

Hamiltonban Township Board of Supervisors
23 Carrolls Tract Road, Fairfield, PA 17320
Public Hearing Agricultural Security Area
For 7-Year Review
November 9, 2017

At 7:00 PM Chairman Gordon called the hearing to order and welcomed the public. . The Pledge of Allegiance was recited. The hearing and meeting is being recorded for the sole purpose as a review aid in compiling the written minutes.

Supervisors Present: Robert L. Gordon, Douglas Woerner, Coleen N. Reamer, LuAnn M. Dille, and J. Edward Deardorff.

Staff: Solicitor Matthew Battersby, Secretary/Treasurer Nina Garretson, and Roadmaster Ray Herr. **Consultants:** Wilbur Slothour of Land & Sea Services, Dave Peters of Hamiltonban Township Planning Commission .

Public: Ed Fitzgerald, Brad Martin, Mike Gastley, Sherry Rogers-Frost, Cliff Frost, John Luntz, Jeff Lane, Mary Lane, Laura Morgan, Richard Johnson, John Messeder of the *Gettysburg Times*, Danielle Ryan of the *Emmitsburg News Journal*.

John Luntz inquired if the Agricultural Security Area (ASA) would affect the zoning of his property and was told no. Jeffrey and Mary Lane stated their property is an addition to the ASA. No further comments or questions.

At 7:06 PM By Chairman Gordon motioned to adjourn the ASA Hearing.

Hamiltonban Township Board of Supervisors
23 Carrolls Tract Road, Fairfield, PA 17320
Monthly Meeting Minutes
November 9, 2017

At 7:07 PM Chairman Gordon called the meeting to order and welcomed the public

Approval of the Agenda: Chairman Gordon requested to add 5.e. Discussion on Casino's, and Supervisor Dille requested to add 9.b. Mileage and Time for Secretary. Agenda unanimously approved.

Public Comment: Cliff Frost addressed the Board, and requested that Hamiltonban Township opt out of allowing casino's. He said the paperwork is due to the PA Gaming Control Board by December 31st to prohibit Category 4 casinos. He does not want to see any casino in the Township, and stated that opting out now does not prohibit permitting in the future.

Approval of the Minutes: Vice-Chairman Woerner motioned to approve the minutes of the October 3, 2017, Board of Supervisors Meeting and Board of Supervisors Workshop minutes of October 26, 2017. Supervisor Dille seconded. The motion carried unanimously.

Solicitor's Report: Solicitor Battersby has reviewed Resolution 2017-17 Agricultural Security Area (ASA) 7 Year Review. No negative comments have been received. Vice Chairman motioned to approve Resolution 2017-17 Agricultural Security Area 7 Year Review with the modifications and addition as recommended by the Adams County Planning Commission, Hamiltonban Township Planning Commission and Hamiltonban ASA Committee. Seconded by Supervisor Reamer. The motion carried unanimously.

Solicitor Battersby stated a public hearing was held October 3, 2017 for a Conditional Use Application by Adams Electric. Solicitor read aloud the proposed conditions by the Board of Supervisors. Further discussion ensued regarding the screening requested by the Board. Mike Gastley asked why the Board did not suggest green giants around the perimeter of the property. It was explained that the Board wanted this to be able to be maintained and that it was appropriate for the area. Supervisor Deardorff asked for a modification to the apron of twenty-five (25) with a fifteen (15) width, extending depth of fifty (50) feet. Chairman Gordon stated these are immediate conditions for this project, but the applicant will have to submit a Land Use Application and Plans to the Hamiltonban Planning Commission. Residents can also voice any concerns during this review. The Board suggested that Mike Gastley attend the Planning Commission review when plans are submitted and voice any concerns he may have. Supervisor Deardorff motioned to approve Adams Electric on Mt. Hope Road Conditional Use Application with conditions as proposed by the Board of Supervisors. Seconded by Vice Chairman Woerner. The motion carried unanimously.

Adams County sent out bids for new Waste Contract for the Southwest Group, which includes Hamiltonban Township, Fairfield Borough, Carroll Valley Borough, Liberty, Highland and Freedom Townships. Solicitor reported that Advanced Disposal was the lowest bid, however there was evidence of complaints, and the next lowest responsible bidder was Parks Garbage. Supervisor Dille made a motion to award the Municipal Solid Waste Contract commencing January 1, 2018 and extending to March 31, 2021, with a one year optional extension at no increase, to the lowest responsible bidder, Parks Garbage Service, utilizing Option 2 which includes weekly waste pickup, large items pickup, bi-weekly recycling, and quarterly covered devices recycling at a customer cost of \$215.00 per year. Seconded by Supervisor Deardorff. The motion carried unanimously.

Supervisor Dille motioned to have the Solicitor send notification letters to Districts I and II landowners who have not complied with Ordinance 2016-02 and had their septic pumped and inspected. Seconded by Vice Chairman Woerner. The motion carried unanimously.

