



MILLCREEK TOWNSHIP

BOARD OF SUPERVISORS

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MINUTES OF MARCH 12, 2025

The meeting was called to order at 7:00 P.M. by Chairman Eric J. Weidman, commencing with the Pledge to the Flag.

Present: Eric J. Weidman, Chairman
Scott Moyer, V. Chairman
John DeSantis, Supervisor
Andrew Morrow, Solicitor
Lauren Ritchie, Sec./Treas.

PUBLIC COMMENTS:

Property Maintenance Issues:

David Henzler of 129 Sweetwater Lane was present to express his concern for the state of his neighborhood. There are many properties that have broken down cars, and general junk in the yards. He is concerned that there could be rodents around these homes. He also stated that he believes these homes with the broken cars and commercial wreckers are operating a business in the neighborhood. He stated that the homes that are in disarray are lowering the property values. He has done some calculations and estimates that the average home could lose between \$24,000 and \$62,000 in value. Chairman Weidman responded that those issues will be addressed by our Solicitor in his report and the property maintenance agreement that is going to be adopted.

Walking Path:

Brenda and Hallye Anderson of 39 progress were present to express their concerns regarding the walking path. They stated that they were not told of the walking path, and that if this project is for the community someone should have reached out to these homes along the path. They are concerned that the path will be right at the back of their home/property. They are worried for the safety of their children, theft, damage and of their property because their yards are being opened up to the general public. They questioned what the plan is to keep these homes safe.

Erin Putt of 9 Abbey Lane spoke about concerns regarding putting up a fence and the restrictions of his deed. He is concerned with privacy and the peacefulness of the backyard being disrupted as it was stated in his deed that nothing would be built back there. He agreed that the properties involved should have been notified.

Gail and Robert Bardsley of 256 Memorial also expressed their concerns regarding security, and that they were not notified regarding the path plans. They are concerned that the path will be right on their property lines and there will not be privacy. They asked if they would be able to put a fence up.

Other Public Comment: Suzette and Richard Weidman of 24 East Bethany spoke on the service easement behind their house. They had concerns regarding a neighbor with no trespassing signs, and their deed states that the easement may be used for walking.

Scott Sweigart with the Zoning Hearing Board addressed the Board regarding the Zoning Hearing Board and the Planning Commission volunteers. He spoke regarding using grant money to update the zoning ordinance.

REPORTS OF ORGANIZATIONS:

Planning Commission – minutes received, Karen Krater reported.

Newmanstown Water Authority – minutes received.

Millcreek-Richland joint Authority - minutes received.

Greater Lebanon Refuse Authority – minutes were received.

Newmanstown Volunteer Fire Co-Report received

Road Foreman - report received.

Police Activity Report was received.

MINUTES: Motion by Weidman to approve as printed. Seconded by DeSantis. All aye, motion carried.

SOLICITOR:

Comcast franchise renewal –The Solicitor reported that there is a final draft franchise agreement with Comcast. The adoption of the agreement is a two-step process. The Solicitor stated that he will present the Board with a proposed draft ordinance at the April meeting. At the May meeting the ordinance would be adopted if agreed upon. The Solicitor requested the board make a motion authorizing him to create a draft ordinance for the proposed Comcast franchise agreement. Motion by Weidman that we authorize the Solicitor to make a draft ordinance for the proposed Comcast franchise. Seconded by Moyer. All aye, motion carried.

Junkyard – Solicitor reported that the deed transferring ownership has been recorded. Attorney Bacher submitted a zoning permit to Lebanon County Planning on Friday March 7th. County Planning is in the process of reviewing the permit application. The property should receive a nice clean, and it should be better organized. The property owner returned the application for a junkyard license, along with the \$200 fee. Once the owners comply with the zoning permit, the matter will be concluded.

IPMC Ordinance No. 031225 and agreement with Commonwealth Code Inspection Service Inc, adoption of both- Solicitor reported, Per the Boards authorization in February he published the notice of intent to adopt the ordinance No. 031225 adopting the 2021 version of the International Property Maintenance Code. Solicitor reported that Karen Brown of Commonwealth Code Inspection Service was in attendance at the meeting. Commonwealth Code Inspection Service is the proposed code enforcement officer. Karen Brown has many years of experience in the City of Lebanon, and she will be starting to look at the properties in question.

Introduction of Karen: She will be starting April 1. She has over 30 years of experience and services five other municipalities in three other counties.

Solicitor requested the board adopt ordinance No. 031225 the adoption of the 2021 version of the International Property Maintenance Code. **Motion by Weidman to adopt ordinance No. 031225 International Property Maintenance Code 2021 version. Seconded by DeSantis. All aye, motion carried.**

Walking Path Agreement between Millcreek Richland Joint Authority and Millcreek Township (Newburg Village Recreation Area- This item has been tabled until the next Supervisor meeting.

