

Hamiltonban Township Board of Supervisors
23 Carrolls Tract Road, Fairfield, Pa 17320
Regular Meeting Minutes
December 4, 2007

Supervisors Present: Chairman James E. Benner, Road Master Jay Edward Deardorff, Police Coordinator Coleen N. Reamer, and Supervisor Robert L. Gordon
Vice-chairman William E. Eckert, Sr. had another commitment and arrived at 8:26 PM

Others Present: Solicitor Henry O. Heiser, III, Zoning Officer Milton Nicks, EMA Coordinator Donald Wills, and Secretary/Treasurer LuAnn Dille

Public Attendees: Robert Angle, Tammy Deardorff, James Grinder, Peggy Miller, Mr. and Mrs. Carl Munck, Barbara Nicks, Dale and Doreen Premo, Harry Rood, Rusty Ryan, Gerry Warn, Douglas Woerner, and Richard Fulton from the Gettysburg Times

At 7:30 PM Chairman Benner called the meeting to order and those present recited the Pledge of Allegiance.

Approval of the Minutes

Chairman Benner made a motion to approve the November 7, 2007 Board of Supervisors meeting minutes, and the November 29, 2007 Board of Supervisors Workshop meeting minutes, seconded by Supervisor Gordon. The Board unanimously approved this motion.

Public Comments

Charles Grimes of 523 Cold Springs Road, Gettysburg, PA requested a Customary Home Occupation Permit for a commercial truck inspection garage for his tractor-trailer. He stated that he only wants to work on his vehicles. Because he has his commercial truck inspection license he is required to have the standard Pennsylvania Inspection License Sign displayed. It was decided that he did not need a Customary Home Occupation Permit from Hamiltonban Township. He is not a commercial business, just working on his own vehicles.

Mr. Munck, co-owner of Curves, stated that 25 percent of Curves business is generated by a sandwich sign along Route 116. Curves sponsored six very successful charity drives in 2007. These events were advertised using a sandwich sign. He requested that the Board of Supervisors consider allowing sandwich signs to be used on a temporary basis-four to five times a year. Zoning Officer Nicks would like a definition/clarification of what temporary use would be. Police Coordinator Reamer stated that this issue should to be addressed in the future. The Board agreed. Chairman Benner stated this issue would be discussed at a joint Planning Commission and Board of Supervisors meeting in the future.

Planning Commission Recommendations

Supervisor Gordon made a motion that Solicitor Heiser and Martin and Martin, Inc. Tim Cormany proceed with all amended changes including a definition for steep slopes for public hearing, seconded by Road Master Deardorff. The Board unanimously approved this motion.

Supervisor Gordon made a motion to give final approval of the Warner/ISP Mineral, Inc. One Lot Subdivision Plan off Iron Springs Road, Fairfield, seconded by Road Master Deardorff. The Board unanimously approved this motion.

Police Coordinator Reamer made a motion to adopt Resolution 08-2007 for the DEP Planning Module for the Fairfield Shopping Center with the condition that the Fairfield Municipal Authority approves the DEP Planning Module, seconded by Supervisor Gordon. The Board unanimously approved this motion.

Supervisor Gordon made a motion to recommend that Martin and Martin, Inc contract with Dennis E. Black Engineering for the Hamiltonban Township's review of Old Orchard Farm Stormwater Management Plan, seconded by Police Coordinator Reamer. The Board unanimously approved this motion. There is a conflict of interest between Byers and Runyon and Joe McDowell of Martin and Martin, Inc.

Solicitor's Report

Solicitor Heiser opened the only bid for the sale of the 4.2 acres of Hamiltonban Township's property at 3759 Bullfrog Road, Fairfield, PA 17320. The bid was advertised in the Gettysburg Times newspaper on November 19, 2007. Solicitor Heiser stated that the bid is for an exchange of property. The contracts and appraisals are included with the bid. Valley Quarries, Inc. will exchange 10 acres of land valued at \$185,000 for Hamiltonban Township 4.2 acres valued at \$100,000. Solicitor Heiser stated the bid is in excess of \$100,000, therefore he recommends that the Township accept the bid. Chairman Benner made a motion to accept the only bid for the property at 3759 Bullfrog Road, Fairfield, PA., 17320, which is an exchange of land with Valley Quarries, Inc. for 10 acres of land, second by Supervisor Gordon. The Board approved this motion with Road Master Deardorff abstaining. Road Master Deardorff is currently leasing this land from the Valley Quarries, Inc. for his farming business. The Board of Supervisors and Solicitor Heiser would like to close on the exchange before the end of 2007.

