

**Mt. Joy Township  
Supervisors' Regular Meeting  
March 15, 2018**

**Meeting Minutes**

**Present:** John Gormont, Chairman; David Updyke, Vice-Chairman; Dennis Bowman; Jeffrey Patterson; Terry Scholle; Susan Smith, Solicitor; Sheri Moyer, Secretary

The Mount Joy Township Board of Supervisors met this date, as publicly advertised, at the Mount Joy Township Building located at 902 Hoffman Home Rd., Gettysburg, Pennsylvania.

**Call to Order:** John Gormont, presiding.

**Starting Time:** 7:00 p.m.

**Pledge of Allegiance**

**Public Comment:** Steve Kelly, 259 Clapsaddle Road regarding the tree removed from the road.

**Approval of Minutes:**

- Supervisors' Regular Meeting Minutes, February 15, 2018. Mr. Updyke moved, seconded by Mr. Bowman, to accept Minutes as presented. Motion carried unanimously.
- Supervisors' Workshop Meeting Minutes, March 1, 2018: No meeting.

**Chairman's Comments:** None.

**Solicitor's Report:** Mr. Updyke moved, seconded by Mr. Scholle, to accept the Solicitor's report as presented. Motion carried unanimously.

**Persons Requesting Time on Agenda:** None.

**Announcements:** None.

**Treasurer's Reports:**

- Approval of Monthly Finance Report. Mr. Bowman moved, seconded by Mr. Updyke, to accept the report as presented. Motion carried unanimously.
- Approval of Bills Paid Report. Mr. Bowman moved, seconded by Mr. Scholle, to accept the report as presented. Motion carried unanimously.

**Road Report:** Mr. Bowman moved, seconded by Mr. Updyke, to accept the report as presented. Motion carried unanimously.

**Subdivision and Land Dev.:**

- Whitney J. & Nancy-Lee H. Coombs Final Subdivision Plan (Minor Subdivision): Mr. Vranich said this is the third part of plans that have been before the Board before. This plan is

for a lot addition located mainly in Germany and Mt. Pleasant Townships. Mr. Vranich said that both he and Ms. Hare reviewed the plan. Mr. Gormont said the Township received a letter dated March 15, 2018 requesting an extension to June 21, 2018. The Board agreed to the extension.

**Engineering Report:** Mr. Updyke moved, seconded by Mr. Scholle, to accept the report as presented. Motion carried unanimously.

**Zoning Officer/Code Enforcement Officer’s Report:** Mr. Updyke moved, seconded by Mr. Scholle, to accept the report as presented. Motion carried unanimously.

**Land and Sea Service Inspection Report:** Mr. Updyke moved, seconded by Mr. Bowman, to accept the report as presented. Motion carried unanimously.

**Open Records Officer Report:**

- James Moore – Energy Research Council – copy of all monthly electricity bills for a single month - Granted
- James Moore – Energy Research Council - Current electricity and gas contracts for all facilities under your jurisdiction; any executed electricity or gas contracts for future terms (2017-2025) that start after your current contract expires; any contract with a third-party energy broker/consultant or with a cooperative or buyer's group (i.e., COSTARS) that procure energy on your behalf. Request Nos. 2 and 3 denied in part (no records exist); Request No. 1 – 30 day extension letter.

**Fire Company Reports:**

	MJT Calls per month	YTD Calls in MJT
1. Alpha Fire Company	0	2
2. Barlow Fire Company	2	4
3. Gettysburg Fire Co.	2	4
4. United Hook & Ladder No. 33-3	0	0

Mr. Updyke moved, seconded by Mr. Bowman, to accept the report as presented. Motion carried unanimously.

**Correspondence:**

- Letter from PennDOT – notice of liquid fuels tax fund payment
- Letter from PennDOT – notice of road turnback annual maintenance payment
- Letter dated March 8, 2018 from USPS regarding proposed city changes

**Committee Reports:**

- Personnel: (Patterson and Updyke) No report
- Finance: (Gormont and Updyke) No report.
- Roads: (Gormont) Mr. Gormont said that he completed the CoStars salt contract for 2018-2019. He indicated that since the brine system has been put into place the Township has been able to lower the amount of salt. Prior to the brine system the Township had been purchasing approximately 220-240 tons per year. Last year the Township contracted 160 tons and this year's contract is for 140 tons.

