

Hamiltonban Township
23 Carrolls Tract Road, Fairfield, PA 17320
Board of Supervisors Regular Meeting Minutes
October 15, 2024

Per Resolution 2018-08: Hamiltonban Township Public Comment Policy; Persons may use audio, stenographic recorders, or video recorders to record all or any portion of the meeting. Any person using such recording equipment at the public meeting shall make a general announcement, prior to the operation of recording equipment, that the meeting shall be so recorded.

Call to Order: The meeting was called to order by Chairman J. Edward Deardorff at 7:00 PM on October 15, 2024 in the Hamiltonban Township Meeting Room. The Pledge of Allegiance was recited by all.

Announcements: None

Approval of Agenda: A motion to approve the agenda as stated was made by Supervisor Reamer, Second by Supervisor Woerner. Motion passed unanimously.

Attendance: A quorum was achieved with Chairman Deardorff, Supervisor Picarelli, Supervisor Reamer, Supervisor Woerner & Supervisor Spence were all in attendance

Public Comment: None

Approval of Minutes: Motion to approve the minutes of October 1, 2024 by Supervisor Woerner, second by Supervisor Reamer. Motion passed unanimously.

Also Attending: Roadmaster Herr & Secretary Noel.

Old/New Business:

- Fine Line Trim Zoning Legal Notice and Amendment in order to separate given to the Supervisors for review. A discussion took place and all of the Supervisors agreed to go move ahead with the legal advertisement.
- Solar Ordinance Legal Notice to remove map amendment & updated ordinance was reviewed and agreed to move forward with legal advertising,
- Ag Security 7-year review recommendation from the Ag Security Committee. Supervisor Deardorff who also chairs the committee made a motion to appoint Dave Benner to the committee. Second by Supervisor Reamer. Motion passed unanimously. The completed 7-year Ag Security committee review minutes were given a motion to approve by Supervisor Deardorff. Second by Supervisor Spence. Motion passed unanimously. At this point the review will move to the Planning Office for their approval.
- Review Resolution 2024-08 draft regarding 2 paid holidays for part time employees.
- Supervisor Spence brought up the zoning for the Iron Springs Plaza. This was already approved at it was presented but if they make any changes to establish estate lots, we have the ability to make changes as we do not have a plan as of yet. Supervisor Spence asked what is the recommendation to go to ag preservation. For it to go to 4 16-acre lots Rob Thaeler from the county Planning office said it would have to be ag preservation. Supervisor Spence said that is coming down on a property owner pretty hard by doing that

as once in ag preservation your borrowing power on you land is nil and you are locked into it. He stated that he doesn't like coming down on someone that bad. A discussion took place in regard to options for that property however no plans have been officially submitted so at this point it is all conjecture. Supervisor Reamer stated in accordance with our ordinance the only place you can put estate lots is in ag preservation. Supervisor Reamer stated that we as a board need to decide what we want for that area and change the zoning and anyone in that area will have to abide by the zoning requirements. Supervisor Spence proposed that rather than have 235 houses there we would consider approving the large acre lots and the other 17 acres remain in commercial on the point by the bank. Second by Supervisor Woerner. Motion passed unanimously.

Motion to approve the ordinances for Fine Line Trim & Solar Ordinance separation as well as the Resolution for 2 paid holidays for part time employees made by Supervisor Reamer. Second by Supervisor Picarelli. Motion passed unanimously.

Roadmaster's Report:

- Furnace & Heating need serviced at both the office and shop. Thomas, Inc. did come out and are working up a price for 2 new heaters for the shop. In addition, the Roadmaster had Mountain Air come out and looks at the garage doors issue for an estimate.
- 2019 F-550 needs tires to pass inspection. Supervisor Deardorff made a motion that the Roadmaster go to Service Truck Tire Center to get tires for the 2019 F-550. Second by Supervisor Spence. Motion passed unanimously.
- Oil Spill on Iron Springs Road- not sure who did it but the Roadmaster spread sand to avoid the dangerous conditions. There was no runoff just made for slick road conditions. A letter was sent to Frema to make them aware of the situation that occurred.
- New Hire 90-day evaluation- The Roadmaster indicated that he is an excellent worker and will do anything that is required of him. In addition, the other part time laborer is doing very well also.
- 2015 F550 is at New Oxford Mechanical for a brake booster, power steering pump and some hoses. Discussion took place about possibly replacing this vehicle in the future as this one is starting to show its age and getting costly for repairs.
- The road crew has been trimming trees and took care of the problem areas in addition to the regular areas.
- Dave Bancroft is doing well on his CDL training. He gets a bit nervous when he misses a gear but the roadmaster told him not to sweat it and go either up or down a gear if he misses one. He should have his test the first or second week of November.

