

MOUNT JOY TOWNSHIP SUPERVISORS
MINUTES
Thursday, February 20, 2025

The regular Board of Supervisor's meeting was an open, in-person meeting, with additional public access via the remote meeting application ZOOM. Attendance was taken by roll call. The meeting was called to order at 7p.m.

Present: Christine Demas, Chairman; Chad Yingling, Vice-Chairman; Bernie Mazer; Todd McCauslin; Sandy Yerger

Also Present: Issac Wakefield, Solicitor; Melinda Jones, Treasurer; Kim Livelsberger; Zoning/Code Enforcement Officer

Chairman Comments: Chair Demas praised the roadcrew for exceptional snow removal during a challenging winter season. She further said the Township acquired a new Massey Ferguson tractor which was fully funded by a local share grant. She also explained the separation from SEK auditing firm due to questioning invoices and highlighted cost-saving measures.

Public Comment: Jim Turner, Baltimore Pike questioned why the road crew was out when it was raining. He also questioned why two guys were applying it.

Barbara Steele wrote in "I would like to thank the Township Roadcrew for their hard work keeping drivers safe during inclement weather. I use back roads when possible and have noticed that Mt. Joy is always ahead of weather events unlike PennDOT on Rt 97. I know I am not the only one that appreciates all your hard work."

OMNIBUS MOTION TO ACCEPT THE FOLLOWING:

Motion included acceptance of the following reports: BOS Regular Meeting Minutes, January 16, 2025, BOS Workshop Meeting, January 23, 2025, Treasurer Report, Roadmaster's Report, Engineer Report, Police Report, Fire Reports, Zoning Officer's report, Planning Commission's Report, Land and Seas' Report, MDIA's Report, Correspondence Received and the Open Records Officer's Report. Supervisor Mazer moved, seconded by Supervisor Yerger, to approve the Omnibus Motion. Motion carried. (5-0)

ACTION ITEMS:

- **Approval of Amendment 1, Intermunicipal Agreement with Germany Township:** Chair Demas said the Approval of Amendment 1 and the Resolution can be combined. She said this amendment to the inter-municipality agreement with Germany Township, which has been in place since 2010, includes two key updates. First, it updates the rental rates to align with the current FEMA rates, which were originally part of the agreement but will now be automatically adjusted without needing further updating. Second, it allows for the sale of brine to Germany Township at a rate of 12.5 cents per gallon. It was decided to sell the brine at a cost of 15 cents. Supervisor Mazer moved, seconded by Supervisor McCauslin, to approve Amendment 1, IMA with Germany Township and Resolution to sell brine at the price of \$0.15 per gallon. Motion carried. (4-1)

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Vote: Todd McCauslin - Yes; Chad Yingling - No; Christine Demas Yes; Bernie Mazer - Yes; Sandy Yerger - Yes

Supervisor Yingling questioned why Germany Township had the gate code. Chair Demas clarified they do not have the code. Supervisor Yingling asked how or why they locked the gate because he personally observed it. Chair Demas responded by saying they could review the footage which showed the following timeline: Mike Golden's entry: 2/8/25 at 8:34 a.m.; Germany Township's entry: 2/8/25 at 9:19 a.m.; Germany Township leaving: 2/8/25 at 9:37 a.m.; Mike Golden working: 2/8/25 at 11:35 a.m.; Mike Golden leaving: 2/8/25 at 11:45 a.m.; Mike Golden's timecard showing he worked the entire time. Based on this evidence, Germany Township did not open and lock the gate.