Chairman Gordon suggested a public hearing to find out from the residents if they are in favor of or against casinos in the Township. Supervisor Deardorff made a motion to hold a public hearing on December 5, 2017 at 6:30 pm, whether to enact, adopt a Resolution prohibiting the location of a Category 4 Casino licensed facility within the Township. Seconded by Vice Chairman Woerner. The motion carried unanimously. The Solicitor will draft a advertisement for the Public Hearing.

Mary Lane commented that the Legislature should have given the municipalities more time for this process.

Chairman Gordon inquired about the possible engagement of the Cohen Group in Pittsburgh, PA for the renewal of the Comcast Agreement. Solicitor suggested if there is value to the Township.

Vice-Chairman Woerner motioned to approve the Solicitor's Report. Supervisor Deardorff seconded. The motion carried unanimously. Solicitor Battersby left meeting at 8:05 pm.

Old/New Business:

Supervisor Deardorff motioned to approve to Customary Home Occupation Application for 7 Banty Lane for a home day care submitted by Ed and Kristin Stambaugh. Vice-Chairman Woerner seconded. The motion carried unanimously.

Zoning Officer, Wilbur Slothhour noted for the Board that this is an update of a previous Home Occupation Permit. Vice-Chairman Woerner motioned to approve to Customary Home Occupation Application for 303 Fairfield Station Road for home office for bookkeeping and tax preparation submitted by James and Carol Cowdrick. Supervisor Deardorff seconded. The motion carried unanimously. Mr. Slothhour left the meeting at 8:08 pm.

Supervisor Deardorff motioned to approve the purchase of new radios from Adams County through Motorola Solutions not to exceed \$13,000, which will include a belt for EMA. Vice-Chairman Woerner seconded. The motion carried unanimously.

Supervisor Deardorff motioned to approve the purchase of a new Tiger mower from Stephenson Equipment through CoStars at cost of \$13,752.16. This mower will attach to current existing unit. It was noted the current mower is from 1998. Vice-Chairman Woerner seconded. The motion carried unanimously.

Supervisor Deardorff motioned to approve the purchase of a new blower for \$426.00, weed-eater \$287.00 from Quincy Hardware, and a new transit not to exceed \$800.00 which will need additional quotes for 2018. Vice-Chairman Woerner seconded. The motion carried unanimously.

Secretary Garretson presented the Board with quotes of several electric suppliers. After discussion, Supervisor Deardorff motioned to approve Met-Ed/West Penn as electric supplier beginning December 6, 2017 and December 23, 2017 tentatively and cancelling contract with Public Power when contract ends. Vice-Chairman Woerner seconded. The motion carried unanimously.

Supervisor Reamer motioned to have the Secretary Garretson to seek a proposal from Cohen Group, Pittsburgh, PA for the renewal of the Comcast agreement. Seconded by Supervisor Dille. The motion carried unanimously.

Road Report and Sewer Report: Roadmaster Herr's October report was received by the Board in their Board packets prior to the meeting.

Supervisor Reamer motioned to approve Resolution 2017-18 to revise the Hamiltonban CDL and Non-CDL Drug and Alcohol Testing Policy, and to register with PSATS for this service. Seconded by Supervisor Deardorff. The motion carried unanimously.

Supervisor Deardorff motioned to approve the purchase replace of surge protector at 4020 shop at an estimated cost of \$600 plus cost. Supervisor Reamer asked that this be turned into the insurance company since this was due to the lighting strike. Vice-Chairman Woerner seconded. The motion carried unanimously.

Road Coordinator Supervisor Deardorff said that the maroon Ford 350 Truck will need to be repaired to pass inspection. It needs front end alignment, fuel gage, muffler and some other work an the estimate is \$1,410. Supervisor Deardorff motioned to have the truck repaired. Vice-Chairman Woerner seconded. The motion carried unanimously.

Roadmaster Herr reported that the tractor mower unit was given an estimate of \$60 per hour. Supervisor Reamer suggested they do an evaluation of the repairs needed on the tractor. Supervisor Deardorff motioned to have the tractor taken to Yingling Repair Service, in Barlow, for evaluation and to give the Township a cost estimate of repairs. Vice-Chairman Woerner seconded. The motion carried unanimously.

Road Coordinator Supervisor Deardorff said the Road Department has been inspecting cross pipes and recording what will need replacing next year. Work has been done at Mt. Carmel Road. He reminded the Board about a sign for Old Waynesboro Road.

Supervisor Deardorff motioned to accept the Road Report. Seconded by Supervisor Reamer. The motion carried unanimously. Roadmaster Herr left the meeting at 8:35 pm.

