

OCTOBER 16, 2008 SUPERVISORS' MEETING:

The Mount Joy Township Board of Supervisors met this date, as publicly advertised, at 7:30 p.m. in the meeting room of the Mount Joy Township Municipal Building, 902 Hoffman Home Road, Gettysburg, PA 17325 with Board Chairman James W. Waybright presiding. Others in attendance were: Supervisors William Chantelau, George Scott, Samuel Dayhoff, and Robert Rhodes; Solicitor Walton V. Davis; Zoning Officer Dave Crouse; Treasurer Robin Crushong; and Secretary Brenda J. Constable.

Others in attendance were: News Reporters Aaron Young (*Gettysburg Times*) and Melody Asper (*Evening Sun*); Jerry Althoff and Audrey Weiland representing the Planning Commission; Elsie D. Morey; Carol E. Holtz; Eileen T. Holmes; Matt Sentz representing the Barlow Fire Co.; Harry Walker; Jack McLatchy; Pam & John Roman representing the Watchdog Group; Bernie Hueskin; and Paul Shriver.

Board Chairman Waybright led everyone with the Pledge to the Flag.
The Township recorded the meeting.

Minutes:

Mr. Scott moved, seconded by Mr. Dayhoff, to approve the minutes of the September 18, 2008 meeting as presented. Motion carried unanimously.

Public Comment:

1. **Carol Holtz:** After the recent budget workshop, she questioned who is full-time, who is part-time and is anyone getting salary increases. Supervisors responded three road workers and secretary/office manager are full-time and treasurer, zoning officer, and office assistant are part-time. With regard to the salary increases, Mr. Waybright explained that it is unknown at this time because there are several different options on the table to consider for budget.
Ms. Holtz questioned why over \$12,000 was spent last summer on a street sweeper. Mr. Dayhoff explained that it was paid with Liquid Fuels and not from the General Fund. Liquid Fuels is state money that can only be spent on roads and equipment. It is a separate account; the deficit is in the General Fund, not the Liquid Fuels Fund. Further discussion was held regarding how roads are cleaned and swept in order to paint lines on the roads.
Ms. Holtz requested to receive a full detailed Treasurer's Report each month rather than just a summary.
2. **Matt Sentz:** Barlow Fire Department has entered into a contract to purchase a new rescue truck at a cost of \$564,381. This replaces the current rescue truck and will combine services with rescue efforts that they are currently unable to do. It is expected to be delivered in six months. The old 1992 Rescue will be put out for bids and sold once the new one is in service.
3. **Eileen Holmes:** questioned if the Hartlaub property on Route 97 had been settled yet. Supervisors responded yes, on September 16, 2008. She questioned how much taxes would be coming in on that property. The Supervisors responded none since it is now a municipal property.
She has a problem with fixing King Road. The job is nice but doesn't think it was needed. She also asked how it is determined in the budget process as to what roads will be included for maintenance and repair.

Announcements:

Ms. Constable announced the following:

- Fireworks at The Links At Gettysburg on October 17, November 8, and November 15, 2008.
- Partnership for Land Use Education fall seminars – October 22, Greenways and Landscapes.

Strategic Planning Initiative:

Mr. Chantelau noted that the Strategic Planning Initiative was implemented in August of 2007 with members of the Township governance constituting the team. The team presented six possible future scenarios for the Township to Township residents in Lake Heritage, The Links, and at the Township Building over the last two weeks. A total of 64 residents attended the presentations. There was very good discussion with the residents about the scenarios and in general about the Township. Information about the Township was given to the attendees as well as information on scenarios. They were also given a comment sheet of which most were very favorable and appreciative that the Township has taken this effort to look at the future of the Township being proactive rather than reactive, and look forward to continuing this effort. The team will meet again to debrief themselves on what was learned from the residents, decide the future course, and make a recommendation to the Supervisors in November as to what to do with this. All of the Supervisors attended one of the three presentations and saw the scenarios that were created. Mr. Chantelau thanked the team for the tremendous job well done and for their time and effort in doing this. It is hopeful that the scenarios will be able to be used for immediate and future long range decisions of the Township when we start updating the Comprehensive Plan in 2010 or 2011.

Mr. Waybright thanked the entire Committee for a job well done. He attended the presentation at The Links and noted that it was well received from those residents. Mr. Scott also thanked all the team members for their work; he attended the Township presentation and realized how much was included that he had not thought about but now realizes how things could possibly come together for the future of the Township.

