hiring of Kevin Hallock to replace Rick Lowe who has retired from municipalities. The audit will not cost more than $6000. Heath Ohnmeiss seconded the motion. Denise Artley agreed. Motion carried.

**SAFETY COMMITTEE**:

* **SAFETY MINUTES**:

Denise Artley questioned whether someone was working with Chris to fix the soffit.

Gary Harmon stated that Chris has someone helping him.

Gary Harmon motioned to approve the safety minutes for November. Heath Ohnmeiss seconded the motion. Denise Artley agreed. Motion carried.

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

**PUBLIC COMMENT:**

Gary Jones Miele had solar panels on their roof didn’t they need to have a hearing for this?

Scott Williams stated that no they did not that this is accessory use and all they needed was a permit.

Joe Perry Could we see about having Famvest come to a meeting to answer questions? Also that subpoena that Ann Smith talked about was that looked into?

Gary Harmon stated that that is being handled.

Terri Lauchle stated that last month you read a letter that was sent by Famvest. I stopped at Gwen’s office today to get a copy. She stated that the letter is not part of the packets handed out. The letter says Primecore not Famvest. I feel this should say Famvest not Primecore.

Gwen Pidcoe stated that Famvest is the name of the LLC that owns the mall property, but Primecore is the main business.

Terri Lauchle Scott can you actually verify this.

Scott Williams I can check.

Terri Lauchle the email that was written to the attorney from Gwen, you said was worded wrong and Scott called Gary to verify.

Gary Harmon stated that yes it wasn’t worded correctly and Scott called me to verify what we actually needing.

Denise Artley stated that Gary had commented on it, and I asked him to sleep on it.

Terri Lauchle so the information was not given to move forward.

Gary Harmon stated that it was just misworded and was corrected with the attorney about getting info on what needed to be done. Again we are not moving forward at this time to switch our zoning back to the county.

Terri Lauchle I just wanted to make sure it makes it on record that Gwen sent the email.

Gary Harmon yes on record that we are not moving forward at this time with changing our zoning.

Terri Lauchle I think because this letter is written from Primecore that it is Famvest way lying to us. Famvest could still put housing in because the letter was written by Primecore. Mr. Williams do you think they could do this?

Scott Williams I don’t know.

Terri Lauchle you are the attorney why don’t you know this. You should know this.

Scott Williams if that is what you think.

Terri Lauchle I just want this on the record.

**Adjourn**. Gary Harmon asked for a motion to adjourn. Heath Ohnmeiss seconded the motion to adjourn at 8:06 pm. Denise Artley agreed. Motion carried.