

**MOUNT JOY TOWNSHIP SUPERVISORS
MINUTES
February 16, 2023 REGULAR MEETING**

The meeting was an open meeting, also conducted as a remote meeting through the ZOOM platform. Attendance and votes were taken by roll call.

Present: Bernie Mazer, Chairman; Terry Scholle, Vice Chairman (via ZOOM); Gil Clark; Todd McCauslin, Christine Demas

Also Present: Susan Smith, Solicitor; Shannon Hare, Secretary and Zoning Officer and Code Enforcement Officer; Mitz Whatley, Assistant Treasurer and Assistant Administrator; Shane Wise, Roadmaster

Roll call

Chairman/Vice-Chairman Comments: Chairman Mazer mentioned new businesses that opened at the Gettysburg Outlets: The Wandering Hare bookstore and Blessings Restaurant.

Vice-Chairman Comments: Vice-Chairman Scholle had no comments.

Public Comment.

Tom Newhart 720 Plunkert Rd-Comprehensive Plan

Persons' Requesting Time on the Agenda.

Amanda Ruhlman from Smith, Elliot, Kearns completed the Township audit and submitted the report to DCED. The Township received a clean unmodified opinion. Segregation of duties, where not enough people doing transactions with no one repeating a step (which occurs in 99% the audits they perform for government and nonprofits), was noted. The Township month to month financials are accurate. General had an excess of revenues of \$331,000, which is \$86,000 better than the prior year. There was a decrease in revenues of \$188,000 due to no more real estate tax, decrease in grants, and selling of equipment last year. There was a decrease in expenses of \$274,000 due to decrease in highway and streets expenses. The special revenues fund accounts for streets and highways activities. That fund had a deficit of \$109,000. This audit is basically an opinion of whether or not our financial statements are materially correct and are fairly presented. Smith, Elliot, Kearns does a risk assessment. So, this audit provides a reasonable, but not an absolute assurance that the financial statements do not contain misstatements due to fraud or error. The audit is based on sampling, it is not 100% testing. So, management is not relieved of their responsibilities.

Approval of Minutes

Regular Meeting Minutes for January 16, 2023 Minutes were approved by consent.

Supervisor Demas noted that there was an error in the December 15, 2022, minutes. The minutes should have read the Outlets shall reduce the height of the proposed hotel structure to fifty feet (50) at its highest point down from the proposed fifty-five feet proposed.

Solicitor's Report. Solicitor Smith presented her report for the period following the January regular meeting. Supervisor Clark moved, seconded by Supervisor McCauslin to accept the Solicitor's Report. Motion carried, unanimously.

Engineer's Report. Engineer Vranich presented his report for the period following the January regular meeting. Supervisor Clark moved, seconded by Supervisor Demas to accept the Township Engineer's written January report. Motion carried, unanimously.

Omnibus Motion to Accept the Following. Supervisor Scholle moved, seconded by Supervisor Clark to approve Roadmaster, Treasurer, Police, Zoning Officer and Code Enforcement Officer, Planning Commission, Land & Sea, Open Records Office reports and Fire Companies' Reports.

Supervisor Demas moved, seconded by Supervisor McCauslin to accept the fourth quarter financial report from United Hook and Ladder and to disburse funds. Motion carried, unanimously.

Correspondence- Correspondence listed on the agenda was acknowledged.

Subdivision/Land Development Plans

- The Links at Gettysburg Planned Golf Community Preliminary Subdivision Plan for Wade Run Community. Helen Gemmill counsel for the Links and Mark McGinnis were present for the applicant. Rick Klein, the applicant, participated via ZOOM. Township Engineer Erik Vranich gave a quick overview stating that revised plans were submitted, and new review letters were issued dated February 7, 2023. The plan still consists of 99 units and now contains phasing information. The Board's action deadline is not until next month. There has been no resolution of the phasing traffic impact issue between the Township's Traffic Engineer and the Link's traffic engineer. In response to the Board's inquiry re the status of the HOP for Taneytown Road access, Rick Klein, stated an email was sent to PennDOT that day.