Mr. Gormont also spoke about the seal coating work to be completed this year. The roads listed are White Church Road from the Solomon/Patterson Roads intersection to Rte. 97, Goulden Road from the bridge at township line to White Church Road and Patterson Road for a total of 28,668 sq. yds. estimated costs (based on last year's cost) are approximately \$38,000.00. Mr. Updyke moved, seconded by Mr. Bowman, to proceed with advertising the seal coat bid. Motion carried unanimously.

- Public Safety: (Bowman) No report.

**Business:**

- Links at Gettysburg – Financial Security Reductions: Mr. Vranich said that there are six phases that have been considered for financial security reductions.

Phase IIA – Garrison Falls: Mr. Vranich said that this phase has reached the 70% completion threshold outlined within the Financial Security Agreement. He said all remaining outstanding items must be completed at this time and no financial security reductions will be approved until everything is completed.

Phase IIB – Immediate – Garrison Falls: Mr. Vranich said he recommends a reduction in the financial security amount of \$12,670.19. Mr. Bowman moved, seconded by Mr. Updyke, to reduce the financial security \$12,670.19 from \$31,068.58 to \$18,395.39. Motion carried unanimously.

Phase IIB – Future – Garrison Falls: Mr. Vranich said he recommends a reduction in the financial security amount of \$35,950.88. Mr. Bowman moved, seconded by Mr. Updyke, to reduce the financial security \$35,950.88 from \$106,587.91 to \$70,637.03. Motion carried unanimously.

Phase IIC – Garrison Falls: Mr. Vranich said he recommends a reduction in the financial security amount of \$74,737.60. Mr. Bowman moved, seconded by Mr. Updyke, to reduce the financial security \$74,737.60 from \$122,917.60 to \$48,180.00. Motion carried unanimously.

Villas at the Retreat – Phase I: Mr. Vranich said he recommends a reduction in the financial security amount of \$8,024.50. Mr. Bowman moved, seconded by Mr. Scholle, to reduce the financial security \$8,024.50 from \$57,946.63 to \$49,922.13. Motion carried unanimously.

Villas at the Retreat – Phase II: Mr. Vranich said that this phase has reached the 70% threshold outlined within the Financial Security Agreement. He said that all remaining outstanding items must be completed at this time and no financial security reductions will be approved until everything is completed.

- Henry High – Financial Security Reduction: Mr. Vranich said he conducted inspections on the bonded items for the Henry High poultry operation project and he recommends a reduction in the financial security amount of \$75,568.00. Mr. Updyke moved, seconded by Mr. Scholle, to reduce the financial security \$75,568.00 from \$163,895.00 to \$88,327.00. Motion carried unanimously.

Mr. Vranich also stated that the hydrogeological study has been completed and is recommending a full release of the funds (\$7,000.00) held in escrow for the study. Mr. Updyke moved, seconded by Mr. Bowman, to release the financial security of \$7,000.00 held in escrow to Mr. High. Motion carried unanimously.

- **White Run Municipal Authority Appointment:** Mr. Gormont said that Michael E. Saffel came in to the office with a letter of his qualifications to be appointed to the White Run Municipal Authority. Mr. Bowman moved, seconded by Mr. Scholle, to appoint Michael E. Saffel to the White Run Municipal Authority. Motion carried unanimously.

- **Conflict between private restrictions/2017 Zoning Ordinance:** Ms. Smith said under the old ordinance Lake Heritage private restrictions were stricter than the Townships. Under the new ordinance the Township's restrictions are more strict. The Board decided to amend Section 301 of the ordinance and set June 21, 2018 for the public hearing. This will allow both the Township and the County Planning Commissions a 30 day review.

