

MOUNT JOY TOWNSHIP SUPERVISORS

MINUTES

Thursday, July 17, 2025

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 7:02 p.m.

Present: Christine Demas, Chairman; Todd McCauslin, Vice Chairman; Chad Yingling; Bernie Mazer; Sandy Yerger

Also Present: Issac Wakefield, Solicitor; Kim Livelsberger; Zoning/Code Enforcement Officer; Melinda Jones, Treasurer

Chairman Comments: Chair Demas reported that the Board held a 12-minute executive session to discuss legal matters. She addressed recent widespread power outages, noting Mount Joy had limited impact but acknowledged frustration for affected residents. Senator Mastriano is advocating for them, and official complaint forms against Met-Ed are available at the township office.

The outage also disrupted traffic signals at the major intersection of Rt 15/97, creating safety concerns. Barlow's fire police requested a meeting with the Safety Committee. Chair Demas, Supervisor McCauslin, and Road Master Golden and representatives from Barlow Fire Department met to discuss viable solutions. It was a productive meeting, and we believe we developed a workable plan to implement during future outages, to manage traffic, and improve safety. More information to follow.

Chair Demas then turned to Supervisor Yerger who shared updates from ACOG, noting several countywide initiatives and events. Yerger stated that police officers are issuing warning tickets for handheld cell phone use, with fines set to begin next year. They are also monitoring vehicle window tinting; windows tinted over 70% may be flagged. She highlighted several community events, including Gara hosting "Kingdom of Wonders. Destination Gettysburg has launched a new walking trail program, running through September 1. The Adams County Cadet Academy continues its efforts to introduce teens to careers in law enforcement, EMS, and firefighting. The program has 22 teams and has been active for seven years. Supervisor Yerger also reported that the County Commissioners confirmed there will be no tax assessment increases this year, as financial parameters were met. Lastly, she noted that At Home in Adams County, a coalition focused on housing, transportation, and employment, received a grant to install Bike Share stands and is seeking public input on possible locations.

Public Comments: None.

OMNIBUS MOTION TO ACCEPT THE FOLLOWING:

Motion included acceptance of the following reports: BOS Workshop Meeting, June 26, 2025, Treasurer Report, Roadmaster's Report, Engineer Report, Police Report, Fire Reports, Zoning Officer's report, Planning Commission's Report, MDIA's Report, Red Rock Municipal Authority Annual Report, General Employee's Pension Plan Audit for 2024, Correspondence Received and the Open Records Officer's Report. Supervisor Mazer moved, seconded by Supervisor Yerger, to approve the Omnibus Motion. Motion carried unanimously.

ACTION ITEMS:

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- **Approval of the BOS Regular Meeting Minutes, June 19, 2025:** Supervisor Mazer moved, seconded by Supervisor Yingling, to approve the June 19, 2025 minutes as presented. Supervisor McCauslin abstained because he did not attend the meeting. Motion carried, 4-0-1.
- **Gettysburg Fire Department 2025 Financial Disbursement** – William Dempsey, President of the Gettysburg Fire Department, provided an update on the department’s operations, staffing, training, and future plans. The department currently has 90 active members, including 55 certified emergency responders and 35 non-emergency volunteers. From January to June 2025, they responded to 455 calls, with an expectation to reach 1,000 calls by year-end, one of the highest in recent years. Members participate in regular in-house and external training, accumulating 168 hours so far this year. The department also remains active in fire prevention, with 34 events in 2024 reaching over 5,500 civilians. Recruitment and retention efforts continue, supported by a SAFER grant and local incentive programs. Funding comes from a mix of grants, municipal reimbursements, fundraising, and donations. Capital projects include ongoing facility upgrades, a thermal imaging camera initiative, and plans to replace the aging ladder truck, estimated at over \$2 million with a four-year timeline. Supervisor Mazer moved, seconded by Supervisor Yingling, to approve the 2025 disbursement to Gettysburg Fire Department. Motion carried, unanimously. Chair Demas added the disbursement is \$40,930 which we are happy to be able to say is a 24% increase in we were able to do last year.
- **Barlow Fire Department – 2025 Financial Disbursement:** Chair Demas stated that they received a complete 2025 funding package from the Barlow Fire Department, including updated financial documents and a corrected profit and loss statement. With all requirements met, a motion was made and unanimously approved to disburse the 2025 donation, which included a 25% increase, totaling over \$10,000. Supervisor Mazer moved, seconded by Supervisor Yingling, to approve the 2025 disbursement to Barlow Fire Department. Motion carried, unanimously.

Chair Demas followed up by expressing the Board’s strong support for local fire departments and encouraged all departments to submit preliminary budgets or proposals ahead of the township’s budget planning, which begins in September. This allows the Board to consider potential adjustments or additional support under the new contracting structure.

- **Beiler Financial Security and Developer’s Agreement:** Chair Demas stated the Board reviewed the remaining financial security related to the Biler land development plan, originally approved in July 2022. She said some funds had been released earlier in the year for completed work, while the remainder covers demolition of the existing residence and associated erosion control. She said the current home is expected to remain until a new one is built, a future goal for the Beilers,’ they requested that the remaining security be lifted. In exchange, they agreed to sign a developer’s agreement confirming all original conditions remain in effect. This agreement does not impact the separate schoolhouse project. Supervisor Mazer moved, seconded by Supervisor Yerger, to approve the Beiler Developer’s Agreement. Motion carried unanimously.

- **Contractor Headquarters with Outdoor Storage Ordinance:** Chair Demas introduced the discussion on the contractor headquarters and outdoor storage ordinance. Last month, the Planning Commission recommended a broad ordinance covering commercial outdoor storage, but the Board felt it was too general and sent it back to narrow the focus specifically to contractor headquarters outdoor storage. The draft ordinance, which includes a new definition for contractor headquarters and regulations on outdoor storage, was sent to the Board for review. Ms. Livelsberger explained that the current ordinance lacked a formal definition for construction company headquarters, so one is being added along with guidelines for outdoor storage. Attorney Wakefield noted two points for further discussion: first, whether to include “equipment” in the definition to cover items beyond

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vehicles, and second, whether to keep an explicit exclusion for agricultural items, which some found confusing but intended to clarify that agricultural materials are not regulated under this ordinance. The Board also discussed the challenge of defining every specific use, relying in part on zoning officer discretion. The Planning Commission emphasized that outdoor storage of materials and equipment is allowed but should comply with certain restrictions, such as screening and limits on how long items can remain stored outdoors. They propose extending the time before outdoor storage is considered regulated from 24 hours to 7 days, providing more flexibility to property owners. Supervisor Yingling moved, seconded by Supervisor Mazer, to move forward with the advertising of the Contractor Headquarters with Outdoor Storage Ordinance. Motion carried unanimously.

- **Straley Road Pipe Replacement – Authorization to proceed with obtaining bids/quotes:** Chair Demas said the township has been waiting for DEP approval for strategy for this replacement. The township received approval. Supervisor Mazer moved, seconded by Supervisor McCauslin, to proceed with the advertising and bidding process for Straley Road pipe replacement project. Motion carried unanimously.

Adjournment: With no further business to be discussed by the Board, Supervisor Yerger moved, seconded by Supervisor Yingling, to adjourn the meeting. Motion carried. The meeting adjourned at 7:59 p.m.

Respectfully submitted,

Sheri Moyer
Township Secretary