

FEBRUARY 20, 2003 SUPERVISORS' MEETING:

The Mount Joy Township Board of supervisors met this date in regularly scheduled session at 7:00 p.m. in the Township Municipal building, 902 Hoffman Home road, Gettysburg, PA, with Chairman James Waybright presiding. Others in attendance were: Supervisors William Chantelau, George Scott, and Will Rogers; Solicitor Walton V. Davis; Employees Sam Dayhoff and Anthony Graham; News Reporters Alex Gayhart (*The Gettysburg Times*), and Erin Negley (*Hanover Evening Sun*); and Secretary Brenda Constable.

Others in attendance were: District Justice Daniel Bowman; Sharon and Jeff Cooke; Henry Reaver Jr.; Jerry Maloney; Robert Then; Cpl. Michael Reiley, P.S.P.; Carol Newhart; Attorney John R. White representing The Links at Gettysburg and the MJT Ag Land Preservation Board; John McAlister; Richard Klein, The Links at Gettysburg; Glenn Snyder; Richard Owings; and Beau Ramsburg.

Chairman Waybright led everyone with the Pledge to the Flag.

Minutes:

Mr. Scott moved, seconded by Mr. Rogers, to approve the minutes of the January 6, 2003 Reorganization Meeting as presented. Motion carried unanimously.

Mr. Chantelau moved, seconded by Mr. Scott, to approve the minutes of the January 16, 2003 regular meeting as presented. Motion carried unanimously.

Mr. Chantelau moved, seconded by Mr. Rogers, to approve the minutes of the January 27, 2003 Public Hearing as presented. Motion carried unanimously.

Chairman's Statement:

Mr. Waybright thanked the staff for the outstanding job they performed during the last snowstorm. Everyone pitched in and helped where ever possible and it was very much appreciated.

Mr. Waybright announced an addition to the agenda under "Persons Requesting Time", noting Cpl. Michael Reiley would like to speak.

Public Comments: None were given.

Persons Requesting Time:

District Justice 51-3-02:

Mr. Daniel Bowman, District Justice, informed everyone that a realignment of Magisterial Districts in Adams County were recently done, and Mount Joy Township is now in his district, rather than District Justice Thomas Carr's, effective January 6, 2003. Mr. Bowman gave an overview of his duties and offered his assistance to the Township whenever needed.

Pennsylvania State Police:

Cpl. Michael Reiley announced that the State Police patrol supervisors were attending more Township meetings across the County to keep communications more frequent and be more

accessible to everyone. He offered a list of 2002 statistics for Mount Joy Township noting that they responded to 507 calls during 2002. Out of those 507 calls, 144 were criminal investigation; 90 were due to accidents; and 248 miscellaneous. There were 9 DUI in which one-half were accident related, and 117 were to the Gettysburg Village Outlets, including 58 false alarms.

Treasurer's Report:

Mr. Chantelau moved, seconded by Mr. Rogers, to approve the Treasurer's Report for January and February as presented. Motion carried unanimously.

Mr. Scott moved, seconded by Mr. Chantelau, to approve the bills to be paid for January and February as presented. Motion carried unanimously.

Subdivision/Land Development Plans:

1. Michael Keller: Mr. Scott moved, seconded by Mr. Chantelau, to approve an extension request from Mr. Keller, from March 13, 2003 to April 17, 2003. Motion carried unanimously.
2. Jeffrey Cooke: Mr. Waybright moved, seconded by Mr. Rogers, to approve an extension request from Mr. Cooke, from April 7, 2003 to June 19, 2003. Motion carried unanimously.
3. Robert Then: Request to submit a modified land development plan. Mr. Scott asked the Board to defer this issue until later in the meeting, and until they have had a chance to discuss the issue of how to accept modified land development plans.

Road Report:

Mr. Rogers moved, seconded by Mr. Chantelau, to approve the Road Report as presented. Motion carried unanimously.