- **AEP Energy Contract:** Mr. Gormont said that this is a contract that the Township is using as our electricity generator provider. Mr. Gormont said that he has appointed Mr. Hartman to annually search for the best pricing for electricity and that he feels this should be considered an administrative action. Mr. Bowman moved, seconded by Mr. Updyke to approve the contract with AEP Energy. Motion carried unanimously. Mr. Bowman moved, seconded by Mr. Updyke to have Mr. Gormont and Mr. Hartman make these administrative decisions

- **Approval of the agreement with C.E. Williams:** Mr. Bowman moved, seconded by Mr. Updyke, to negotiate and finalize the agreement with C.E. Williams for road repairs to Highland Avenue Road. Motion carried unanimously.

- **Approval of the agreement with Benjamin C. Mearns:** Mr. Bowman moved, seconded by Mr. Updyke, to negotiate and finalize the agreement with Benjamin C. Mearns for drainage pipe installation. Motion carried unanimously.

- **RTK, release of paper records as a PDF:** Ms. Smith said that the law currently reads if someone asks you for a record, you are required to produce the record in the medium in which it is maintained. The Right-To-Know Officer cannot be asked to create a record, if it doesn't exist in that format. If a record is in paper form and the requestor wants it electronically the Township has the right to simply deny because the record does not exist in electronic form. Ms. Smith asked the Board if they had an interest in authorizing the Right-To-Know Officer, Ms. Moyer, to convert what is a paper record to PDF format to release it electronically rather than denying and having the requestor either pay for the paper copy or come into the officer and inspect the document. Ms. Smith said the law is, if it is in paper and the requestor wants it electronically, Ms. Moyer can deny and say their choices are request it in paper and pay \$0.25 per page or come in and inspect. The Board agreed to continue processing requests according to the law.

- **Refund Unused Project Funds:** Mr. Gormont said we have residents who have paid fees for services and their projects are completed and there are funds due to be returned to them. Mr.

Gormont read the list to the Board. Mr. Bowman moved, seconded by Mr. Updyke, to authorize the treasurer to return the unused funds as listed. Motion carried unanimously.

**Other Business (not on agenda):**

- **UCC/Zoning Issue:** Ms. Smith said the UCC inspector checked out a facility and released the occupancy permit to the township, but the zoning portion has not been completed. The property has yet to come into compliance with parking conditions placed by the township under a conditional use. The conditional use request was granted, with the condition that parking be improved. Ms. Smith suggested it would be appropriate to issue the UCC permit to the applicant with a letter stating it cannot be occupied until the zoning permit is issued. She indicated this is not going to happen very often. This is only happening because we have a building that didn't require any land development activity. The board administratively agreed to Ms. Smith's suggestion.

Ms. Smith said the situation has been further complicated by the fact that a third party with a business interest contacted the township to "demand" the release of the Use and Occupancy. She said they have an interest, a commercial interest, in the daycare use. She said this was concerning because the township previously thought the facility would be for church use and not for profit. She said up until this past week, the understanding was the church was going to operate the daycare. Ms. Smith said the Township will need to monitor this issue.

- **Emergency Management Coordinator:** Kory Weaver sent in his resignation as EMC for the Township effective March 15, 2018. Mr. Updyke moved, seconded by Mr. Bowman to accept his resignation. Motion carried unanimously.

Mr. Gormont moved, seconded by Mr. Bowman to appoint Dave Reaver as the Township's Emergency Management Coordinator effective March 16, 2018. Motion carried unanimously.

Mr. Gormont said that Mr. Reaver might need to take several courses to be compliant with the requirements for the EMC position. Mr. Bowman moved, seconded by Mr. Scholle to authorize payment of the costs of whatever training Mr. Reaver needs in order to be compliant. Motion carried unanimously.

**Executive Session:** None.

**Adjournment:** With no further business to be discussed by the Board, Mr. Updyke moved, seconded by Mr. Bowman, to adjourn the meeting. Motion carried unanimously. Meeting adjourned 8:47 p.m.

Submitted by,

Sheri L. Moyer  
Secretary