Treasurer:

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

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

Subdivision/Land Development Plans:

1. Twin Pond Estates – David Stair, Owner: proposed 27-lot subdivision at 979 Harney Road, zoned RR. Extension through January 5, 2009. Plan remains on the table.
2. Hartlaub, Francis L. Jr.: Request for Planning Waiver & Non-Building Declaration relative to the approved subdivision plan for property purchased by the Township. Planning Commission recommends approval of the Waiver. Mr. Scott moved, seconded by Mr. Chantelau, to approve the Request for Planning Waiver & Non-Building Declaration. Motion carried unanimously.

Road Report:

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

Bid Opening – Township Parking Lot and Access Drive: A bid opening was held at this time, as publicly advertised, to accept bids for the paving of an addition to the Township parking lot and access drive. Six bids were received and read aloud as follows:

ITEM	Jerry Justice Excavating	Kim Bob, Inc.	C.E. Williams & Sons, Inc.	Hoovers Grading & Paving	Kinsley Construction Inc.	Henson Paving Co., Inc.
1. New parking area approximately 4,140 sq. ft.				\$ 9,315		
Minimum three inches (3") 12mm Super Pave	\$ 7,575	\$ 8,073	\$ 8,850		\$ 9,624.55	\$ 9,950
Saw cut and crack seal where new lot abuts existing parking lot	\$ 350	\$ 130	\$ 400		\$ 455.40	\$ 250
2. Maintenance access drive approximately 6,000 sq. ft.				\$24,000		
Minimum six inches (6") 19mm Super Pave	\$15,985	\$18,420	\$18,560		\$22,828.80	\$25,300
Saw cut and crack seal where access drive abuts Hoffman Home Road	\$ 700	\$ 260	\$ 300		\$ 480.00	\$ 150
TOTAL BID	\$24,610	\$26,883	\$28,110	\$33,315	\$33,388.75	\$35,650

Mr. Chantelau moved, seconded by Mr. Scott, to award the bid to the low bidder of Jerry Justice Excavating in the total bid amount of \$24,610. Motion carried unanimously.

Basehoar-Roth Culvert Project – Change Order No. 1: Mr. Scott moved, seconded by Mr. Rhodes, to approve Change Order No. 1 as presented. Discussion: Mr. Dayhoff reported that the box culvert project went out for bid before PennDOT approvals and project number were received. PennDOT required Super Pave, but the original bid required bituminous asphalt instead. The contractor had to buy the Super Pave, and according to PennDOT bridge division, an additional layer of Super Pave was required. This generated an increase of \$2,100 for additional paving. A second change is also needed because PennDOT requires the installation of a guide rail. That phone quote was approved at the September meeting with MorganRail, but the invoice must go through the bid contractor, Victor Re & Sons, because the Township has one project number with PennDOT in order to use liquid fuel monies. Change Order No. 1 includes \$2,100 for additional paving and \$5,308 for guide rail. The original bid was \$85,000 but with the Change Order the total project cost is now \$92,408. Mr. Chantelau noted that this is a PennDOT mandate. Mr. Rhodes asked if the guide rail would be installed before winter. Mr. Dayhoff responded that it should be installed within a few days or weeks. With no further discussion, the motion carried unanimously.

Zoning Officer's Report:

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

Correspondence:

Ms. Constable reported receiving the following correspondence:

- Barlow Volunteer Fire Company 2009 Proposed Budget
- Littlestown Senior Center request for donation
- Notice of Pennsylvania American Water application to DEP for permitting associated with proposed extension of water line utility along northern and southern side of Heritage Drive
- WRRMA September minutes

Committee Reports:

Personnel: Nothing to report.

Finance: 2009 Budget to be discussed later under Other Business.

Planning, Land Use & Zoning: Mr. Rhodes noted this Committee received comments from the Planning Commission relative to the recommended changes to the Table of Permitted Uses. This Committee will review the comments and report back to the Planning Commission at a later date.

Building & Grounds: Nothing to report.

Roads: Mr. Waybright noted that he recently attended an ACTPO (Adams County Transportation Planning Organization) meeting and found there is a grant program PennDOT just opened up. Not sure yet if the Township can utilize this or not. In addition, the Healthy Adams Bicycle/Pedestrian, Inc. group has asked municipalities, when improving roads, to think about including bike and walking paths. They would like "Share the Road" signs posted; and any bridges or roads rebuilt, rehabbed, or improved to allow for bike and walking trail crossings in each direction.