New Tractor:

As a follow-up to last month's discussion, Anthony Graham, Road Superintendent, recommended that the Township put off purchasing a rubber tire loader this year and only purchase a new tractor/mower from the State Purchasing Contract using Liquid Fuel monies. He recommends purchasing the John Deere that he had informed them of last month. He further noted that the old tractor/mower could be appraised and used for a trade-in, or put out and Invitation For Bid it.

Mr. Chantelau moved, seconded by Mr. Rogers, to authorize the Road Superintendent to contract for the purchase of a new tractor/mower and negotiate a trade-in price. If a good price is given for a trade-in, he is to go ahead with the trade; if not, then the Township would offer bids for it. Motion carried unanimously.

Building Permit/Zoning Officer' Report:

Mr. Rogers moved, seconded by Mr. Chantelau, to approve the Zoning Officer's Report as presented. Motion carried unanimously.

Request for Purchase:

Mr. Little, Zoning Officer, request to purchase a laptop computer to use for field work, and eventually, use for presentations of properties during various meetings as needed. Mr. Scott noted that the Zoning Officer has been working closely with the County Mapping Department and would be able to produce scaled maps with overlays, contour lines, aerial photos, etc. He expressed his appreciation of Mr. Little's work for making this information available to the Supervisors and Planning Commission. He further added that he would like Mr. Little to give a presentation to the Supervisors sometime as to what all he can do with this new tool.

Mr. Chantelau moved, seconded by Mr. Scott, to approve the purchase of a laptop computer, including software, up to \$1,400. Motion carried unanimously.

Computer Systems Security:

Mr. Scott discussed the issue of computer security and the need for it in the Township Office. He stated that the last updates on the computer systems were done by Jay Little, and he would like Mr. Little to give a report on the security of what the systems currently have, and develop a plan of what is needed. Further discussion led to the need for passwords for each computer and moving forward with networking within the offices.

Mr. Chantelau moved, seconded by Mr. Scott, to appoint Brenda Constable, Office Manager, as the Systems Administrator for the Township, and to set up passwords for each employee. Motion carried unanimously.

Mr. Waybright moved, seconded by Mr. Rogers, to instruct Ms. Constable to develop a proposal for networking and the implications it would have. Motion carried unanimously.

Building & Grounds:

Mr. Scott moved, seconded by Mr. Rogers, to approve the Building & Grounds Report as presented. Motion carried unanimously.

Mud College Fence:

Mr. Dayhoff, Building & Grounds Coordinator, noted that he would like to replace the split rail fence at the Schoolhouse. Mr. Chantelau moved, seconded by Mr. Scott, to approve the purchase of fencing that is needed in the amount of \$400. Motion carried unanimously.

April Meeting Date Change:

Mr. Chantelau moved, seconded by Mr. Waybright, to change the regular meeting date from Thursday, April 17, 2003 to Tuesday, April 15, 2003. Discussion: it was suggested that this date be changed due to Holy week and other activities would be going on, on Thursday evening. With no further discussion, the motion carried unanimously.

Salt Storage Shed Roof Bid:

With recommendation from Mr. Dayhoff, Building & Grounds Coordinator, Mr. Waybright moved, seconded by Mr. Scott, to approve and set the date of Tuesday, April 15, 2003 as the date to open bids for the carpentry portion of the Salt Storage Shed, and to authorize Brenda Constable to advertise for said bids. Motion carried unanimously.

Correspondence:

Ms. Constable noted receiving the following correspondence:

- Gettysburg/Adams Chamber of Commerce Newsletter
- Gettysburg Recreational Board January minutes
- Littlestown Alpha Fire Company #1 annual Banquet on March 1, 2003
- County Conservation District and Penn State Cooperative tree and perennial sales

Committee Reports:

Personnel: Mr. Chantelau moved, seconded by Mr. Rogers, to approve the Mount Joy Township Personnel Policy and Benefits Manual, retroactive to January 6, 2003. Discussion: Mr. Waybright commended Ms. Constable, Secretary, for getting this completed and for the support from the rest of the staff for making this a good policy. With no further discussion, motion carried unanimously.

