

MOUNT JOY TOWNSHIP SUPERVISORS

MINUTES

Thursday, December 19, 2024

The regular Board of Supervisor's meeting was an open, in-person meeting, with additional public access via the remote meeting application ZOOM. Attendance was taken by roll call. The meeting was called to order at 7p.m.

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; Kim Livelsberger; Zoning/Code Enforcement Officer

Chairman Comments: Chair Demas announced that at the last Meeting there was an Executive Session to discuss personnel issues. She stated that following this meeting there will be an Executive Session regarding personnel. She spoke about the progress made in the last year, including updates to several ordinances, the expansion of the zoning board, and improvements in the permitting system. The road crew has been equipped with new tools and equipment, and the local junkyards have been significantly tidied up. She highlighted the dedication of the Planning Commission and Zoning Hearing Board members, who have attended training sessions to enhance their skills. Community communication has improved through newsletters, and plans are in place to refine strategic plans for the next five years. She concluded by wishing everyone a Merry Christmas and a joyful New Year.

Public Comment: Bob Stilwell, Garrison Falls Drive. Regarding the increase of franchise charges to Comcast. He also expressed his feelings regarding the increase in the Local Service Tax.

OMNIBUS MOTION TO ACCEPT THE FOLLOWING:

Motion included acceptance of the following reports: Regular BOS Meeting Minutes, November 12, 2024 and the BOS Workshop Meeting, November 28, 2024, Treasurer Report, Roadmaster's Report, Engineer's Report, Police Report, Fire Reports, Zoning Officer's report, Planning Commission's Report, Land and Seas' Report, MDIA's Report, Correspondence Received and the Open Records Officer's Report. Supervisor Yingling moved, seconded by Supervisor Yerger to approve the Omnibus Motion, minus the minutes. Motion carried.

Note: The November minutes were withdrawn from the motion to add more detail to the Fire department presentation.

ACTION ITEMS:

- Dollar General Land Development Plan Review: The discussion was primarily about the proposed construction of a Dollar General store on a property located at 2430 Baltimore Pike. The property was previously a market and landscaping yard, with a house on it and some old greenhouse buildings that were removed. The house is being subdivided off separately, and the Dollar General store is being built on the site. There were concerns about the lighting and the potential impact on neighboring properties. The ordinance requires a mixed landscaping buffer, and the proposal includes a wooden privacy fence on the west side of the property, along with

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deciduous trees. There was also discussion about the potential for headlights from the store parking lot to shine into neighboring houses, and the possibility of adding an additional privacy fence on the east side. The conversation ended with the need for further clarification on these issues.

Mr. Vranich discussed the status of various permits and approvals for a project, including the need for a Highway Occupancy Permit (HOP) and the possibility of a reduction in financial security. The team also discussed the need for a township well construction permit and the requirement to pay outstanding bills before approvals are granted. The project was tabled until the January Board meeting. There was also a discussion about the phases of the project, with Mr. Vranich clarifying that only one phase has been approved to date.

Supervisor Yingling moved seconded by Supervisor McCauslin, to table the plan to the January meeting. Motion carried.

- Links at Gettysburg – Wade Run Phase I Financial Security Reduction: Mr. Vranich said preliminary field inspections were performed. Based on the inspections he is recommending the financial security amount of \$788,871.88 be reduced for a total financial security amount of \$323,107.12. This would adjust the original security for the project of \$1,111,979.00 to \$323,107.12. Supervisor Mazer moved, seconded by Supervisor McCauslin, to reduce the financial security to \$323,107.12. Motion carried.
- Beiler Financial Security Reduction: Mr. Vranich said preliminary field inspections were performed. Based on the inspections he is recommending the financial security amount of \$137,304.75 be reduced for a total financial security amount of \$17,234.25. This would adjust the original security for the project of \$154,539.00 to \$17,234.25. Supervisor Mazer moved, seconded by Supervisor McCauslin, to reduce the financial security to \$17,234.25. Motion carried.
- Hiring Seasonal Road Crew: Chair Demas stated Steve Yerger has a strong background and familiarity with large equipment. He owned and operated an excavation business and has used various equipment and attachments in his business. He also has experience plowing snow. Mr. Yerger is also willing to be trained in flagging to be available for summer projects if the need arises. His references were checked, and the BOS received a copy of his application. Supervisor McCauslin moved, seconded by Supervisor Demas, to hire Steve Yerger as a seasonal (as-needed) road crew member. Tied vote - Motion denied. (vote: Todd - Yes; Chad - No; Christine - Yes; Bernie - No; Sandy – abstained).
- 2025 Hourly Pay Rates: Chair Demas said a copy of the proposed pay rates for 2025 was distributed to the BOS. Supervisor Yerger moved, seconded by Supervisor McCauslin, to approve the 2025 hourly pay rates. Motion carried (4-1). vote: Todd - Yes; Chad - Yes; Christine - Yes; Bernie - No; Sandy – Yes.
- ARPA Funds Discussion: Supervisor McCauslin noted that the recent audit noted several items that were paid out of Liquid Fuels that had to be paid back from the general fund. Supervisor McCauslin said that the remainder \$50,000.00 went into paying back the funds.

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- **Township Manager Discussion:** The discussion revolved around the potential hiring of a township manager. Supervisor Yingling argued that a good township manager would more than justify their salary by bringing in services and grants and would take some of the workload off the board. Several residents expressed concerns about the cost and the potential for the manager to overshadow the board's responsibilities. It was agreed that Supervisor Mazer would draft a job description for a township manager. The conversation ended with a reminder of the importance of the board's role as the executive agent of the township.

Adjournment

- With no further business to be discussed by the Board, Supervisor Yingling moved, seconded by Supervisor Mazer, to adjourn the meeting. Motion carried. Meeting adjourned 8:17 p.m.

Executive Session: Started at: 8:30 p.m. Ended: 9:27 p.m. Topic: Personnel issues.

Respectfully submitted,

Sheri Moyer
Township Secretary