Zoning violation – Dale Good – Solicitor reported that Engineer Rick Boltz has reviewed comments that have been addressed by Good’s Engineer. The comments have been answered and satisfied. Solicitor met with County Planning and insisted that there be a bond. County Planning and the Commission agreed. The recommendation is that the bond be in the amount of \$33,100, likely paid by a letter of credit or an escrow check. The Planning Commission had questions regarding sewage. Those questions have been apparently answered. The Solicitor also requested that a fully revised copy of the plans be given to the Township. Once the Goods have posted the financial security Zach Luciotti from County Planning will issue a clean letter, recommending approval of the plan. The Solicitor reminded him that the deadline is April 9.

ACTION:

UNFINISHED BUSINESS:

Control Access and Surveillance-Reed's -Proposal was reviewed.

NEW BUSINESS:

Tyler Shanaman appointment for Art Wealand resignation from the Sewer Authority to complete his term until 2028. **Motion made by Weidman to appoint Tyler Shanaman on the Sewer Authority complete the term of Art Wealand, which expires 2028. Seconded by DeSantis. All aye, motion carried.**

* Request Board to appoint Mark Mitstifer as a new Fire Police volunteer. Motion made by DeSantis to appoint Mark Mitstifer as a new Fire Police volunteer. Seconded by Weidman. All aye, motion carried.

*Proposed Emergency Services Tax Ordinance (2026) DeSantis reported he was implementing the request of the members of the Newmanstown Volunteer Fire Company to explore Emergency Services Tax. The tax would help support the volunteers with general maintenance of the vehicles.

*Proposed First Responder Incentive Ordinance (2026) DeSantis reported that this ordinance is a state driven ordinance to entice volunteers. This is act 91 started in 2016, a rebate on taxes as an incentive to volunteer. This is not a guarantee and is by a point system based on response. It will be monitored by the fire chief and fire company president then approved by the Board.

*Arndt Cleaning-Quote for cleaning and waxing floors. \$480- **Motion by Weidman to accept the quote from Arndt Cleaning Services and Detail in the amount of \$480. Seconded by Moyer. All aye, motion carried.**

*Berks Copy Tech-Quote for copier upgrade \$200 **Motion by Weidman that we authorize the upgrade from Berks Copy Tech in the amount of \$200. Seconded by DeSantis. All aye, motion carried.**

*Red-X Adding a Userway accessibility widget to website. Secretary reported on adding the accessibility widget to the website to be ADA compliant. Secretary will look in to fee.

*Portable restrooms-Walters Quote - Walter's price was \$23 per week, per unit for approximately 32 weeks. **Motion by Weidman to enter in to the agreement with Walters Services for 2 porta potties for 2025 in the amount for \$23 per week. Seconded by Moyer. All aye, motion carried.**

Item not listed on the agenda, Green Acres Lawn care-A Spring, Summer and Fall application is done yearly. This agreement is in the amount of \$4,750, this is with a 5% pre-payment discount.

Motion by Weidman to add the Green Acres Lawn care proposal under new business. Seconded by Moyer. All aye, motion carried.

Motion by Weidman to enter into the agreement with Green Acres Lawn care in the amount of \$4,750 for the 2025 year. Seconded by Desantis. All aye, motion carried.

*2024 Stone bid (expires 4/11/25) > **Res#3-12-25 Escalator Clause**

2025 Stone Bid & blacktop –was discussed by Risser stating the amounts will stay the same as ordered last year.

(Requirements: 100-ton of 19 mm blacktop, 500-ton 9.5 mm blacktop, 500-ton anti-skid, 200-ton 2A modified, 100-ton #4 stone: Resolution #31225 Escalator Clause for bituminous materials was presented to the Board for their consideration.

Motion by Weidman to adopt Res. 31225, a price adjustment of bituminous materials for small quantities.

Seconded by DeSantis. All aye, motion carried.

Motion by Moyer that we advertise for sealed bids up until 3:30pm on Wednesday April 9, 2025 to be opened at 7:15 P.M. for various types of bituminous materials and anti-skid and aggregate. Seconded by Weidman. All aye, motion carried.

Road Foreman report - Risser spoke to board regarding the sweeper box for the skid loader, he will need a new quote to bring to April's meeting.

He also spoke regarding adding Diamond Tex to the baseball fields, a quote was given by Enterprise for \$52 per ton and from Martin Products for \$42 per ton. The work and hauling will be done by the township.

Risser reported that C.M. High completed work at the traffic light.

Risser presented a quote for \$7,000 from Jakes Construction to repair the Hogeland Pavilion at the playground. The

Board commented that the work should be completed before the summer playground program starts. **Motion by DeSantis to accept Jakes Construction LLC estimate of \$7000 to make necessary repairs to the Hogeland Pavillion. Seconded by Weidman. All aye, motion carried.**

Risser also reminded the board and members of the community that were present that street sweeping will commence on April 24th and 25th, Thursday in town and Friday in Newburg Village. Signs will be up notifying residents.

BILLS/TREASURERS REPORT: Motion by Weidman to accept the Treasurers Report and pay the bills, as money is available. Seconded by DeSantis. All aye, motion carried.

ADJOURNMENT: Motion by Weidman to adjourn the meeting at 8:50 P.M. Seconded by Moyer. All aye, motion carried.

WITNESS:

Lauren Ritchie, Sec./Treas _____

Eric J. Weidman, Chairman _____