Finance: Mr. Rogers noted that the Treasurer sent a memo inquiring as to whether Supervisors, Planning Commission, and Zoning Hearing Board members should be compensated for workshops that they attend. Discussion was held noting that the minutes currently state that they [the Boards noted above] are compensated for each "meeting" that they attend, not to exceed \$1,875 per year. It was noted that this issue came up due to a recent workshop that the Planning Commission attended. Mr. Davis noted that it is clear in the Township 2nd Class Code as to how the Supervisors are compensated. Mr. Waybright moved, seconded by Mr. Scott, to approve compensation for the Planning Commission and Zoning Hearing Board members for all advertised meetings and workshops in which they attend. Motion carried unanimously.

Planning, Land Use & Zoning: Modified Land Development Plans – Mr. Scott noted that the Planning Commission held a workshop with Mark Lewis, HRG Engineer, which proved to be very informative. He gave an overview of issues discussed, including waivers, deferrals and modifications. He noted that Mark was not sure if deferrals would be allowed in 2nd Class Townships, and Mr. Davis stated that he would research this. One conclusion was that possible land development plans that are submitted to the Township would need to be reviewed for a possible modification or waiver on a case-by-case basis. The question came up with regard to a sketch plan being presented as a modified land development plan, and if it had all of the necessary information on it, would it need to be recorded. Mr. Davis replied that the general answer is no, noting that if a waiver is done, there wouldn't be much left to record. Mr. Waybright questioned who would first look at these proposed plans and decide if a modification was possible. Mr. Scott stated that when a plan comes into the office, Mr. Little, Zoning Officer, would first look at it, and if he felt that it was a fairly simple plan, he would have a list of items that must be on the plan. It would then go to the Planning Commission for their review. If any red flags come up, then the Commission would forward it on to HRG for their review and comment.
Robert Then: Mr. Then had presented a sketch plan to the Planning Commission for a 40' x 60' (2,400 sq. ft.) garage and was asking for a modified land development plan. He was given a list of items that need to be addressed and what was required on his sketch plan. The Supervisors reviewed this plan and discussed the issue of stormwater management.

Mr. Scott moved, seconded by Mr. Chantelau, to grant Mr. Then a request for a modified land development plan, addressing a list of 14 requirements, showing driveway, and the stormwater management. The Zoning Officer is directed to then accept this plan and issue a building permit. Motion carried unanimously.

Mr. Waybright recommended that when Mr. Little goes out to visit the site, he should take a Planning Commission member or Supervisor along with him. Mr. Davis agreed that he is okay with what is being done here for implementing this policy.

Mr. Little is to prepare a handout of the 14 required items that must be on a modified land development plan, including all necessary information as per the PA Municipalities Planning Code.

Jeffrey Cooke: Mr. Scott noted that an issue was raised at the last Planning Commission meeting with regard to the Jeff Cooke proposed subdivision plan. Three (3) proposed lots have the 100-year flood line running across the proposed driveway area for each and it was asked if this would be an emergency management situation for the landowner if a flood were to occur. Mr. Davis stated that he does not think that this creates a problem for the Township; they have governmental immunity. If this issue is made clear on the plan, anyone who buys the lot would be made aware of this.

Zoning Hearing Board Appointment:

Mr. Waybright moved, seconded by Mr. Scott, to appoint Mr. David Stair to the alternate position on the Zoning Hearing Board, for a three (3) year term ending December 31, 2005. It was noted that Mr. Stair was the only applicant for the position. Motion carried unanimously.

Building & Grounds: Nothing to report.

Roads: Mr. Waybright noted that the residents need to be careful when pushing snow off of their property so as not to leave a large pile on the road, which interferes with what the road crew is trying to do when keeping the roads cleaned off.

Public Safety: Nothing to report.

Agricultural Land Preservation: Mr. Dayhoff, Acting Coordinator, announced that Round I for the Township's Ag Land Preservation Program opens on April 7, 2003 and closes May 19, 2003.

