

**Mount Joy Township Supervisors’
Supervisors’ Regular Meeting
November 17, 2016**

Meeting Minutes

Present: John Gormont, Chairman; David Updyke, Vice-Chair; Gil Clark; Dennis Bowman; Bradley Trostle; Susan Smith, Solicitor; Sheri Moyer, Secretary

The Mount Joy Township Board of Supervisors met this date, as publicly advertised, at the Mount Joy Township Building located at 902 Hoffman Home Rd., Gettysburg, Pennsylvania.

Call to Order: John Gormont, presiding.

Starting Time: 7:00 p.m.

Pledge of Allegiance

Public Comments: None.

Approval of Minutes:

- Supervisors’ Regular Meeting Minutes, October 20, 2016. Mr. Updyke moved, seconded by Mr. Bowman, to approve Minutes as presented. Motion carried unanimously.

- Supervisors’ Workshop Meeting Minutes – No November Workshop Meeting.

Chairman’s Comments: None.

Solicitor’s Report: Mr. Updyke moved, seconded by Mr. Trostle, to accept the report as presented. Motion carried unanimously.

Persons Requesting Time on Agenda: Rory McGlasson from the Walsh Group – Bridge Replacement Project. Mr. McGlasson distributed information regarding the rapid bridge replacement project and also a Fact Sheet for the Baltimore Pike bridge replacement.

Announcements: None.

Treasurer’s Reports:

- Approval of the Monthly Finance Report. Mr. Updyke moved, seconded by Mr. Bowman, to accept the report as presented. Motion carried unanimously.

- Approval of the Bills Paid Report. The October bills paid report was missing and will be acted upon at the next meeting.

Road Report: Mr. Bowman moved, seconded by Mr. Updyke, to accept the report as presented. Motion carried unanimously.

Subdivision and Land Dev.: None.

Engineering Report: Mr. Updyke moved, seconded by Mr. Clark, to accept the report as presented. Motion carried unanimously.

Zoning Officer/Code Enforcement Officer's Report: Mr. Clark moved, seconded by Mr. Trostle, to accept the report as presented. Motion carried unanimously.

Building Inspections:

- **Land and Sea Service Inspection Report:** Mr. Updyke moved, seconded by Mr. Trostle, to accept the report as presented. Motion carried unanimously.

- **MDIA:** Mr. Clark moved, seconded by Mr. Trostle, to accept the report as presented. Motion carried unanimously.

- **UCC Audit Report:** Mr. Gormont stated that Labor & Industry conducted an initial audit. The only property audited was the Adidas shop at the Outlets. They reviewed the paperwork and also did an onsite inspection. The findings were that there was no exit sign installed adjacent to the required front entrance exit discharge door and storage room exit.

- **UCC Quarterly Report:** Mr. Gormont stated that Land and Sea Services submitted a copy of the quarterly report that gets submitted to the Pennsylvania Department of Community & Economic Development. Mr. Gormont said that there were 2 permits issued for new single family housing units. 7 permits issued for all other residential projects. 2 permits issued for new commercial projects and 3 permits issued for all other commercial projects for a total of 14 permits during the period of July – September 2016.

Open Records Officer Report: No report.

Fire Company Reports:

	MJT Calls per month	YTD Calls in MJT
1. Alpha Fire Company	1	22
2. Barlow Fire Company	4	29
3. Gettysburg Fire Co.	3	23
4. United Hook & Ladder #33-3	1	7

Mr. Updyke moved, seconded by Mr. Trostle, to accept the report as presented. Motion carried unanimously

- **Barlow Fire Company 2017 Proposed Budget:** The Board acknowledged receipt of Barlow Fire Companies 2017 proposed budget.

Correspondence

- DEP General Inspection Report dated May 17, 2016 regarding parking lot of Lee Metals

Committee/Board Reports:

- **Personnel (B. Trostle, D. Updyke):** Mr. Updyke moved, seconded by Mr. Clark, to increase Dave Reaver's pay from \$12.00 per hour to \$13.00 per hour starting with the current pay period. Motion carried unanimously.

- **Finance (J. Gormont, D. Updyke):** No report.

- **Planning Commission:** There was no meeting in November.

- Planning, Land Use & Zoning (D. Bowman): No report.
- Building & Grounds (G. Clark): No report.
- Roads (J. Gormont): Mr. Gormont said that the road crew is gearing up for winter.
- Public Safety (G. Clark): No report.