Supervisor Gordon made a motion to adopt Resolution 09-2007 Nunc Pro Tunc for the Hamiltonban Township tax rate of 6.5 mills, seconded by Road Master Deardorff. The Board unanimously approved this motion.

Police Coordinator Reamer made a motion to adopt Resolution 10-2007 Hamiltonban Township Municipal Authority Sewer Rate Increase, seconded by Supervisor Gordon. The Board unanimously approved this motion.

Chairman Benner on behalf of the Board thanked Solicitor Heiser for his many years of service to the Township.

Zoning Officer's Report

Zoning Officer Nicks gave the following November 2007 Zoning Officer's Report. He issued three Use and Occupancy Permits, one to Howe's, Morris', and Grimm's. He attended the Board of Supervisors, and Planning Commission meetings.

He met with a developer interested in the Glatfelter and Strausbaugh Properties. When Zoning Officer Nicks met with Quebecor management, they said they would replace the dead landscaping screen trees along Fairfield Station Road, Fairfield soon. Chairman Benner reported that they have replaced most, if not all, the trees. Zoning Officer Nicks has spoken with the owners of Curves, Freestyle and Sanders' Square concerning their illegal sandwich/folding signs. Curves and Sanders' Square removed their signs by December 3, 2007. Freestyle will remove their sign by December 8, 2007. He still needs to inform the school that sandwich signs are not permitted in the Township.

After Zoning Officer Nicks received the latest complaint about debris from the Fairfield Area School District's (FASD) buildings along Ski Run Trail, Carroll Valley Borough he contacted Land and Sea. Land and Sea Wilbur Slothour and Zoning Officer Nicks completed an inspection of the FASD property, which is in Hamiltonban Township. Mr. Slothour corresponded with the FASD outlining the Universal Construction Code violations at this location. The buildings were the former McDannell chicken barn and other accessory buildings. The FASD is deciding on whether to remove all the buildings or save them for possible use at a later time.

Zoning Officer Nicks worked on some possible ordinance changes for sandwich/folding signs. Zoning Officer Nicks asked if the Township would want to include Growing Greener: Conservation By Design in the Woodland Conservation District. The general opinion was not at this time. JDH wants a correspondence stating that there are no zoning ordinances or regulations against commercial deliveries being made 24/7 for any businesses in the proposed Fairfield Shopping Center at the intersection of Route 116 and Iron Spring Road, Fairfield. The parcel number is wrong. Zoning Officer Nicks had tried five times to call JDH representatives for clarification of their needs and to correct the parcel number.

Zoning Officer Nicks worked 23.75 hours, traveled 136 miles, had 28 telephone calls and long distance charges of \$12.49. Chairman Benner made a motion to approve the November 2007 Zoning Officer's Report, seconded by Road Master Deardorff. The Board unanimously approved this motion.

Treasurer's Report

Police Coordinator Reamer made a motion to accept the November 2007 Treasures' Report, seconded by Supervisor Gordon. The Board unanimously approved this motion.

December	Income	Expenses	Transfer	Balance
General Account				
ACNB Checking	\$43,760.88	\$76,701.99	\$76,552.37	\$ 52,333.74
ACNB Saving	8.03			20,948.40
ACNB CD	231.92		56,552.37	00.00
PLGIT	1,051.15		20,000.00	115,488.23
PLGIT Term				<u>110,000.00</u>
Total Current Assets				\$ 288,770.37
Sewer Account				
ACNB Checking	3,204.02	4,790.72	700.00	96.46
ACNB Saving	2.38			6,206.16
PLGIT	8.25		700.00	<u>466.13</u>
Total Current Assets				\$ 6,770.75

State Liquid Fuels	Income	Expenses	Transfer	Balance
PLGIT	\$14.98			\$2,038.69
PLGIT Emergency	\$38.47			<u>5,232.00</u>
Total Current Assets				\$7,270.69

Expenditure's

Supervisor Gordon made a motion to accept the November 2007 Expenditure Report, seconded by Chairman Benner. The Board unanimously approved this motion.

Supervisor Gordon made a motion to adopt the 2008 General Account, Sewer Account and State Liquid Fuels Account Budgets, which were properly advertised seconded by Police Coordinator Reamer. The Board unanimously approved this motion. The 2008 Budget Message is available on the front table.

Secretary's Report None

EMA Report

EMA Coordinator Wills mentioned the Green Ridge Road sign again. Chairman Benner stated the Township's residents are letters J, M, S, and T. The hunting lodge does not have a number installed yet. Franklin Township will install a sign stating that the lane is 1395 Green Ridge Road Letters A-T. On December 11, 2007 there will be another workshop for emergency planning. The EMA Radio Frequency Agreement is on hold. Chairman Benner made a motion to approve the November 2007 EMA Report, seconded by Police Coordinator Reamer. The Board unanimously approved this motion.