Treasurer's Report and Formal Approval of all Expenditures for the Month:

Secretary/Treasurer Garretson submitted her formal report prior to the meeting for the Board of Supervisors to review along with the October 2017 Financial Statements for all accounts. Vice-Supervisor Dille motioned to approve all expenditures for the month of October and accept the Treasurer's Report. Vice-Chairman Woerner seconded. The motion carried unanimously.

Discussion ensued regarding proposed budget for 2018, which was for State Liquid Fuels, Sewer Fund, Capital Reserve, Capital Improvements and General Fund. The Board did not feel any changes necessary for State Liquid Fuels Fund. Sewer Fund is balanced. The Capital Improvements shows what equipment we will replacing in 2018 and looking ahead. At this time the General Fund shows the money from the Sewer Fund which would be returned to residents, which skews the numbers. Chairman Gordon said that a lot of money would have to be pulled from the Capital Reserve to help balance the budget, and reminded the Board that the budget must be approved before the end of the year. A tax increase was discussed as a possibility. Supervisor Dille reported that a one mill increase would bring in \$245,000 which would amount to an home assessed at \$200,000 would increase by \$200. She suggested a quarter mill which would amount to about a \$50 increase, as a responsible increase to fiscal management since taxes have not been raised in twelve years. Laura Morgan asked that the Board consider a per person tax to help with recreation as a community benefit. A final decision must be made by December 5th. The Board decided on a budget workshop meeting to be November 15, 2017 to have more discussion.

Secretary's Report: Secretary/Treasurer Garretson submitted her formal report prior to the meeting. Supervisor Deardorff motioned to approve the Secretary's Report for the month of October. Seconded by Supervisor Reamer. The motion carried unanimously.

Supervisor Deardorff motioned to approve the re-order purchase of 1,500 pre-stamped window envelopes from the USPS at cost of \$894.75 with shipping. Seconded by Supervisor Dille. The motion carried unanimously.

Supervisor Dille motioned to approve paying Secretary Garretson for her time and mileage for attending the Pennsylvania Municipal Retirement System seminar which was held on November 4, 2017 in Harrisburg. Supervisor Deardorff seconded. The motion carried unanimously.

Planning Commission Report: Minutes of the October 24, 2017 meeting were distributed to the Board prior to the meeting.

Continued discussions and scheduling needed for review of the draft Zoning Ordinance. Chairman Gordon proposed a possible date of December 11, 2017. He will contact Rob Thaeler with Adams County and other Planning Commission members to see if this will work. The newspaper reporter and various residents inquired if a copy of the draft could be provided. The Board explained this is still under review and is a working document.

Parks and Recreation Commission Report: Draft Parks and Recreation Commission minutes October 10, 2017 were distributed to the Board prior to the meeting. Supervisor Reamer said the soft opening of the Community Park will be on November 18, 2017 from 11am to 1pm.

EMA Report: None

Fire Company Reports: Fountaindale Fire Company report, Adams Regional EMS, Fairfield Fire Company, and Cashtown Fire Company October reports were received by the Board prior to the meeting. Chairman Gordon said the quarterly meeting for Fairfield Fire Department will be held on November 13, 2017.

Zoning Officer's Report and Code Enforcement Officer's Report: Zoning Officer and Code Enforcement Officer reports for October were received by the Board prior to the meeting. Vice-Chairman Woerner motioned to approve the Zoning Officer's report for the month of October. Seconded by Supervisor Dille. The motion carried unanimously.

Adams County Council of Governments (COG)/Adams County Association of Township Officials Reports (ACATO): Supervisor Reamer stated ACATO celebrated the 100th anniversary on November 8th and Senator Wagner was the speaker. Chairman Gordon said the next meeting of COG will be the annual review with state legislators.

York Adams Tax Bureau (YATB)/Adams County Tax Collection Committee Reports (ACTCC): Supervisor Dille reported that the budgets were passed. The collection rate is a 99.5%, Act 32, and the fee will be 1.85 for earned income for the next two years.

Pennsylvania State Police Report. The October report was received by the Board prior to the meeting.

Special Notices: Chairman Gordon reminded the Board the Hickory Bridge Road Bridge Project pre-bid meeting will be held on November 14th at 10:00 am.

Public Comment: Sherry Frost asked about why a hearing must be held for the Agricultural Security Area. The Board explained the process. She also inquired about the private lanes in the Township and was told we do have a listing by classification and an Ordinance, but that many are grandfathered in.

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 via a notice on the office door.

- Parks and Recreation Commission - November 14, 2017.
- Planning Commission - November 28, 2017.
- Board of Supervisors Workshop - November 30, 2017.
- Board of Supervisors - December 5, 2017.

Adjournment: At 9:46 PM Vice-Chairman Woerner motioned to adjourn the meeting. Supervisor Deardorff seconded. The motion carried unanimously.

Nina Garretson
Secretary/Treasurer

Robert L. Gordon
Chairman