

MOUNT JOY TOWNSHIP SUPERVISORS

MINUTES

Thursday, June 20, 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; Bruce Hartman, Treasurer, Mitz Whatley, Assistant Treasurer, Kim Livelsberger; Zoning/Code Enforcement Officer, Dave Williams; Roadmaster.

Public Hearing

Public Hearing duly advertised, opened at 7:00 p.m.

An Ordinance of the Board of Supervisors of Mount Joy Township, Adams County, Pennsylvania, Amending the Table of Uses.

This has been advertised and this is the final step for this ordinance.

Supervisor McCauslin moved, seconded by Supervisor Mazer, to amend the Table of Uses and adopt Ordinance No. 2024-04. Motion carried unanimously.

Public hearing was closed at 7: 02 p.m.

Supervisors' Regular Meeting Reconvened at 7:03 p.m.

Presentation to the Board of Supervisors

Alexandra Giardina regarding PennDOT's bridge replacement over Alloway Creek Detour. Chairman Demas spoke about Ms. Giardina's request to do a presentation before the Board regarding the upcoming bridge replacement construction and the Detour. Andrew Malloy, SEI Construction Engineer went over several terms regarding the construction of the bridge and what is being done to bring the bridge up to code. The expected timeline is that the bridge is to be closed for approximately eight months. There are power and data lines that will need to be relocated prior to construction. The anticipated date of construction is 2026. Mr. Malloy said a traffic study was conducted with 1,000 vehicles per day using the Furney Roadway. Ms. Giardina said approximately 4% of the vehicles are trucks. Ms. Giardina explained that the trucks will be going over Taneytown Road (SR134) to (SR15), to (SR97) thru Littlestown to (SR194) for a total truck detour of 16.3 miles. The proposed detour is 6.4 miles in length for automobiles.

Chairman Comments: None.

Public Comment: None.

Omnibus Motion to Accept the Following:

Approval of Minutes

Treasurer Report:

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Roadmaster's Report: Mr. Williams said the new skid loader was delivered today and is out front for anyone to view. He thanked the Supervisors for purchasing the new equipment.

Engineer's Report: Engineer Vranich presented his report for the period following the May regular meeting.

Police Report

Fire Reports

Zoning Officer's report

Planning Commission's Report

Land and Seas' Report

MDIA's Report

Correspondence Received:

- Optimus Risk Services regarding Loss Control/Safety Visit
- Adams County Conservation District technical deficiency for Green Pallet, LLC
- Email from RA-MuniStats@pa.gov attaching Kimberly Little's Continuing Education requirements for Act 48-2015 Qualified Tax Collector
- Red Rock Municipal Authority requesting Mark Crutchfield to be a liaison and non-voting attendee.
- Alloway Creek Elementary School regarding Mud College School field trip

Open Records Officer's Report: David Updyke requesting all invoices of Keller Engineering from January 2024 to present. Following a 30-day extension request was granted

Supervisor Yerger moved, seconded by Supervisor Yingling to approve the Omnibus Motion. Motion carried unanimously.

Business:

- Consolidate banks to move Truist and ACNB accounts to Members 1st Credit Union. Chairman Demas said she attended a PSATS class and it was recommended that Townships reach out to other banks to make sure the Township's financial needs are met. One of the banks that they spoke with was Members 1st Credit Union. Members 1st did a comparison of the current accounts at Truist and ACNB. Currently, everything needs to be done in person at Truist and ACNB. Members 1st will allow things to be done electronically. Supervisor Mazer questioned how they arrived with this contact with this credit union. Chairman Demas said it was located in Gettysburg. Supervisor Mazer then asked if they were the only financial institutions they spoke with. Chairman Demas stated they contacted PNC but never got any response. Supervisor Mazer said there are three other credit unions in Gettysburg and three other banks located in Gettysburg. He also stated there are wealth managers with ACNB and Truist. He questioned if she spoke with them. Chairman Demas responded no. She indicated that currently, every year the individuals who have signature authority have to physically go to the bank. Neither Truist nor ACNB offer electronic signatures. Kim Flickinger from Members 1st said she has 44 years of banking and 37 years credit union experience. She said as far as the insurance, the banks have FDIC, which is through the government, insurance for \$250,000 while the credit union has insurance through NCUA for the same \$250,000. She said that because they (Members 1st) is owned by the members the interest

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rates are higher than banks because banks have shareholders who have to get paid first before distributing to the individual savings account holder. Bruce said he likes having a local bank. Truist moved out of Gettysburg. East Berlin or Hanover are the closest offices. He said he wants to have a local bank and have someone to call if there is a problem. Ms. Flickinger said they currently have 40 townships working with Members 1st. Supervisor Yingling said he feels that from a public perspective, he believes there should be other responses to compare. This was tabled until next month's meeting. This will allow Supervisor Mazer to reach out to other financial institutions to gather some comparisons.

