

MOUNT JOY TOWNSHIP SUPERVISORS

MINUTES

Thursday, May 16, 2024

The meeting was an open meeting, also conducted as a remote meeting through the ZOOM platform. Attendance was taken by roll call. The meeting was called to order at 7pm.

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

Also Present: Issac Wakefield, Solicitor; Erik Vranich, Township Engineer; Mitz Whatley, Assistant Treasurer, Kim Livelsberger; Zoning Officer, Dave Williams; Roadmaster.

Seal Coat Bid Opening:

The Township received one (1) bid in response to the advertisement for the seal coating project. All bid(s) were received by the Township prior to the May 16, 2024, 1:00 p.m. deadline. The bid(s) remained sealed and were opened at 7:03 p.m. during the Board of Supervisors' regular meeting.

Company	Amount	Meet Requirements
Russell Standard Corporation	\$99,340.56	Y

Supervisor Mazer moved, seconded by Supervisor McCauslin to award the seal coat bid from Russell Standard in the amount of \$99,340.56. Motion carried unanimously.

Supervisor Mazer moved, seconded by Supervisors McCauslin to issue the notice to proceed upon the satisfactory completion and review by the Township Solicitor of all contract documents. Motion carried unanimously.

Overlay Bid Opening:

The Township received one (1) bid in response to the advertisement for the road overlay project. All bid(s) were received by the Township prior to the May 16, 2024, 1:00 p.m. deadline. The bid(s) remained sealed and were opened at 7:09 p.m. during the Board of Supervisors' regular meeting.

Company	Amount	Meet Requirements
C. E. Williams & Sons, Inc.	\$78,929.75	Y

Supervisor Mazer moved, seconded by Supervisor Yingling to award the bid from C. E. Williams & Sons in the amount of \$78,929.75 for the overlay project. Motion carried unanimously.

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Supervisors Mazer moved, seconded by Supervisors McCauslin to issue the notice to proceed with the bid from C. E. Williams pending satisfactory completion and review of all contract documents with the Township Solicitor. Motion carried unanimously.

Chairman Comments: Chair Demas stated that the road crew all took the flagger training class and are now certified for three years. The Township can now offer notary services to the Township residents as Supervisor Yerger received her commission.

Public Comment: None.

Roadmaster's Report: Supervisor Yerger moved, seconded by Supervisor Yingling, to accept the Roadmaster's report. Motion carried unanimously.

Engineer's Report: Engineer Vranich presented his report for the period following the April regular meeting. Supervisor Yingling moved, seconded by Supervisor Mazer, to accept the Engineer's report. Motion carried unanimously.

Omnibus Motion to Accept the Following:

Minutes from Previous month:

Treasurer's Report:

Police Report:

Fire Reports:

Zoning Officer's report:

Planning Commission's Report:

Land and Seas' Report:

MDIA's Report:

Correspondence Received:

- Adams County Conservation District compliance letter and inspection report for Wade Run
- Adams County Conservation District incompleteness letter and comments for Green Pallet, LLC
- Adams County Board of Assessment Appeals to Everett Ramsburg regarding Clean and Green violation
- Adams County Conservation District completeness letter for Green Pallet, LLC
- Adams County Board of Assessment Appeals to Eileen Cool regarding Clean and Green violation

Open Records Officer's Report:

- Larry Moore from Babst Colland requesting a signed copy of the solar energy zoning ordinance amendment adopted on April 18, 2024. - Granted
- David Updyke requesting all invoices of Salzmann Hughes Law Firm from December 22, 2023, to present. All Board of Supervisors minutes for February, March, and April 2024. Financial reports including bills paid for December 2023, January, February March, and April 2024 – 30-day extension for redaction of confidential information on Salzmann Hughes invoices.

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- David Updyke requesting all invoices of Keller Engineer from January 2024 to present – 30-day extension for review/redaction of confidential information invoices.

Supervisor Mazer moved, seconded by Supervisor McCauslin, to approve the Omnibus Motion. Motion carried unanimously.

Action Items:

- **Wade Run NID Ordinance:** Chair Demas mentioned that the advertisement for this ordinance was paid for by the Links at Gettysburg. Solicitor Wakefield confirmed that it was advertised in the Gettysburg Times on April 27, 2024. The ordinance mandates a public hearing, which took place on March 21, 2024. The only modifications made to the ordinance for the current meeting were updating it to 2024-03 and adding today's date. Other than these changes, it remains identical to the draft discussed at the public hearing. Solicitor Wakefield reviewed all sections of the ordinance before the Board's discussion and vote. Supervisor Mazer inquired about the distribution of the annual financial report to the residents of the Links. Solicitor Wakefield assured the Board that the report would be sent to residents via email, and by regular mail for those without email access. Additionally, both the Township and the Red Rock Municipal Authority will receive copies of the report. Supervisor Mazer moved, seconded by Supervisor Yerger, to adopt the Ordinance for the establishment of the NID for Wade Run which is Ordinance 2024-03. Motion carried unanimously.

- **Wade Run Developers Agreement:** Chair Demas reported that numerous comments were received from both the Supervisors and the public. Where applicable, these comments were incorporated into the final version of the ordinance. Solicitor Wakefield noted that this Developer's Agreement pertains exclusively to Phase I of Wade Run. As a result, similar obligations will be triggered for Developer's Agreements for the subsequent phases. This agreement encompasses all aspects, from financial obligations to time scheduling. The developer has approved the agreement and has provided a signed and notarized copy to the Board for their signature. Supervisor Mazer moved, seconded by Supervisor McCauslin, to accept the Wade Run Development Agreement between the Township and the Links at Gettysburg Land Company, Inc. Motion carried unanimously.

