

**Mount Joy Township
Supervisors' Workshop Meeting
September 3, 2015**

Meeting Minutes

Present: Supervisors - John Gormont, Chairman, David Updyke, Vice-Chair, Gil Clark, Bradley Trostle, Solicitor - Susan Smith; Secretary – Sheri Moyer

Absent: Dennis Bowman

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, PA 17325.

Call to Order: John Gormont presiding.

Starting Time: 7:00 p.m.

Public Comment: None.

Business:

- 3635 Baltimore Pike – Septic Pumping/Inspection: Mr. Gormont stated we received a request from a relatively new resident to the Township who is in the district to have their septic inspected/pumped during 2015. The resident indicated that the septic was pumped in September 2014 as part of their settlement. Previously, the septic was pumped in 2012. The hauler in 2014 was not currently on the approved hauler's list. The resident provided a York County Sludge/Septage Manifest and Report dated September 8, 2014 showing the volume pumped was 600 gallons. The report also stated there was a high water level coming out of the top of tank. The 2012 inspection/pumping form states that they pumped 1,000 gallons. Ms. Smith stated that the Township could send a letter to the homeowner noting the note on the report and that the Township is concerned that the system may not be functioning properly. This puts the Township on record that she was told about the concern. Mr. Trostle stated it was pumped almost exactly 2 years prior and 2 years later and was pumped/inspected as a part of a property settlement and if there was high water coming out of the top of the tank he believes there is either a clogged distribution box, a failed septic drain field or a clogged baffle in the tank. Assuming it is a 1,000 gallon tank that means there is a failure to the in-ground system. If they took 600 gallons in 2014 means there are 400 remaining gallons. Mr. Trostle said that in a normal operating septic system when you remove the lid your liquid level is usually 4 -5 inches below the inside of the top of the tank because it is draining out of the drain pipe. The question remains as to why only 600 gallons were removed. Mr. Clark moved, seconded by Mr. Updyke, to require the resident to have the septic inspected/pumped by one of the approved haulers. Motion carried unanimously. Ms. Hare will send a letter stating that the Township is requiring the system be inspected.

- Alpha Fire Company – Funding for new fire station and public meeting notice: Mr. Gormont said that Alpha is soliciting funds for the construction of their new building at a rate they have prescribed for 20 years. Their goal is to raise \$50,000.00 a year for 20 years to pay off the mortgage. They are looking for \$5,714.00 annually from Mount Joy for the first three years. The figures will be

recalculated and adjusted every third year of the 20-year agreement. Mr. Gormont stated that they negotiated and signed a five year contract and they need to use that money for whatever they need it for. If it means they need to take a portion of it to pay toward the mortgage then that is what they need to do. Ms. Smith stated there has always been a question as to whether you could bind a future board to the spending of public money. Anyone of the municipalities could have a political turnover who decides they are not going to pay that money. Mr. Clark indicated that he will attend the September 15, 2015 public meeting at the fire station to learn more about the project but there is no commitment to any township funding.

- **Opening salt brine RFQ:** The Township received 1 bid in response which was received by the Township on August 31, 2015 prior to the September 3, 2015, 2:00 p.m. deadline. The bid remained sealed, and was opened at 7:40 p.m. during the Board of Supervisors' Workshop Meeting. The bid was for a Salt brine making system with 1000-1500 gal capacity and 5 yard salt capacity. A heavy duty top loading brine tank for salt to accommodate 115" loader bucket, durable for outside installation. A brine pump and motor for transfer of brine to storage tank and to fill application tanks on trucks and all associated hoses and piping. A 5000 gal HD salt brine storage tank, heavy duty construction, durable for outside installation, top lid with bottom clean out. A 925 gal application tank with GPS rate application system with a single lane application bar, installed on frame for easy loading in truck bed

Company	Amount	Meet Requirements
GVM Snow Equipment 224 East King Street, Suite 102 East Berlin, PA 17316	\$30,688.00 complete	Yes

Mr. Clark moved, seconded by Mr. Updyke, to accept the contract for salt brine making system and road application system for a total bid of \$30,688.00 from GVM Incorporated. Motion carried unanimously.

Ms. Smith said she will draft an agreement for both Lake Heritage and also the Links which will have a provision that there is no commitment as to how it is applied and also terms for when they can come to get it.

- **Zoning Ordinance – Cell Tower Discussion:** Ms. Smith said the Township has the right to say where a tower can be placed. For example, looking at the map using the rural residential zoning district it is not likely that a company could not find a location outside of the rural residential district where it could go and meet the Federal expectations that the Township cannot reasonably deny. Ms. Smith said that the Board will have to decide how they want to handle the use. Do they want it to be a permitted use; a conditional use which would come before the Board; or a special exception which is the Zoning Hearing Board? The Board decided to have the use be a conditional use and come before the Board. Mr. Clark moved, seconded by Mr. Updyke to pass the draft Cell Tower Article on to the Planning Commission with the addition of the language about landscaping. Motion carried unanimously.

- **UCC Opt in status:** Mr. Gormont stated that he has added another bullet to the agenda regarding The UCC opt in status. Ms. Smith said that she was told that L& I will issue the Township

their certificate but not until the Township provides them with a start date. In order to administer the UCC the Township needs to adopt an opt in ordinance and adopt an ordinance for an intermunicipal agreement for the joint appeals board, and need to appoint an inspector and also decide who will be the building code inspector. The Township would also need to adopt a fee schedule which would be done by resolution.

Mr. Gormont indicated that we interviewed both Land and Seas Inspection Services and Mid-Atlantic Inspection Services. Mr. Gormont said that the ordinances could be advertised and hold the public hearings at the next meeting.

Mr. Clark moved, seconded by Mr. Trostle, to utilize Middle Department Inspection Agency as the Township's UCC inspection services. Motion carried unanimously.

Ms. Smith said that the Township needs to let the public know about the change in the status either by newsletter or on the website and even put an article in the paper informing them of the changes taking place.

Mr. Clark moved, seconded by Mr. Updyke to start the UCC inspections on November 1, 2015 and take all steps necessary to that point. Motion carried unanimously.

Mr. Updyke moved, seconded by Mr. Trostle to set a public hearing date of September 17, 2015 for the adoption of an Ordinance to Authorize the Administration and Enforcement of the UCC and an Ordinance Authorizing the Township to enter into an Intermunicipal Agreement for a Joint Uniform Construction Code Board of Appeals. Motion carried unanimously.

Correspondence: None.

Executive Session: None.

Adjournment: Prior to adjournment Ms. Smith distributed a draft documents titled Specific Criteria for Permitted Uses, Special Exceptions and Conditional Uses for review the Board to review and discuss at the September 17th meeting. With no further business to be discussed by the Board, Mr. Updyke moved, seconded by Mr. Clark, to adjourn the meeting. Motion carried unanimously. Meeting adjourned 8:31 p.m.

Respectfully Submitted,

Sheri L. Moyer
Secretary