Supervisor Deardorff stated that the road crew did an awesome job this year with a limited number of employees getting road projects completed with great results. A motion to approve the roadmaster report made by Supervisor Woerner. Second by Supervisor Reamer. Motion passed unanimously.

Secretary/Treasurer Report:

A motion was made by Supervisor Reamer to leave the Mack loan as is and pay it off in 20 months and notify Jonathan Cox to have the bank reschedule our loan to be payable in 20 months. Second by Supervisor Picarelli. Motion passed unanimously.

- Financial Report provided to the board for review.
- Golf Course letter update, no payment has been received.

- Part time office assistant 90 Evaluation was given and she was given her 3% raise.
- PSATS Unemployment Compensation rate for 2025 at 2.15%.
- Brightspeed acquired Lumen Technologies (dba Centurylink) and want to do a conference call with the Township to discuss their endeavors within our township. Supervisor Reamer suggested that the secretary set up a time and her and Eddie Deardorff would attend.
- New employee Jim Rowell was added to vehicle insurance.

Motion to accept the secretary's report made by Supervisor Woerner. Second by Supervisor Picarelli. Motion passed unanimously.

Planning Commission Items:

- Keller Engineers comments on Monastery Revised/ Final Land Development Plan due to new plan being so changed. Supervisor Deardorff suggested that we have Deb Musselman of the conservation district make a visit there as there is some piles of dirt and such that should be checked out before we start getting complaints.

Code Officer: Tim McCauslin is still sending out letters however some of them are coming back as they are not being sent to the proper addresses for owners who do not reside on their township property. This has been corrected and the office assistant will oversee all letters prior to be sent out.

Zoning/Building/UCC (PMCA): Review of September activity report & bill. Review of report from Land and Sea as he is retired but finishing the properties that he had started.

Parks and Recreation: Astronomy Night November 8, 2024 from 7pm – 10pm.

FREMA: None

Fire Company Reports:

The only 2 received were Cashtown & South Mountain for which neither had any call in Hamiltonban. South Mountain was requesting a meeting to discuss their situation for which the secretary had replied to but as of this date no meeting had been set. Supervisor Reamer was designated to speak with Warren Bladen regarding coverage for our area.

ACCOG and ACATO: November 20th dinner that will be held at SAVES.

YATB: No report

PA State Police: Traffic Stop-7, Welfare Check-1, See Officer-3, Motor Vehicle Non-Reportable-2, Noise-2, Road Hazard/ Animal-5, Assist request from other agency-3, Mental Health-2, Animal lost or found-2, Private property-1, False Alarm-1, Domestic Security Check/School-6, Domestic Security Check-1, Drug Possession-1, DUI-1, Disabled Motorist-1.

Discussion Items:

Special Notices:

Township Meeting Dates: All public meetings are held at the local prevailing time of 7:00 PM at 23 Carrolls Tract Road, Fairfield, PA. Rescheduled changes of date or time will be advertised via *The Gettysburg Times*. Cancellations will be posted via a notice on the office door:

Planning Commission Meeting- October 22, 2024
Board of Supervisors Meeting - November 6, 2024
Parks & Recreation Meeting-November 12, 2024
Board of Supervisors Meeting -November 19, 2024

Motion to adjourn the meeting at 8:05 pm by Supervisor Deardorff. Second by Supervisor Reamer. Motion passed unanimously.

J. Edward Deardorff / Chairman

Lynda Noel / Secretary