

**MOUNT JOY TOWNSHIP SUPERVISORS
MINUTES
November 17, 2022 REGULAR MEETING**

The meeting was an open meeting, also conducted as a remote meeting through the ZOOM platform. Attendance and votes were taken by roll call.

Present: Bernie Mazer, Chairman; Terry Scholle, Vice Chairman; Gil Clark; Todd McCauslin, Christine Demas

Also Present: Susan Smith, Solicitor; Erik Vranich, Township Engineer; Shannon Hare, Secretary and Zoning Officer and Code Enforcement Officer; Mitz Whatley, Assistant Treasurer and Assistant Administrator

Roll call

Public Hearing

Public hearing opened at 7:02pm.

An Ordinance authoring the filing by the Township of Mount Joy, Adams County, Pennsylvania of a Notice of partial noncompletion of sale with the Pennsylvania Department of Community and Economic Development for debt occurred, but not issued, pursuant to Ordinance No. 2004-06 of the Township for benefit of The Links at Gettysburg Neighborhood Improvement District, and authoring the incurrence of new nonelectoral debt of the Township, to be evidenced by one or more series of revenue bonds in the maximum aggregate principal amount of \$3,538,024 to: (1) Finance certain public improvement within the Links at Gettysburg Neighborhood Improvement District, (2) Capitalize a portion of the interest on the bonds, (3) fund a debt service reserve fund or to purchase a debt service reserve fund surety or letter of credit for the bonds, and (4) Pay issuance costs, all pursuant to the Pennsylvania local government unit debt act; accepting a private placement agreement to purchase the bonds in the private sale by negotiation; covenanting to pay the debt service on the bonds solely from special assessment revenues and proceeds of the bonds made available for such purpose and not as general obligation debt of the Township or as a pledge of the Township's full faith, credit, and taxing power; and approving the forms of all documents appropriate to effectuate the issuance of the bonds.

Ben Ried, Township Bond Counsel, explained that this ordinance is an enabling ordinance that authorizes the restructuring of debt not to exceed \$3,538,024 to accomplish new public improvements in the Links Neighborhood Improvement District.

Public Comment

Brenda Curtis 82 Brookside Lane-Impact on those not done with current NID
David Adair 50 Brookside Lane-Bond Insurance for Wade Run

Public Hearing closed at 7:10pm

Chairman/Vice-Chairman Comments: Chairman Mazer talked about contest to develop a flag for Mt. Joy Township.

Vice-Chairman Comments: Vice-Chairman Scholle attended the COG meeting where they discussed a Broadband Task Force which is looking at the internet all across Adams County. Mt Joy Township is one of the worst areas. There will be a survey for residents and business owners. Vice-Chairman Scholle said that the County Commissioners announced that there will be no tax hike. Other topics discussed at the COG meeting with Gettysburg schools hiring police, Adams County was number 1 in election accuracy in the state, and tourism had a record year in 2021.

Public Comment. None.

Approval of Minutes

Regular Meeting Minutes from October 20, 2022 were approved by consent.

Solicitor's Report. Solicitor Smith presented her report for the period following the October regular meeting. Supervisor Scholle moved, seconded by Supervisor Clark to accept the Solicitor's Report. Motion carried, unanimously.

Engineer's Report. Engineer Vranich presented his report. Supervisor Demas moved, seconded by Supervisor Clark to accept the Engineer's October report. Motion carried, unanimously.

Roadmaster's Report. Supervisor Clark moved, seconded by Supervisor Demas to accept the Roadmaster's written report for October 2022. Motion carried, unanimously.

Omnibus Motion to Accept the Following. Supervisor Demas moved, seconded by Supervisor McCauslin to approve Treasurer, Police, Zoning Officer and Code Enforcement Officer, Planning Commission, Land & Sea, Open Records Office reports and Fire Reports.

Correspondence- Correspondence listed on the agenda was acknowledged.

Subdivision/Land Development Plans

- The Links at Gettysburg Planned Golf Community Preliminary Subdivision Plan for Wade Run Community [Action Deadline 12/8/2022, Last BOS Meeting 11/17/2022]. Township Engineer Vranich said that this was a follow-up from last month's meeting. There was no revised plan. Charlie Courtney, applicant's attorney, said that they were seeking preliminary plan approval. The subjects of discussion were the preliminary plan requirement in the SALDO for a PennDOT highway occupancy permit for the proposed access to the development and the separate issues of a construction access and its temporary highway occupancy permit. The applicant would like to develop the project while waiting on the PennDOT HOP and proposes to build the units closest to Wade Run first (approximately half of the development) and then build the rest once the HOP is obtained. The applicant volunteered and agreed to a condition that it would not use Bridge Valley Road for construction access. The applicant agreed to table the matter for 30 days to present a revised plan that proposes phasing the development for consideration. Township Engineer Vranich will discuss this with the Township Traffic Engineer to evaluate whether phasing the project will have any impacts on the assumptions made within the Traffic Impact Study. The applicant submitted a written request for a 30-day extension of the MPC action deadline, which was accepted by the Board.

Public Comment

Andy Muenzfeld 32 Brookside Lane-Garrison Falls HOA-Letter from Rick Klein to community concerning Bridge Valley Rd
Janet Vinson 99 Bridge Valley Rd-Temporary HOP
Mike Koziski 58 Brookside Lane-Construction HOP
David Vinson 99 Bridge Valley Rd-What if HOP is denied?

Supervisor McCauslin moved, seconded by Supervisor Clark to grant a 30-day extension in order to submit a revised phased plan. Motion carried, unanimously.

Committee Reports

- Personnel: (Mazer). No report
- Finance: (Scholle and Demas). No report
- American Rescue Plan Act: (McCauslin). No report

Business

- **Links NID Bond Restructure Ordinance.** Supervisor Scholle moved, seconded by Supervisor Clark to approve the Links NID Bond Restructure Ordinance. Motion carried, unanimously. Supervisor Demas moved, seconded Supervisor McCauslin to authorize Chairman Mazer to execute on behalf of the Board the necessary bond documents Motion carried, unanimously. Ordinance 2022-04.
- **Fairview Farms Road Dedication.** Engineer Vranich reviewed the submitted as-built/field change plan for the Fairview Farms subdivision. The plan revised the roadway cross-section detail to match the roadway as constructed as well as to provide the as-built conditions of the stormwater management basin. If the Township approves the as-built/field change plan, the next step will be for the developer to submit the appropriate deed of dedication for Lori Lane to the Township for review and approval. Supervisor Scholle moved, seconded by Supervisor Clark to approve the as built/field change plan with the condition that the landowner signs the plan. Motion carried.
- **Land Conservation Discussion.** Supervisor Demas said that at the last meeting Ellen Dayhoff presented maps of the Township soils. For a long time, the Township focused on land conservation. The Township does not have any properties in the top fifty percent. Supervisor Demas wanted to propose setting aside some money to show commitment to land conservation in the future. She said that the Board needs to set clear goals on how to proceed. Chairman Mazer said that the Board would revisit the topic of land conservation in January.
- **Proposed 2023 Budget.** There was discussion on needing more information in order to understand where the figures come from Supervisor Clark moved, seconded by Supervisor McCauslin to authorize the release of the 2023 proposed budget for required 20-day public inspection. Motion carried, unanimously.

The Board announced its intention to enter into executive session.

Adjournment. With no further business to be discussed by the Board, Supervisor Clark moved, seconded by Supervisor Demas to adjourn the meeting. Motion carried, unanimously. Meeting adjourned at 9:09 pm.

Respectfully submitted by,
Shannon M. Hare
Secretary