

OCTOBER 9, 2006 SUPERVISORS' WORKSHOP

WRRMA and KEYSTONE CUSTOM HOMES (WESTMINSTER PROJECT SEWER LINE):

The Mount Joy Township Board of Supervisors held a public workshop this date, as publicly advertised, at 9:00 a.m. in the Mount Joy Township Municipal Building, 902 Hoffman Home Road, Gettysburg, PA 17325, with Board Chairman James Waybright presiding. Others in attendance were: Supervisors William Chantelau and George Scott; and Secretary Brenda Constable. Representatives from White Run Regional Municipal Authority were: Barbara Neth, Richard Boyer, Solicitor Tom Campbell, and Engineer Mark Malarich. Representatives from Keystone Custom Homes were: Mark Cummins, John Mahoney, Esq., and Mark Johnson, Engineer.

Citizens in attendance were: Pam Roman and Audrey Sanders representing Watchdog Group; Jerry Maloney; and Lynn Anne Sukeena.

Mr. Waybright explained that the Supervisors received the Sewage Facilities Planning Module from Keystone this week for the Westminster project and has some concerns about the proposed sewer line. This Module will be going to the Planning Commission on October 11 and the Supervisors just wanted to discuss a few things prior to any action on the Module.

Mr. Waybright also noted that after reading the August 16, 2006 WRRMA minutes, the Supervisors have some concerns about the attitude and tone in them; it appears that WRRMA and the Township are not on the same side. He explained that the Township does not have anything in this; where, when, or how it's run. However, it seems to only make sense that a straight distance is the best way to go and the Supervisors do not understand why the proposal is to run the sewer line up White Church Road. This route would be longer and would not be a straight line. The Supervisors do not want to tear up the Township roads, whether it is to install the line or ongoing repair and maintenance of the line. It makes better sense to maintain a line that runs through an agricultural field rather than a public roadway that would re-route traffic, etc. In addition, the Supervisors are not pursuing a hike/bike trail as indicated in the WRRMA minutes when it states numerous times that the Supervisors are "insisting" on this trail. The Supervisors are only looking out for the future of the Township and looking at options. One possible option was to consider a trail with the sewer lines; it is not written in stone or a done deal, it is only one of other options. Again, the tone in those minutes do not indicate that the two entities are working together as it should be; for the betterment of the Township.

Mr. Malarich commented that the plan the Authority reviewed showed a force main on White Church Road. WRRMA did not tell Keystone where to go with the line; the plan showed the White Church Road force main. He added that a line on the side of a road is more accessible and in a public right-of-way than in a farm field.

Mark Johnson stated that he had received comments to consider running the line through the field. Mr. Keith Miller had made an inquiry to the Schaffer family and they were not interested in allowing the easement. However, Keystone would be willing to do this if they had help in acquiring the easement.

Mr. Waybright asked if Keystone researched which way would be more cost effective. Mr. Johnson agreed that the most cost effective way would be through the Schaffer farm. Mr. Mahoney noted that when the plan was submitted in August of 2005, an inquiry was made then and the conclusion was that the Schaffer's were not interested, so RGS stopped pursuing that route. And with that result, they did not do a cost analysis.

Mr. Malarich asked from the standpoint of the Township, what is the Township's concern with running the route through the farm field versus along White Church Road. Mr. Waybright stated that the Supervisors do not want the sewer line in the road right-of-way; they want to keep the line off of the road. In addition, they feel that the shorter route, through the field, just makes good sense and is less cost effective.

Mr. Malarich stated that the Authority looks at sewer service and the potential of future customers. It is easier to maintain a line that is in a public right-of-way. The vacant land along White Church Road is zoned for single family residential and that could tie into a sewer line in the future. He noted that the Schaffer farm is preserved and not sure if they could run a line through it. He also noted that the Schaffer farm is used for biosolids by WRRMA for waste water treatment.

Mr. Waybright asked if other options were considered. Mr. Malarich responded no; using a right-of-way is easier. He also noted that there is an issue of sheds, landscaping, etc., over the existing sewer line now and is difficult to maintain. This is in the Hillside Estates development. They now have a 20' right-of-way to be able to maintain the line and it should be larger. Ms. Constable pointed out that for the past few years, there has been a policy in place when any landowner comes to the Township to apply for a land use permit, they must get a waiver approval from WRRMA before a permit is issued. This is so they do not build any structure, etc., over the sewer line. With this policy in effect, there should not be an issue with maintaining a line. Mr. Scott asked how many houses would be affected with sheds, etc., over the existing line. Mrs. Neth responded that about ten residents would be affected.

Mr. Mahoney asked why couldn't biosolids still be spread, and still continue to farm over sewer lines; what would be the problem with that? Mr. Malarich agreed that the land could still be farmed but there would be a few manholes.

Everyone then reviewed the development plan and the proposed plan for sewer line. Mr. Waybright asked if the line were to go through the Schaffer farm, would it need to be pumped. Mr. Malarich responded yes. Further discussion was held with regard to the sewer line running along White Church Road; it would accommodate other developments such as the Fields of Gettysburg, Ramsburg, and any other future developments.

Mr. Johnson stated that Keystone would agree to stay off to the side of the road as much as possible and not in the Township's pavement. Mr. Chantelau asked what would happen when White Church Road is widened for the traffic impact study and the development. Mr. Mahoney responded that it would be designed for installation in White Church Road and would explore where utilities are, etc.

Mr. Waybright suggested that they explore the possibility of fixing the line in the back of the properties in Hillside Estates that have only a 20' right-of-way now, with putting in a larger line and a 30' right-of-way easement. Mr. Malarich stated that a condemnation would be needed to widen the right-of-way line.

Question was asked if anyone knew the status of the affected property owners regarding easements for the Fields of Gettysburg sewer line. Ms. Sukeena stated that the property owners' attorney will be getting in touch with Colbier's attorney. She stated that all property owners are willing to grant an easement for the sewer line except one resident who is requesting an indemnity. Once that indemnity is worked out, she would be willing to grant the easement as well.

One final comment, it was noted that the Module is still using the same connection point. With no further discussion, the workshop adjourned at 10:05 a.m.

Respectfully submitted,

Brenda J. Constable
Secretary