With recommendation from Mr. Dayhoff, Mr. Waybright moved, seconded by Mr. Chantelau, to appoint Agrarian Associates, Inc. as the appraiser for the Ag Land Program. Motion carried unanimously.

Mr. Dayhoff asked the Supervisors to consider authorizing the Ag Land Board to proceed with obtaining proposals from banks or financial institutions for a possible bond issue or a line of credit. Mr. Chantelau noted that he would like to have a question put on the ballot asking the residents if they favor a tax increase in order to do a bond issue for the Ag Land Program. Mr. Dayhoff responded that the residents were already surveyed when starting the Comprehensive Plan process, and the majority wanted to preserve open space. He further added that this bond issue could be done non-electoral. Mr. Scott stated that he agreed with Mr. Chantelau and would like to see a vote from the citizens, or at least

positive feedback. Mr. Dayhoff noted that there was a good show of support when the Ag Preservation Formulation Committee held their public information meeting. Mr. Chantelau stated that he wants to see the mechanisms, implications and time frame for doing this; an outline from the Ag Land Board showing the +/- for each option. Mr. Scott added that he would also like to see a plan for how and why they would spend the money. He further stated that he is okay at this time to proceed with the financial process so that some of these questions could be answered. Mr. Rogers commended that the Supervisors approved this program to go into effect, now they need to go ahead with the process. Mr. Rogers questioned what the Supervisors were looking for; the plan has been approved and they need to move forward. Mr. Dick Owings, Ag Preservation Board member, suggested that they could possibly get an idea of how many total acres they would have in the Township over in a long period of time and then look at how much they would need for bonding. Mr. Beau Ramsburg, Ag Preservation Board member, commented that they could look at a couple of scenarios and give the Supervisors some idea of what is needed. Mr. Chantelau moved, seconded by Mr. Scott, to approve the Ag Land Preservation Board to start the financial process and to come back to the Supervisors with an Agricultural Land Development Plan. Motion carried.

Announcements:

Ms. Constable announced that Waste Management has sent out a revised letter to all residents, correcting their status with Mount Joy Township for municipal waste collection.

New Business:

The Links At Gettysburg – Neighborhood Improvement District (NID) :

Mr. Richard Klein, owner of The Links At Gettysburg, and Attorney John R. White, gave an overview of a NID and a NIDMA (Neighborhood Improvement District Management Association), pointing out that this would not incur any expense or liability to the Township. The Township's role in this would be to appoint a new municipal authority and they are proposing the name of this authority to be the "Red Rock Municipal Authority". Mr. White presented a time frame of what needs to be done to create the NID and NIDMA. Public Hearings would need to be held relative to this creation.

Mr. Scott moved, seconded by Mr. Rogers, to authorize Mr. White to advertise two (2) Public Hearings, for Tuesday, April 15, 2003, prior to the Supervisors regular meeting. The first one would be at 7:00 p.m. to consider adoption of an Ordinance creating the NIDMA; and the second one would be at 7:15 p.m. to receive public comment from affected property owners (within the NID) regarding the Preliminary NID Plan. Motion carried unanimously.

Other Business:

April Meeting:

The Supervisors instructed Ms. Constable to advertise the time for the April 15 meeting for 7:30 p.m. due to the two public hearings that were scheduled prior to the meeting.

PSATS Annual Convention:

Mr. Chantelau announced that he would not be able to attend the PSATS annual convention in April due to a working conflict. Mr. Rogers stated that he would attend if his schedule allowed. If he would not be allowed, Mr. Davis stated that the Township 2nd Class Code states that the Secretary or Treasurer could be designated as a voting delegate.

Adjournment:

With no further business to come before the Board, Mr. Scott moved, seconded by Mr. Chantelau, to adjourn the Supervisors Meeting at 10:10 p.m. this date. Motion carried unanimously.

Respectfully submitted,

Brenda J. Constable
Secretary