Mr. Rhodes reported that the Roads Committee and Road Crew met with a PennDOT representative and State Representative Dan Moul to look at the intersection at Harney Road, Maryland Line Road, and Hoffman Home Road. Different options were discussed as to whether or not the hedge along the corner property is to be cut down; should a blinking light be put in place; should a double stop sign be in place. PennDOT is going to take these options and come up with some recommendations as to what could be done to improve this dangerous intersection. However, no commitment was made by PennDOT. Mr. Chantelau added that a township truck with a snowplow was taken to the site and the representatives could see how far the plow stuck out onto Harney Road before the driver could see in both directions, which was almost to the centerline.

Public Safety: Nothing to report.

Agricultural Land Preservation: Did not meet this month – no report.

Recreation Board: Did not meet this month. Mr. Rhodes gave an overview of a Peer-to-Peer Program Study that he first became aware of through YSM during the Rec Study Committee meetings. He explained that this study has been ongoing for over a year and explores the feasibility of forming a regional, multi-municipal committee to assist participating municipalities to receive experienced, professional help to plan for the development of parks, recreation and open space, and their continued maintenance. This

would be a collaborative effort with Gettysburg and surrounding boroughs and townships. The plan would establish a regional Parks and Recreation Director that would be funded by a grant from DCNR. The grant would provide four years of funding. He noted the current participating municipalities are Cumberland, Franklin, Freedom, and Straban Townships, and Gettysburg Borough. Not yet participating are Mount Joy and Mount Pleasant Townships, and Bonneauville Borough. DCNR grant provides \$10,000 with participating municipalities providing a \$1,000 match. He noted that Tammi Jacoby, Office Assistant and Rec Board Secretary, has been aware of this program, is very knowledgeable, and is qualified to coordinate this Peer study program for Mount Joy Township. He recommended the Recreation Board continue with this program. He noted that the first indications coming back from the recent survey that went out to the Mount Joy Township citizens seem to support the need for some type of recreation in our township. He would like the Rec Board to get involved with this program. The Supervisors recommended this information be given to the Rec Board and do some investigating, but not sure how this would impact our [Mount Joy Township's] current survey and study, also with DCNR. Mount Joy Township needs to be cautious to not commit to this new program while it has its own program in-house ongoing. Mount Joy Township already supports the Gettysburg Rec Park with annual contributions. Supervisors suggested the Rec Board appoint a liaison to this Committee and get information about the program. Mr. Rhodes will work this out with Tammi Jacoby.

Executive Session:

Board Chairman Waybright called for an Executive Session at 8:30 p.m. this date.

Mr. Davis noted an Executive Session was held to talk about a matter of pending litigation with regard to a certain developer who is in the midst of hearings and where we are and when we might expect the hearings to begin again. This is Horizon Group (The Outlet Shoppes at Gettysburg) and will most likely hear something real soon to resume the hearings again.

Meeting Reconvened:

Board Chairman Waybright reconvened the Supervisors' Meeting with all members in attendance. Others in attendance were: Robin Crushong, Dave Crouse, News Reporters Aaron Young and Melody Asper; Pam & John Roman; Jerry Althoff; Bernie Heuskin; Audrey Weiland; Harry Walker; Carol Holtz; Eileen Holmes; Matt Sentz.

New Business:

Agricultural Security Area: Mr. Dayhoff moved, seconded by Mr. Scott, to acknowledge receipt of a proposal from Ethan and Kimberly Dingle, 340 Yingling Road, with 150.08 acres, for an addition to the ASA and authorize the submission of the proposal to County and Township Planning, and Township ASA Committee for comments. Motion carried unanimously.

Public Improvement Reduction Request: Received a request from Barton Breighner of Barton Real Estate, L.L.C. requesting Surety Reduction No. 4 for Fairview Farms development. Mr. Dayhoff moved, seconded by Mr. Scott, to authorize KPI to do inspection. Discussion: Mr. Waybright noted that the request did not come from Mr. Breighner's engineer or agent as usual process, but rather from the Real Estate company. There was no detailed information included to show what the request includes. Mr. Waybright recommended that it is made sure that when this reduction request is forwarded to KPI that KPI doesn't end up doing some of the administrative work that they normally wouldn't have done. If they do, he recommends the Real Estate company be billed for it. This is normally a responsibility of the developer's

agent or engineer and he does not want to see the Township get involved with this. Mr. Dayhoff moved to amend his motion, and Mr. Scott seconded the amendment, to include with the authorization to KPI, that KPI not perform the administrative work that they normally would not do and if so, KPI is to invoice the Real Estate company for those services. Motion carried unanimously.