At 8:26 PM Vice-chairman Eckert arrived.

Road Report

Road Master Deardorff gave the following November 2007 Report:

1. A routine random drug and alcohol test with Omy, Inc has been completed recently for one employee. These random tests are required for all CDL drivers and Hamiltonban Township has a contract with Omy for these tests.
2. The Road Crew has installed a driveway crosspipe at the 106 Sour Mash Trail, Fairfield. The Township eliminated a crosspipe at 5 Scotch Trail and redirected stormwater into an exposed open ditch to eliminate the discharge of the previous crosspipe on to the entrance way of 5 Scotch Trail, Fairfield.
3. All wooded area culverts entrances and exits have been cleaned out of leaves and debris to reduce restriction of stormwater flow from future snow and rain storms.
4. The internal structure of the anti-skid/salt bin problems has been corrected. Fairfield Landscaping assisted the Hamiltonban Township's employees to drill and install 12' X 6' X 6" treated posts on four foot centers and to remount all 2" X 6" X 8' boards with four inch lag bolts.
5. Damage to the Peterbilt consisted of minor cosmetic damage to a door and fender, and the breaking of the passenger's door window. Road Master Deardorff went to Lancaster Wednesday night November 28, 2007 to purchase the replacement passenger's window, which was installed the following day by Hamner's Garage. The Peterbilt will be ready for the pending snowstorm.

6. The Road Crew has installed more signs and delineators to include the sign for low clearance at the railroad crossing on Cold Springs Road. A lowboy cannot cross the railroad tracks without getting hung up. This problem will be corrected when repaving this section of Cold Springs Road, Fairfield.
7. There is a possibility of a southern storm tomorrow. The area could receive one inch to five inches of snow depending on the storm tract. There is still residue application from today's application of anti-skid and salt to help minimize icing.
8. Last night's storm was an isolated event that only affected Cold Spring Road and Mount Hope Road mountain areas. The roads were treated and were clear of snow and ice by 9:00 AM. Road Master Deardorff always examines four weather reports, and creates an action plan for each storm. Road Master Deardorff had the employees in action at 6:00 AM. The three main cost factors in snow removal are equipment, labor, and material cost. Road Master Deardorff must use each cost factor wisely to control budget cost. Road Master Deardorff distributed cost sheet for the last storm. Road Master Deardorff created and implemented this form a few years ago to keep track of costs.
9. ISP Minerals, Inc. management contacted Road Master Deardorff to thank him and the Board of Supervisors for the sign that was installed along Old Waynesboro Road recognizing ISP Minerals, Inc. and D. L. George's donation of \$20,000 each towards the repaving of Old Waynesboro Road.
10. ISP Minerals, Inc. is concerned about the Glatfelter's property being sold for development. He complimented the Board of Supervisors for their correspondence requesting the land be preserved.
11. Randy VanScyoc of Valley Quarries was contacted as advised by Supervisors. The bid was delivered to the office today. Hopefully settlement of the property will be completed this year. Valley Quarries will be responsible for the buildings and the Township will continue the insurance coverage of the Township's equipment. Renter insurance will not be necessary for the Township.
12. Greg Doyle from PEMA has been in contact with representative of FEMA on the Hamiltonban Township Project. Road Master Deardorff has answered questions and the Township should be receiving the \$87,000 for the project completion of the rainstorm damage.
13. Road Master Deardorff finished the 2007 completion reports, which were included in the Township's 2008 Budget Message.
14. Road Master Deardorff is the Township's representative to the Adams County Comprehensive Plan Committee currently developing the transportation portion of the Adams County Comprehensive Plan. He attended a meeting last week. There will probably be three more meetings. They are working on traffic studies currently.

Chairman Benner made a motion to approve the November 2007 Road Report, seconded by Police Coordinator Reamer. The Board unanimously approved this motion.

Sewer Report

Road Master Deardorff gave the following November 2007 Sewer Report:

1. Hamiltonban Township Municipal Authority Chairman Guy Donaldson was contacted about sewer notices and surveys for the businesses. He agrees with the

- notices and surveys as this was discussed at the Municipal Authority Board meeting this November. The Board of Supervisors is responsible for the final decisions involving the Orrtanna Treatment Plant. The Hamiltonban Township's Sewer Authority is an advisory board similar to Planning Commission.
2. The regularly quarterly well tests were taken yesterday and sent to the lab.
 3. The plant is running well with no more clogs to date.
 4. The spray field is still in good shape.
 5. The lagoon test sample will be collected by the Road Crew using the proper treated containers and delivered to the lab for testing. The result will be sent to the City of Harrisburg for the application of the Township's annual license.
 6. Hamiltonban Township's Municipal Authority Chairman Donaldson stated that the Board of Supervisors might consider increasing the penalty rate on outstanding sewer fees. Current rate is 5 % after the first thirty days and 10 % after sixty days. The Board of Supervisors will consider increasing the penalty in the coming year.

