

OCTOBER 18, 2001 SUPERVISORS' MEETING:

The Mt Joy Township Supervisors met this date in regularly scheduled session at 7:30 p.m. in the Township Building, 902 Hoffman Home Road, Gettysburg, PA, with Chairman Samuel Dayhoff presiding. Others in attendance were: Supervisors James Waybright, William Chantelau, William Rogers and George Scott; Solicitor Walton Davis; News Reporters Kami Masemer (*Gettysburg Times*) and John Lembo (*The Evening Sun*); and Secretary Brenda J. Constable.

Citizens in attendance were: John McAllister, Tom Creutzer, Ralph H. Taylor (LHPOA), Harold Kirschner, Eileen Holmes, Ed Zimmer, Woodrow Taylor, Ellen Dayhoff, Tim Redding (representing Mike Danner), Rick Klein and Bob Sharrah.

Chairman Dayhoff led everyone with the Pledge to the Flag.

Minutes:

Chantelau moved, seconded by Scott, to approve the minutes of the September 20, 2001 Supervisors' Meeting as presented. Motion carried unanimously.

Chairman's Statement:

Chairman Dayhoff announced that he would be running for re-election for Township Supervisor in the upcoming Municipal Election to be held November 6, 2001.

Public Comment:

1. Ralph Taylor — representing the Lake Heritage Property Owners Association Government Action Committee, read and presented a written statement referencing Section 86-13 of the Mt Joy Township SALDO (Subdivision and Land Development Ordinance) relative to the "requirement" for a developer to furnish a build-out plan. His statement was relative to the proposed Yingling subdivision. Mr. Taylor asked the Supervisors to enforce this "requirement".
2. Eileen Holmes — asked what the invoice from Cannon Cleaning Services actually covered. Dayhoff explained that it was for shampooing the carpets and cleaning and buffing the tile floors once a month. She also asked who owns the banks that hold the Township's money. The Finance Committee will research this information and report at the next month's meeting.

Agricultural Land Preservation Program:

Ellen Dayhoff, Director of the Adams County Agricultural Land Preservation Program, gave a presentation on the Ag Land Preservation Program, how it works and offered possible options that the Township could follow if they were interested in implementing their own program at the Township level.

Persons Requesting Time on Agenda:

1. Mike Danner — representing Mr. Danner was Tim Redding, Surveyor, with regard to the future status of Long Road. Mr. Danner is interested in eventually selling some land and if so, would need a road to get to the lots. Redding presented a sketch drawing reflecting a proposed cul-de-sac for three (3) potential lots on the Danner farm. Chantelau moved, seconded by Rogers, to instruct Danner to forward his sketch plan to the Planning Commission, Township Road Master and Road Superintendent, and the Township Engineer HRG for comments and cost. All should then report back to the Supervisors with their findings. Motion carried unanimously.

Treasurer's Report:

September and October Report:

Chantelau moved, seconded by Waybright, to approve the Treasurers Report for the months of September and October as presented. Motion carried unanimously.

Bills:

Chantelau moved, seconded by Scott, to approve payment of the bills for the months of September and October as presented. Motion carried unanimously.

Subdivision / Land Development Plans:

1. Thomas E. Creutzer — Final Subdivision Plan consisting of five (5) lots and 64.909 acres along Speelman-Klingler Road. Planning Commission of October 10, 2001 recommended approval, It was noted that the Township would need to enter into an agreement with Mr. Creutzer regarding a payment plan for Creutzer to pay a total of \$15,000 for road widening in the area of the subdivision. Terms are for Creutzer to pay the Township \$3,000 at the time each lot is sold for a total of \$15,000 or if all lots are not sold within three (3) years (beginning with effective date upon approval and recording of the plan in the County Recorder of Deeds Office), whichever comes first, binding himself, his heirs and assigns.
Waybright moved, seconded by Scott, to approve the final subdivision plan pending an agreement between Creutzer and the Township to receive payment in the amount of \$15,000 within a three (3) year period, with terms as stated above, for the road widening portion of the subdivision. Motion carried unanimously.