2009 Tentative Budget Presentation:

The Finance Committee gave a power point presentation on the budget development process and various options for consideration of the 2009 budget. After a brief overview of how the Supervisors must develop, and what is legal or illegal on developing a budget, a review of the Township's current financial accounts were reviewed. Explanations of what a "mil" is and what a "mil" generates to the Township was given. It was noted, per the Adams County Tax Assessment Office, the current average assessed home in Mount Joy Township is \$62,569 (assessed value = 50% of market value). At the current township property tax rate of .015 mills (.00015), the property owners pay an average of \$9.39 assessed value per year. This yields \$15,000 annually for the Township. Four options were viewed for consideration:

Plan "A": Base Line budget with Township services and operations remaining as in 2008, and ending with a surplus of approximately \$84,000.

Suggests a 3.0 mil (.003) property tax increase for the General Fund	Generating \$319,000
Suggests enacting a 1.0 mil (.001) fire tax	Generating \$106,000
Suggests enacting a 1.0 mil (.001) indebtedness tax	Generating \$106,000

Estimated impact on property assessed at \$62,569 is: \$313/year (or \$26/month)
New Millage rate would equal 5.0 mills (.005)

Plan "B": Reductions from Plan A, termination of one employee, decreasing hours of a second employee, decreasing support to road maintenance, no support to open \$2M LOC for ag land, increases EIT (Earned Income Tax), ending with a deficit of approximately \$8,000.

Suggests a .09 mil (.0009) property tax increase for the General Fund	Generating \$ 95,786
Suggests enacting a 1.0 mil (.001) fire tax	Generating \$106,000

Estimated impact on property assessed at \$62,569 is: \$119/year (or \$10/month)
New Millage rate would equal 1.9 mills (.0019)

Plan "C": Plan A with different millage rate, plus increase in EIT, and ending with a surplus of approximately \$33,000.

Suggests a 2.0 mil (.002) property tax increase for the General Fund	Generating \$212,858
Suggests enacting a 1.0 mil (.001) fire tax	Generating \$106,000
Suggests enacting a 1.0 mil (.001) indebtedness tax	Generating \$106,000

Estimated impact on property assessed at \$62,569 is: \$251/year (or \$21/month)
New Millage rate would equal 4.0 mills (.004)

Plan "X": Retains all staff, decreases support to road maintenance, does not support opening \$2M LOC (Line of Credit) for ag land, eliminates proposed Rock Creek Corridor Project and code book changes, increase in EIT, ending with a surplus of approximate \$9,700.

Suggests a 1.7 mil (.0017) property tax increase for the General Fund	Generating \$180,929
Suggests enacting a 1.0 mil (.001) fire tax	Generating \$106,000
Suggests enacting a 1.0 mil (.001) indebtedness tax	Generating \$106,000

Estimated impact on property assessed at \$62,569 is: \$232/year (or \$19/month)
 New Millage rate would equal 3.7 mills (.0037)

Summary of Plans:

PLAN	MILLAGE RATE	AVG. COST per \$62,569 Assessed Value	REVENUES	EXPENSES	SURPLUS (DEFICIT)
A	5.0	\$313 (\$26/mo)	\$802,600	\$718,295	\$84,305
B	1.9	\$119 (\$10/mo)	\$654,386	\$662,450	(\$ 8,064)
C	4.0	\$251 (\$21/mo)	\$745,600	\$712,438	\$ 33,162
X	3.7	\$232 (\$19/mo)	\$714,529	\$704,810	\$ 9,719

Mr. Dayhoff suggested holding another public meeting at a larger facility to give the public another opportunity to view, understand, and give input on the options the Supervisors are considering.

Mr. Scott moved, seconded by Mr. Chantelau, to tentatively adopt Plan "C" for the 2009 budget and to advertise a special public meeting to allow public input on the four options. Motion carried unanimously. *NOTE: It was later determined to hold the public meeting on October 29, 2008 at 7:00 p.m. at Yingling's Auction Gallery.*

Adjournment:

With no further business to come before the Board, Mr. Dayhoff moved, seconded by Mr. Scott, to adjourn the Supervisors' Meeting at 10:20 p.m. this date. Motion carried unanimously.

Respectfully submitted,

Brenda J. Constable
 Secretary