- **Beiler Financial Security Release:** Mr. Vranich clarified that the current discussion does not pertain to the present plan, which is Phase III. Phases I and II are both included in the financial security agreement. Mr. Vranich conducted an on-site inspection and confirmed that everything is complete. As a result, he is recommending a full release of the financial security in the amount of \$59,730.00. Additionally, the developers will need to provide financial security for Phase III. Supervisor Yingling moved, seconded by Supervisor Yerger, to release the Beiler financial security in the amount of \$59,730.00. Motion carried unanimously.

- **Purchase of a 270T Compact Track Loader and High Flow Milling Attachment:** Chair Demas mentioned that the Supervisors have several quotes for the purchase of the equipment in their packets. Mr. Williams explained that the equipment in question is a skid loader and miller, used for grinding the top layer of asphalt from roads. He presented the need for this equipment to the Board, obtained prices, and visited each company to physically inspect and test the machines to determine which model best suited their needs. Mr. Williams recommended the JCB quote

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because it best meets the Township's requirements. He highlighted the impressive safety features and noted that the maintenance of the JCB equipment would be easy to handle in-house. Solicitor Wakefield questioned whether the Township went out for bid. Mr. Williams clarified that all the companies that provided quotes are part of CoStars, the cooperative purchasing program used by the Township. Supervisor Yingling moved, seconded by Supervisor Mazer, to approve the purchase a 270T compact track loader and high flow milling attachment in the amount of \$110,770.00. Motion carried unanimously.

- Ratify email polls: Chair Demas stated that sometimes in the day-to-day business things come up that need to be handled quickly and there is a need to email poll. She said that they need to be ratified in the public meeting. She apologized that they were not ratified at the April meeting.

- Bucket Truck repair: Mr. Williams took the truck to get inspected and it failed the inspection. The urgency was that the repairs had to be completed in order to pass inspection. The cost of the repairs were \$3,456.00. Supervisor Yingling moved, seconded by Supervisor Mazer, to ratify the email poll for the bucket truck repair.

Roll Call vote: Todd - Yes; Chad – Yes; Christine, Yes; Bernie – Yes; Sandy – Yes. Motion carried.

- Township building security and access upgrade: Chair Demas mentioned that the building previously used keys for access. To enhance security, she reached out to several companies to seek a fob system. This system would allow immediate restriction of access to the building if needed. She obtained three bids, all of which were compatible with their requirements. The urgency for this upgrade was due to some mischief that occurred over the weekend. Consequently, the Township decided to go with WCGW, which offered a cost of \$6,500.00 for installation and a \$200.00 annual ongoing cost. Supervisor Yingling moved, seconded by Supervisor Mazer, to ratify the email poll for the building security and access upgrade.

Roll Call vote: Todd - Yes; Chad – Yes; Christine, Yes; Bernie – Yes; Sandy – Yes. Motion carried.

- Keller Engineering survey of wetlands: Chair Demas reported that there are 16 acres behind Mud College School and expressed concerns about the safety of the children attending the school. She noted that children are playing close to Route 97 and that the parking area, intended for play, was being used by buses and other vehicles. She consulted Mr. Vranich, who recommended a wetlands survey due to the presence of wetlands in the area. The urgency for the survey is related to the ease of conducting it before the trees' leaves come out. The estimated cost of the survey is between \$2,500 and \$3,000. Supervisor Mazer mentioned that the deed indicates the property purchase was funded by the Township, Adams County, and the DCNR, which imposes covenants and restrictions on the land use. Chair Demas assured that the Township is aware of these guidelines and is operating within them, emphasizing that the survey and any actions taken are solely for safety reasons. Supervisor Yerger moved, seconded by Supervisor McCauslin, to ratify the email poll for Keller Engineering survey of wetlands at Mud College School.

Roll Call vote: Todd - Yes; Chad – No; Christine, Yes; Bernie – No; Sandy – Yes. Motion carried.

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- Ordinance /e-code update: Chair Demas stated that in 2021, the Code Book containing all ordinances was also available online. However, by the end of last year, the online version had disappeared. Upon checking her Code Book, she realized it hadn't been updated since 2019, meaning both she and Todd were using outdated information. General Code, the company that provides this service, offers an online version called e-code. They review any new ordinances to ensure there are no inconsistencies and update citations. The bid to update both the physical books and the online version is \$9,355.00. The urgency arises from the turnaround time, which is 9 to 10 weeks. Chair Demas expressed concern that the Township was referencing and providing information based on incorrect ordinances due to these outdated resources.

Supervisor Yingling moved, seconded by Supervisor McCauslin, to ratify the email poll for the e-code update.

Roll Call vote: Todd - Yes; Chad – Yes; Christine, Yes; Bernie – No; Sandy – Yes. Motion carried.

Executive Session (if needed)

Supervisor Yingling called for an executive session to discuss a personnel issue

Start time: 8:35 p.m.

End Time: 9:10 p.m.

Adjournment

With no further business to be acted upon the meeting was adjourned at 8:35 p.m.

Respectfully submitted,

Sheri L Moyer
Township Secretary