Public Comment

Mike Koziski 58 Brookside Lane-Plan will cause increase traffic; happy the Plan is tabled for now

Jim Calder 75 Bridge Valley Lane-Confused by discussion; shocked process is taking so long

Supervisor Demas moved, seconded by Supervisor Clark to table the plan until the regular meeting March 16, 2023. Motion carried, unanimously.

Business

- Samuel King Planning Module-Holding Tank Agreement. The project is a proposed farm stand that will be built off the road with parking. They need a holding tank for the restroom and sinks. The agreement is a form document that is acceptable to DEP. Supervisor Demas moved, seconded by Supervisor McCauslin to approve the holding tank agreement for Samuel King and to authorize the Chairman to sign it on behalf of the Board. Motion carried, unanimously.
- Samuel King Planning Module and Resolution. The County's Module component has not yet been received. Supervisor Demas moved, seconded by Supervisor McCauslin to approve the planning module and DEP-standard resolution pending receipt of the County component and to authorize the Chairman to execute both on behalf of the Board. Motion carried, unanimously. Resolution 11 of 2023.

- Septic Inspection Report for 1321 Hoffman Home Rd. An approved septic hauler was not used since the inspection was conducted at the time of the purchase of and closing on the property Supervisor Demas moved, seconded by Supervisor Clark to accept the on-lot septic system inspection report from Pump Services Inc. for 1321 Hoffman Home Rd. Motion carried, unanimously.
- Set date for Conditional Use Hearing for Outlets of Gettysburg Zoning Ordinance Amendment to expand allowed hours of operation for a fitness center. Supervisor Demas moved, seconded by Supervisor Clark to set the public hearing on April 6, 2023 at 7:01pm. Motion carried, unanimously.
- Mud College Road Culvert Replacement Bids. Township Engineer Erik Vranich explained that this was a two-part project with separate bids: excavation and placement of the culvert and pavement restoration. The project is to replace the dual culvert. The Township roadcrew assists an excavator contractor. Supervisor McCauslin moved, seconded by Supervisor Clark to accept the bid from Monarch for box culvert supply and placement in the amount \$113,959.00 and to extend the deadline for the project through October 2023. Motion carried, unanimously. Supervisor Demas moved, seconded by Supervisor McCauslin to accept the bid from Clear View Excavating for labor and equipment in the amount of \$21,400.00 which includes the pavement restoration. Motion carried, unanimously.
- Repair the Backhoe. Roadmaster Wise said that the backhoe was picked up and taken to GT&E in Lewisberry, the truck repair company previously used by the Township. It needed to be picked up and dismantled in order to see what was wrong with it and to get a repair quote. He said that everything underneath would need to be replaced. Supervisor Clark moved, seconded by Supervisor McCauslin to approve repair of the backhoe in the amount of \$22,585.40. Motion carried, unanimously.
- Repair the Kubota. Roadmaster Wise said that the clutch assembly needs replaced and that they usually take the Kubota to Messick's for all repairs since that is where the Kubota was purchased. Supervisor Clark moved, seconded by Supervisor McCauslin to approve repair of the Kubota in the amount of \$5,705.82. Motion carried, unanimously.
- Request for Brookview to obtain a jurisdictional wetland determination for the AC properties proposed for solar use. Township Engineer Erik Vranich said that there are agricultural areas in the proposed Brookview project that could be in wetlands. The Township could hire its own wetland consultant, or the Army Corps could do a jurisdictional wetland delineation which is good for five years. Property access rights are needed in order for Army Corps to go on the properties. Township Engineer Erik Vranich said that a letter could be sent to Brookview asking them to obtain a jurisdictional wetlands determination from the Army Corp, Supervisor McCauslin moved, seconded by Supervisor Clark to have Township Engineer Erik Vranich write a letter to Brookview asking them to obtain a wetlands jurisdictional determination from Army Corps for the proposed AG properties of the solar project. Motion carried, unanimously.

Adjournment. With no further business to be discussed by the Board, Supervisor Scholle moved, seconded by Supervisor Clark to adjourn the meeting. Motion carried, unanimously. Meeting adjourned at 8:56 pm.

Respectfully submitted by,

Shannon M. Hare
Secretary