- **Approval of advertising seal coating bids (Barlow Two Taverns Road):** Supervisor Mazer moved, seconded by Supervisor Yerger, to approve the advertising for seal coating bids. Motion carried. (5-0)
- **Elimination of Assistant Treasurer position:** Supervisor Yerger moved, seconded by Supervisor McCauslin, to eliminate the Assistant Treasurer position. Motion carried. (3-0, 2 abstained)

Vote: Todd McCauslin - Yes; Chad Yingling - abstained; Christine Demas - Yes; Bernie Mazer - abstained; Sandy Yerger - Yes

- **Consideration of Employee Separation Agreement:** Supervisor Yerger moved, seconded by Supervisor McCauslin, to accept the consideration of the Employee Separation Agreement. Motion carried. (3-0, 1 - no and 1 abstained)

Vote: Todd McCauslin - No; Chad Yingling - abstained; Christine Demas - Yes; Bernie Mazer - Yes; Sandy Yerger - Yes

- **Appointment of Roadmaster:** Chair Demas said this is to appoint Michael Golden as the permanent Roadmaster. Supervisor Yerger moved, seconded by Supervisor McCauslin, to appoint Mike Golden as Roadmaster. Motion carried. (3-2)

Roll Call Vote: Todd McCauslin - Yes; Chad Yingling - No; Christine Demas - Yes; Bernie Mazer - No; Sandy Yerger - Yes

- **Approval of Personnel Manual:** Supervisor Yerger moved, seconded by Supervisor McCauslin, to approve the new Personnel Manual. Motion carried. (5-0)
- **Emergency waiver for well ordinance:** Ms. Livelsberger stated on February 5, 2025, she received a request for an emergency well drill at 1864 Baltimore Pike, a non-conforming property. The house, built in the 1930's or 1940's, has the well and septic in the basement, but the well collapsed and the pump could not be removed. A new well needed to be drilled, but the property is too small and does not meet the required setbacks for well placement (e.g., 50 feet from the septic, 20 feet

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from the house, 10 feet from the impervious driveway). After reviewing the property, it was determined the best location for the well would be 20 feet from the septic, 5 feet from the house, and 5 feet from the driveway. The well driller confirmed this as the best spot on the lot. She issued an emergency well permit on condition that it would need to be approved by the Board, as it involves a non-conforming well being replaced with another non-conforming well. Supervisor Yingling moved, seconded by Supervisor Mazer, to grant the waiver for the emergency well application of 1864 Baltimore Pike. Motion carried (5-0).

- **Fire Department Agreement:** Supervisor Mazer read the section on Cooperation and Consolidation which requires fire companies to commit to exploring consolidation on a good-faith basis, including creating a leadership team, pooling resources, and establishing timelines for implementation. The fire departments would need to meet at least twice and submit a joint written report to the Township by November 1, 2025. He felt this approach is too aggressive. While not opposed to change, it feels like the Township is forcing them to do something they may already be doing, like meeting and discussion cooperation. Fire departments often already have conversation and handle issues like fire boxes and equipment on their own. The proposal also overlooks the geographic challenges of the area, and consolidation might not solve those problems. Additionally, forcing fire companies to meet certain requirements, form a specific structure, and report back to the Township seems intrusive and could undermine their independence. Fire companies should have the freedom to make their own decisions on consolidation and resources. Supervisor Mazer moved, seconded by Supervisor Yingling, to approve the agreement subject to the removal of the Cooperation and Consolidation section (Item 2) from the agreement, as outlined on pages 2 and 3. Motion carried. (3-2)

Vote: Todd McCauslin - Yes; Chad Yingling - Yes; Christine Demas - No; Bernie Mazer - Yes; Sandy Yerger - No

- **Set date for Conditional Use Hearing for Wheels of Liberation:** Supervisor Mazer moved, seconded by Supervisor Yerger, to hear the Conditional Use application for Wheels of Liberation on March 20, 2025, at 6:30 p.m. as a precursor to the regular scheduled meeting. Motion carried. (5-0)
- **Adjournment:** With no further business to be discussed by the Board, Supervisor Mazer moved, seconded by Supervisor Yerger, to adjourn the meeting. Motion carried. The Meeting adjourned 7:57 p.m.
- **Executive Session:** None

Respectfully submitted,

Sheri Moyer
Township Secretary