2. Rick Klein — The Links At Gettysburg Pro Shop Addition — land development plan. Planning Commission of October 10, 2001 recommended approval. Sharrah stated that he had revised the plan since the Planning Commission had approved it in order to address HRG comments (letter dated October 10, 2001) and noted that there were two (2) waivers, one regarding stormwater management which HRG warrants and the second, asking to accept this plan as a "Final" plan. Waybright moved, seconded by Rogers, to approve the Land Development Plan as a final plan with the revisions as presented and approve the two (2) modifications as mentioned above. Motion carried unanimously.

The Links At Gettysburg Sewage Facilities Planning Module — it was noted that the Supervisors approved this Module at their August 16, 2001 meeting, however, DEP is requesting a confirmation of approval since the Adams County Office of Planning and Development (ACOPD) comments were not received prior to the approval. Waybright moved, seconded by Chantelau, to revote on the Module, adopting Resolution #2001 -8, a Resolution For Plan Revision For New Land Development

Scott moved, seconded by Waybright, to send a copy of the original ACOPD comments to the Adams County Commissioners, along with the Township's rebuttal letter and instruct Secretary Constable to draft a letter to the Commissioners informing them of the Supervisor's lack of trust with the ACOPD. Motion carried unanimously.

3. Kevin & Keith Yingling — Yinglings were not present, however, Sharrah presented a letter granting an extension until January 31, 2002. Sharrah stated that they might do a redesign to address HRG comments. Scott noted that there are still concerns with this plan that have not yet been specified and need to be worked out
Chantelau moved, seconded by Waybright, to table this proposed plan at this time. Motion carried unanimously.

Road Report:

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

Building Permit / Zoning Officer's Report:

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

Correspondence:

Supervisors noted receiving the September minutes from the Gettysburg Rec Park.

Committee Reports:

- Personnel:
- a) Waybright noted that Zoning Officer Jay Little had minor surgery on his elbow this morning and is doing well.
 - b) Waybright noted that the Personnel Committee met with Treasurer Robin Crushong for her six-month employment review and it was very favorable. Waybright moved, seconded by Chantelau, to increase Ms. Crushong's hourly rate by \$1.00. Motion carried unanimously.
 - c) Waybright noted that the Personnel Committee developed an "Employee Review Form" to be used for any type of employee review. It is the Personnel Committee's intent to use these forms and review each employee every December so that the Supervisors have some guidance when setting salaries in the new year. Dayhoff moved, seconded by Scott, to approve the process of reviewing employees each December. Motion carried unanimously.
 - d) Waybright noted that when reviewing the employment status of the Treasurer, it was the consensus of the Personnel Committee that the working hours for the Treasurer needed to be increased from eight (8) to twelve (12) hours per week. Chantelau moved, seconded by Scott, to amend the job description of the Treasurer to reflect a regular workweek of twelve (12) hours. Motion carried unanimously.
 - e) Waybright noted that during the recent staff meeting, discussion was held with regard to designating an employee to keep up with the upgrading technology of sharing computer information with the County and State. The Township had received an invitation from the Gettysburg-Adams Chamber of Commerce to attend a trip to Muffin County to view their JNET (court related offices sharing information) and SNET (social related offices sharing) systems that are in place. Waybright moved, seconded by Chantelau, to approve to send the Office Secretary. Motion carried unanimously.

Finance: Nothing to report at this time.

Planning Commission: Nothing to report at this time.

Land Use & Zoning: Scott reported that with regard to the proposed Mt. Joy Township Comprehensive Plan and Act 537 Plan, the Township is finally starting to reach milestones on getting to a completion point. Public meetings will be scheduled in early January so if anyone has any input for the Comp Plan, now is the time to be heard.