Business:

- Alpha Fire Co. New Station Letter of Support: Mr. Gormont read a draft letter addressed to the Department of Community and Economic Development. The Board agreed with the letter as written.
- Resignation of Steve Wood from Zoning Hearing Board: Mr. Clark moved, seconded by Mr. Updyke, to accept Mr. Wood's resignation from the Zoning Hearing Board. Motion carried unanimously.
- Appointment of Robert Hood to Zoning Hearing Board: Mr. Gormont moved, seconded by Mr. Clark, to appoint Mr. Hood to the Zoning Hearing Board to complete Mr. Wood's term, which expires December 31, 2017. Motion carried unanimously.
- Amendment to Township Pension Plan: Mr. Gormont said there was an audit conducted of the Township's Pension Plan and we discovered there was an error in the Joinder Agreement. The Joinder Agreement was written to calculate the Township's responsibility on the pension on the base pay only. However, it was intended to be calculated on the entire pay. Currently the way the Joinder Agreement reads no overtime would be calculated. The new Joinder Agreement has been written to fulfill its original intent which was to calculate Township responsibility based upon total employee compensation (base pay including overtime).
- Resolution to adopt amended pension plan: Mr. Bowman moved, seconded by Mr. Trostle, to adopt Resolution 17-2016 amending the Pension Plan. Motion carried unanimously.
- ACNB Certificate of Deposit: Mr. Gormont said that the Certificate of Deposit came up for renewal on December 9, 2016. It was reinvested for 13 months at .8% in the amount of \$504,358.00. Mr. Clark moved seconded by Mr. Trostle, to reaffirm the certificate of deposit.
- Letter dated October 21, 2016 from Adams County Planning & Development regarding \$5.00 fee for local use on vehicle registrations and email dated November 16, 2016 stating that the Commissioners will not be implementing it at this time. Mr. Gormont said there was a newspaper article that this has been taken off the table.
- Mr. Gormont stated that the Township received a letter from the auditors, Smith Elliott Kearns & Co. regarding their engagement letter which requires a signature. Mr. Clark moved, seconded by Mr. Trostle, to authorize the Chairman's signature on the Smith Elliott Kearns & Co. engagement letter. Motion carried unanimously.
- Links Courtyards Phase 1C – inspection authorization: Ms. Smith asked this be on the agenda since the Courtyards Phase 1C has reached 70% of its capacity, per the Financial Security Agreement there are certain improvements that must be completed. Ms. Smith said to resolve the financial security issue, the Links counsel prepared the Financial Security Agreement that says that when they reach the 70% mark, improvements on the schedule, which may have been bonded, must be completed. This means it does not matter if there is security held, the expectation under the Agreement was that they would be completed. Ms. Smith said the improvements have not been made, this is a breach of contract. She also stated a landscape plan was approved by the Board, there is an obligation to build in accordance with that plan or seek a modification from that plan.

Mr. Clark moved, seconded by Mr. Updyke to authorize Mr. Vranich to conduct an inspection of Phases 1A and 1B in the Courtyard to determine what portions of the landscaping plan that the Township approved in 2004 have been completed and/or not completed. Mr. Gormont said the inspection will include lighting, stormwater and landscaping issues. The Board agreed to the addition of lighting and stormwater to the motion. Ayes – Mr. Clark, Mr. Gormont, Mr. Trostle, Mr. Updyke. Mr. Bowman did not vote. Motion carried.

Mr. Updyke moved, seconded by Mr. Trostle that all improvement items be completed by June 1, 2017 on the developed lots. Ayes – Mr. Clark, Mr. Gormont, Mr. Trostle, Mr. Updyke. Mr. Bowman did not vote. Motion carried.

Mr. Updyke moved, seconded by Mr. Trostle to have Mr. Klein submit the as-built survey and evidence of basin conversion documentation provided by December 8, 2016 one week prior to the Supervisors' December meeting. Ayes – Mr. Clark, Mr. Gormont, Mr. Trostle, Mr. Updyke. Mr. Bowman did not vote. Motion carried.

- Zoning Ordinance – parking commercial vehicles on residential property: Ms. Smith reviewed the concerns the Board previously had and the revisions that were made. Mr. Clark moved, seconded by Mr. Trostle, to refer the document to the Planning Commission and Adams County Planning and Development and set the public hearing date for January 19, 2017. Motion carried unanimously.

- Bruce W. Stair – Agricultural Driveway Entrance Agreement: Mr. Trostle moved, seconded by Mr. Bowman, to authorize the Chairman to sign the Agreement after the resident signs the agreement and has it notarized. Motion carried unanimously.

- United Hook & Ladder – Assumption of Fire and Emergency Medical Services Agreement: Ms. Smith said this agreement is necessary because Bonneauville Fire Company merged with United Hook & Ladder. Mr. Clark moved, seconded by Mr. Trostle, to authorize the Chairman to sign the agreement. Motion carried unanimously.

- Alternatives for Existing PGC: Ms. Smith reviewed the 4 options asking the Board for their input. Following discussion it was tabled to the December meeting.

Executive Session: None.

Adjournment: With no further business to be discussed by the Board, Mr. Bowman moved, seconded by Mr. Updyke, to adjourn the meeting. Motion carried unanimously. Meeting adjourned 9:20 p.m.

Respectfully Submitted,

Sheri L. Moyer
Secretary