Police Coordinator Reamer made a motion to take corrective action to refund Stanley Crilley \$600 for overpayment of sewer fees, seconded by Supervisor Gordon. The Board unanimously approved this motion.

Chairman Benner made a motion to approve the November 2007 Sewer Report, seconded by Police Coordinator Reamer. The Board unanimously approved this motion.

Old and New Business

Police Coordinator Reamer made a motion to seek another pension administrator/Pennsylvania Municipal Retirement System for the uniform and non-uniform pension plans, seconded by Vice-chairman Eckert. The Board unanimously approved this motion. This has been discussed with the current employees and past employees receiving pensions. Those involved gave their vote to seek another pension administrator.

Chairman Benner made a motion to appoint Rex Bencoff as the engineer for the new Hamiltonban Township facility, seconded by Vice-chairman Eckert. Police Coordinator Reamer stated that there is no proposal, no statement of fees/rate, and that this has not been discussed. Chairman Benner wanted to move forward with the new facility. Supervisor Gordon would like to take no action without reviewing a contract. Chairman Benner withdrew this motion. Chairman Benner made a motion that the Township entertain a search of engineers for their services regarding the new facility, seconded by Road Master Deardorff. The Board unanimously approved this motion. The last proposal packet will need to be adjusted.

Vice-chairman Eckert stated that serving the Township has been a challenge. The Board of Supervisors thanked him for his many years of service to the Township.

The Thomas Brown property at 384 Mount Hope Road, Fairfield has been sold to Jemez's, Inc. The new owners will comply with all Hamiltonban Township's ordinances. The new owner was unaware of the holding tank pumping problem but stated that this problem would be corrected as soon as possible.

At the Board of Supervisors Workshop another property along Mount Hope Road, Fairfield, was mentioned with a sewer problem. Hamiltonban Township's SEO Gil Picarelli issued a sand mound permit but it was not needed. The problem was with a

sewer line to the current system. This was promptly corrected and is functioning properly.

Supervisor Gordon stated that there should be coordination between Hamiltonban Township, Strawberry Hill, Camp Eder, the Adams County Conservancy; all interested parties who would like to preserve the Glatfelter's land for the future. Supervisor Gordon and Police Coordinator Reamer were appointed to be the Hamiltonban Township's representatives and will try to arrange a meeting with all interested parties.

Police Report

Police Coordinator Reamer distributed the November 2007 Police Report. Police Coordinator Reamer made a motion for Officer Larmer to attend DUI Training at York College for \$30.00, seconded by Chairman Benner. The Board unanimously approved this motion. Officer Larmer returned from a police call. During November Officer Larmer had a student from the Fairfield Area School District job shadow with her for a day. Davidson Motor Company disconnected the 1997 Ford recalled speed control deactivator switch in the 2000 Ford last Thursday. Officer Larmer thanked Vice-chairman Eckert, who is also a security officer at the Fairfield Area School District, for his help with a recent school incident. She also thanked Road Master Deardorff and the Road Crew for their assistance through the year. Her secretary and Secretary/Treasurer Dille were also thanked. Vice-chairman Eckert made a motion to accept November 2007 Police Report, seconded by Police Coordinator Reamer. The Board unanimously approved this motion.

Meeting Dates

Next regular Hamiltonban Township Recreation and Park Commission meeting will be December 19, 2007, prevailing time 7:30 PM at 23 Carrolls Tract Road, Fairfield, PA 17320.

Next regular Planning Commission meeting will be December 18, 2007, one week early due to Christmas, prevailing time 7:30 PM at 23 Carrolls Tract Road, Fairfield, PA 17320.

Next regular scheduled Supervisors Workshop December 27, 2007 prevailing time 7:30 PM, at 23 Carrolls Tract Road, Fairfield, PA 17230.

The Reorganization meeting and next regular Board of Supervisors Meeting will be January 7, 2008 prevailing time 7:30 PM, at 23 Carrolls Tract Road, Fairfield, PA 17320.

The Annual Elected Auditors Meeting will be January 8, 2008, prevailing time 7:30 PM, at 23 Carrolls Tract Road, Fairfield, PA 17320.

Adjournment

At 9: 01 PM Vice-chairman Eckert made a motion to adjourn the meeting, seconded by Supervisor Gordon. The Board unanimously approved this motion.

LuAnn M. Dille
Secretary/Treasurer

James E. Benner
Chairman