- Building & Grounds:** Dayhoff reported that the garage doors in the new shop addition have been installed as well as the electrical wiring. Man doors and gutters are still needed. Concrete pads have been poured. The back lot has been stripped as mentioned in the Road Report.
- Roads:** Dayhoff reported that roadwork has started at the Blue & Grey Development (by C.E. Williams) and at the Deer Chase Development (by Kinsley). He noted that it is possible that Deer Chase may not be completed before winter.
- Public Safety:** Waybright noted that Anthony Graham, Township EMA representative, would be attending training on October 20, 2001.
- Mud College:** Dayhoff noted that the committee is currently working on a curriculum to be used for students when school districts begin using the schoolhouse for a day. Ellen Dayhoff asked if there were any plans for putting in a parking lot at the schoolhouse. Supervisor Dayhoff responded yes.

Announcements:

Constable announced that the 84th Annual Convention of the County Association of Township Officials would be held on November 14, 2001 and asked who would be attending. Rogers, Chantelau and Dayhoff responded that they would attend. Also needed prior to the Convention are any Resolutions that the Supervisors would like to submit for consideration and approval by the County Association. Chantelau suggested drafting a Resolution regarding a township agricultural land preservation program and having two (2) or three (3) other townships join together to form one program in order to possibly qualify them to draw down money from the state to help buy easements. Supervisors concurred with this and asked Chantelau to draft a Resolution for their review and submission.

Constable announced that the Auditor General's Office would be conducting a Liquid Fuel audit on October 29 and 30, 2001.

Other Business:

Driveway Sight Distance:

Scott gave an overview of an issue that came before the Planning Commission with regard to the PennDOT formula that is to be followed with regard to "sight triangle" versus "sight distance" and how the current ordinance requirements are restrictive to the point that many subdivisions would be unable to adhere to it. After reviewing comments from HRG on this issue, Scott informed the Supervisors of the Planning Commission's recommendations to require plans to show sight distances, grade, and posted speed limits in accordance with PennDOT Publication 441, and to meet the SALDO requirements as stated in sections 86-1 8.E(1), 86-20, and 86-20-8(3). The developer must include driveway placement on their plan. In addition, the Planning Commission would like the Township to consider ways that all roads could be posted with the proper speed limit. A traffic study will need to be performed and Scott is suggesting that approximately \$5,000 be put into the 2002 proposed budget for this work. Scott added that the Zoning Officer had discovered this issue. Waybright moved, seconded by Rogers, to include driveway information on the plans and to authorize the advertisement of an Ordinance to be adopted, which includes HRG's comments addressing driveway placements. The Solicitor was instructed to work with HRG for a draft Ordinance (an amendment to the original Ordinance) to be considered at the November meeting. Motion carried unanimously.

The Links At Gettysburg — Conditional Use Application Decision:

Solicitor Davis stated that 'The Links' legal counsel had prepared a draft of the Conditional Use Decision for review. Davis had made some revisions and presented a "red-lined" copy to the applicant for his review as well as Township Engineer HRG. Davis mentioned that most of his revisions were with regard to verbiage if the applicant were to refuse any of the conditions. A short discussion was held regarding clarification of some of the sections of the decision.

Rogers moved, seconded by Chantelau, to approve the proposed final decision of the Conditional Use Application as presented. Dayhoff asked Solicitor Davis if he was satisfied with this version of the decision and he responded yes. With no further discussion, the motion carried unanimously.

Mt Joy Township's General Employees' Pension Plan:

Scott moved, seconded by Chantelau, to authorize the advertisement to adopt an Ordinance adopting the revised Joinder Agreement for the Pension Plan, changing the participation requirement in the plan to allow employees working a minimum of 20 hours per week to participate and to change the employer contribution from five percent (5%) to ten percent (10%), effective January 1, 2001. Motion carried unanimously.

Pennsylvania Local Government Investment Trust (PLGLT).

Waybright moved, seconded by Chantelau, to authorize the advertisement to adopt an Ordinance to join the PLGIT Program. Motion carried unanimously.