- **Green Pallet Sewage Facilities Planning Module** Mr. Vranich said the property is located at Hickory Road and SR97. He said back in 2022 Green Pallet was granted Conditional Use approval. Following that they went before the Zoning Hearing Board for several variances which the Zoning Hearing Board granted. The Board of Supervisors appealed those variances. While the appeal process was going through, the Board of Supervisors conditionally approved a Land Development Plan. In 2023, the Court ruled in favor of the Township and repealed all the requested variances other than the number of parking spaces. One of the main items was the noise study, which they have now prepared and the recommendations within the study are listed on the cover sheet of the Plans. Revised Plans were submitted to the Township and on October 3, 2023 both the Zoning Officer and our office issued updated comments on the revised plans that reflected the changes from the appealed variances. The plan remained in the conditional approval status. These changes did not significantly change the overall intensity or layout of the site. Keller Engineering and the Township have worked back and forth with Mr. Green and his consultant to address the remaining outstanding items. At this time, one of the outstanding issues is to act on the Sewage Facilities Planning Module Component. Supervisor Mazer moved, seconded by Supervisor McCauslin, to authorize signatures on the Sewage Facilities Planning Module for Green Pallet and Resolution #14 associated with the planning module. Motion carried unanimously.

- **Right to Know Policy Update.** Chairman Demas said the Township currently has a Right to Know Policy which needs to be updated to add; the Township will not accept anonymous or verbal Right to Know requests. She also indicated that the fees that are currently in the policy should be deleted because the fees are set by the State. Supervisor Mazer moved, seconded by Supervisor Yingling, to update the Right to Know Policy. Motion carried unanimously.

- **Junkyard Inspections Report.** Kim Livelsberger introduced herself and explained that every year the Township conducts a junkyard inspection. She said there is a total of 10 licenses issued. There are 9 properties involved. Frankies' Used Cars spans over two parcels. She explained there are 5 junkyards that are considered "personal use", 4 junkyards are considered "commercial use" of which only 3 junkyards are active. (The remaining junkyards are inactive and do not currently have any cars located on the property, but the owners want to retain their licenses). Currently, if any new junkyards are to come into the Township, they must be located within the Baltimore Corridor Overlay and will need to be approved by Conditional Use. She further explained that all the current junkyards are subject to Chapter 58 of the Code of Ordinances. Several junkyards needed to be brought up to date with the requirements, prior to passing the inspection. Ms. Livelsberger recommended the Board approve all 10 licenses.

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Supervisor Mazer moved, seconded by Supervisor McCauslin, to renew the 10 junkyard licenses that have been inspected in 2024. Motion carried, unanimously.

- Broom Box Bucket and Tooth Bucket purchased for new skid loader. Supervisors Yingling stated at the last meeting he brought up the broom box and tooth bucket issue and their need to be purchased to work with the new skid loader. Chairman Demas said the equipment will be very useful. Mr. Williams, Roadmaster, explained the use for both items and stated the cost is \$10,520.00. Supervisor Yerger questioned what was done previously. Mr. Williams explained that it was saw cut and manpower cleaning up. He explained that it would take about 8 hours using the saw cut, but with the new equipment it would cut that time by half. Chairman Demas said her only concern is the cost expenditures. \$320,000.00 has been spent on equipment needed for the roads. She indicated that the Township has applied for a grant but does not know if we will receive it. She said we would know in September. She indicated that she has no doubt that the equipment is needed. Her concern is financial. Supervisor Yingling said that the alternative to the purchase is that more than half of the costs will be used up in labor costs. Supervisor Mazer moved, seconded by Supervisor Yingling, to approve the purchase of the broom box bucket and tooth bucket for costs not to exceed \$11,000.00. Motion carried unanimously.

- Acknowledge receipt of Karen Burns Proposal for an Addition to an ASA (754 Orphanage Rd). Supervisor Mazer moved, seconded by Supervisor Yingling to accept receipt of the proposal for an addition to ASA. 754 Orphanage Road, Littlestown, PA (43.10 acres) and to move it forward to the ASA. Motion carried unanimously.

Chairman Demas said prior to adjournment there are two announcements: The first is that at the last meeting there was an executive session that went from 8:45 – 9:10p.m. Discussing personnel issues. The second announcement, Ms. Livelsberger said there will be a special event held at 1045 Barlow Two Taverns Road by Wheels of Liberation on June 29, 2024, from 10:00 a.m. – 4:00p.m. and again on Sunday, June 30, 2024 from 9:00 a.m. – 3:00 p.m.

Adjournment

With no further business to be discussed by the Board, Supervisor Mazer moved, seconded by Supervisor Yerger, to adjourn the meeting. Motion carried, unanimously. Meeting adjourned at 8:00 p.m.

Respectfully submitted,

Sheri Moyer
Township Secretary