New Business:

Proposed 2002 Budget:

Dayhoff noted that a budget workshop was held on Thursday, October 11, 2001 at 7:00 p.m. (as publicly advertised). He pointed out that the proposed budget includes an appropriation of \$300,000 to start up an Agricultural Land Preservation Program. He then asked Treasurer Robin Crushong to read aloud the totals of the revenues and expenditures. Dayhoff then asked the Supervisors if they had any changes or adjustments to this proposed budget. Scott offered the following:

- a) Include \$5,000 for road studies related to speed limits. Waybnght suggested that we check to see if Liquid Fuels could be used for this project The Supervisors then instructed Crushong to check with the Road Superintendent to see if Liquid Fuels could be used.
- b) With regard to the previously intended monetary commitment in the amount of \$16,160 to the Adams County Commissioners for a new County Emergency Training Facility — Scott stated that he had a concern with working with the County on their obligations. He noted that the Commissioners just recently moved swiftly, and without any public input, to not undertake any debt for farmland preservation. He further added that, based on the Township's responses relative to the proposed Township Comprehensive Plan, approximately sixty percent (60%) of our citizens want farmland preservation. He feels that we need to send the County Commissioners a strong message in response to their recent actions. He suggested pulling this allocation from the proposed 2002 budget. Waybright asked if the Township were to pull this money, could it be allocated to the local fire companies instead? Rogers agreed with this alternative. He suggested giving it to the fire companies that support Mt. Joy Township on a pro rata basis along with a letter as to what we are doing and why we are doing it. Scott pointed out that he is not opposed to a training facility. The Supervisors concurred; no one is opposed to a training facility. Chantelau noted that when the County wanted money, Commissioner Weaver was here *in person* to justify the need, but then suddenly turned around and pulled the rug out from under a program that is important to many of our citizens, not just in our Township but the entire County.

Dayhoff clarified the wishes of the Board, which is to pull the line item for the County Training Facility and move it to the line item for local fire companies on a pro-rata basis with a letter to them explaining why they are receiving an increase. Then the fire companies can chose to do

what they want to with the money; donate it to the County for the Training Facility if they so desire.

Chantelau moved, seconded by Rogers, to tentatively adopt the proposed 2002 budget with the changes mentioned above. Motion carried unanimously.

Scott moved, seconded by Waybright, to send letters to the surrounding townships explaining Mt Joy's position on the recent actions of the Commissioners with regard to Ag Land Preservation and what they propose to do with the 2002 budget proposal for the Training Facility. Motion carried unanimously.

Further discussion was held on a Township Ag Land Preservation Program. Dayhoff stated that he would like to schedule a meeting sometime in November or December with bond counsel and finance consultant to get some direction on how to start up long term funding for a program. Dayhoff also stated that he had discussed this issue with Solicitor Davis and they both concur that if the Township were to start up its own program, that a separate solicitor should be appointed for this program only. Dayhoff stated that he had spoken with Attorney John R. White to see if he would be interested. Attorney White is currently the Solicitor for the County's Ag Land Preservation Program and knows how the program operates. Chantelau moved, seconded by Scott, to authorize the Supervisors to negotiate with Attorney White and to give a proposal for legal counsel for the Ag Land Preservation Program. Motion carried unanimously.

At this time, Chairman Dayhoff gave a statement with regard to his decision to run again for Township Supervisor. He noted that during the 2002 budget workshop, he would like to see an Ag Land Preservation Program get up and running and in order to do that, he would run again for Supervisor so that he could follow through with the Program. He further stated that he was not running because he thought that he would be a better supervisor than the current candidate, Harold Kirschner, but that he just wanted to see the Ag Land Program implemented. He concluded that he would in no way, benefit personally from starting up this Program because his farm is already preserved in the County's Program.

Adjournment:

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

Respectfully submitted,



Brenda J. Constable
Secretary