

**HAMILTON TOWNSHIP
BOARD OF SUPERVISORS MEETING MINUTES
DECEMBER 4, 2023**

Call to Order: The meeting was called to order at 7:00 PM with the Pledge of Allegiance by Ronald L. Weidner. In attendance were Supervisors Ronald L. Weidner, Jeremy P. Smith, and Michael A. Strausbaugh. Also, present were Chad Clabaugh, P.E., from C. S. Davidson, Inc., Solicitor Melissa Kelso, ESQ, Megan Carper, Secretary/Treasurer, Hanna Furst, Assistant Secretary, and Roadmaster Don Blackburn.

APPROVAL OF AGENDA PER ACT 65: Ronald L. Weidner provided the agenda to the Board of Supervisors with an amendment to add the opening of the propane bids. *A motion was made by Ronald L. Weidner to approve the agenda as amended with a second by Michael A. Strausbaugh. Motion was unanimously approved.*

APPROVAL OF MINUTES: Minutes of the regularly scheduled meeting on November 6, 2023, were presented. *Upon review of the minutes from November 6, 2023, a motion was made by Michael A. Strausbaugh. to approve the minutes as written with a second by Ronald L. Weidner. Motion was unanimously approved.*

PUBLIC COMMENTS: None.

OLD BUSINESS:

1. **Beaver Creek Road Bridge-Rehabilitation update:** **BRIDGE IS CLOSED UNTIL FURTHER NOTICE.** Mandated by the state. Ronald L. Weidner confirmed the Beaver Creek Road Bridge Rehabilitation is on schedule and to be blacktopped on December 15, 2023. *A motion was made by Jeremy P. Smith to table Beaver Creek Road Bridge-Rehabilitation update with a second by Michael A. Strausbaugh. Motion was unanimously approved.*

NEW BUSINESS

1. **State Police:** None
2. **Northeast Adams Co. No. 32 FIRE:** Monthly Report-On the Bulletin Board
3. **United Hook & Ladder Co. No. 33:** NONE
4. **Adams Regional EMS:** Monthly Report-On the Bulletin Board
5. ARPA Funds-Designated to use for the Beaver Creek Bridge repair.
6. Tabled the adoption of the 2024 Budget until the January meeting due to not being advertised in time. *A motion was made by Ronald L. Weidner to table the 2024 budget with a second by Jeremy P. Smith. Motion was unanimously approved.*
7. Notification of the NOBPA, LLC Zoning Hearing to be held on December 7, 2023, at 7 PM
8. Open the 2024 Propane Bids: Mason Propane Service: \$1.50 gal; State Line: \$1.85 gal and Aero Oil: \$1.51 gal. *A motion was made by Jeremy P. Smith to accept Mason's Propane bid of \$1.50 gal with a second by Ronald L. Weidner. Motion was unanimously approved.*

MEETING WAS RECESSED AT 7:11 PM FOR THE PUBLIC HEARING OF THE ZONING AMENDMENT TO §150-98.AA SELF-STORAGE AND THE STORMWATER ORDINANCE.

1. **ZONING AMENDMENT TO §150-98. AA SELF STORAGE** Mel Lebo mentioned this amendment is to change the height allowed for the self-storage facilities.
By roll call all members voted yes. The amendment passed by unanimous vote.
2. **THE STORMWATER ORDINANCE.** There was no discussion or public comment.
By roll call all members voted yes. The amendment passed by unanimous vote.

PUBLIC MEETING ADJOURNED AT 7:15 PM

PLANNING COMMISSION RECOMMENDATIONS FOR ACTION AND / OR STATUS REPORT OF ACTIVE PLANS:

1. The Planning Commission recommends to the Supervisors to advertise the amended Nuisance Ordinance Chapter 88 pending solicitor review: public meeting, and public hearing. *A motion was made by Michael A. Strausbaugh for no consideration with a second by Jeremy P. Smith. **The motion was unanimously approved.***
 2. Trimmer Subdivision: Conditional Approval pending Chad's comments. The Trimmer subdivision received conditional approval pending Chad's comments. The division involves splitting a 90-some-acre farm into a 40-acre agricultural lot and another lot with existing structures. Chad provided a new letter with additional comments. Markers were set for lot two, and discussions are ongoing regarding lot one, which mostly sits in a creek area. The owner signed as an executor due to the passing of the farm's previous owner, and her two children are dividing the property equally. There was a discussion about missing contour lines in the plan submitted, but they were found on the printed version and accidentally omitted from the electronic copy. Chad expressed satisfaction, noting administrative matters such as finalizing property corners post-approval. Dedication of the right-of-way, usually noted on the plan rather than through a formal deed for such a small subdivision, was highlighted as important. Approval tonight would imply acceptance of this dedication, with conditions requiring setting pins and adding a dedication note before recording the plan. *A motion was made by Ronald L. Weidner to approve the plan, pending the fulfillment of specified conditions: setting markers and adding notes for the 50-foot right-of-way dedication. Michael A. Strausbaugh seconded the motion. **The motion was unanimously approved.***
 3. Pine Run Park Phase III Financial Security Reduction: Consideration and conditional approval of a reduction in financial security for Pine Run Park Phase III, as recommended by the Engineer. Chad M. Clabaugh recommends additional approval or reduction of financial security. Chad presented a written recommendation, proposing releasing \$940,214 of the total security posted, leaving a balance of \$504,281.80. Considerations arose regarding frozen-soil-based street paving, and withholding funds for this significant item. However, other completed work, such as utility installation, concrete curbing, and underground systems, appeared satisfactory. There's a hold on funds for fire hydrants pending water sufficiency. Further discussions revolved around water and fire hydrant-related matters. *A motion was made by Jeremy P. Smith to release the specified amount of financial security with a second by Ron L. Weidner. **The motion was unanimously approved.***
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COMMITTEES AND MEETING REPORTS

1. East Berlin Area Community Center (EBACC) – There is an active search for a volunteer to fill the vacancy.
2. Abbottstown Paradise Joint Sewer Authority (APJSA) – Kevin Moul. No Report.
3. Emergency Management - Paul Minnich. No Report.
4. YATB Tax Board Reports - Jeremy P. Smith. A meeting was held on Wednesday, November 15, 2023 to appoint Casey McCleary as the new director.
5. ACTCC Tax Board Reports - Mike Strausbaugh. No Report.
6. Road Master's Report – Don Blackburn. Approximately 90% of gutter cutting has been completed. Currently, efforts are ongoing in tree cutting to clear roadways. Winter operations will involve continued crack sealing while also preparing trucks and equipment for next year.
7. COG Report – No Report.
8. East Berlin Area Joint Authority- Ron Weidner. A meeting will be held on Thursday, December 7, 2023.

Engineer's Report – Chad Clabaugh; Township Engineer, from C.S. Davidson, Inc. Chad M. Clabaugh provided an overview, beginning with updates on the Trimmer subdivision and mentioning the forthcoming Grim subdivision scheduled for the planning commission's review in two weeks. Penwood products' revised traffic scoping application, addressing previous comments, was likely to be indefinitely tabled until a land development plan submission. He also highlighted the recently released financial security for Pine Run Park's phase III project. Chad discussed progress on the township office survey, specifically mentioning the scheduled property corner setting. A brief discussion took place

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regarding the Clean & Green program and a pending tax bill related to the discussed property. The matter will stay on hold until the tax issue sees resolution.

Solicitor's Report – Melissa Kelso, ESQ. Melissa mentioned Chad M. Clabaugh's update on the property transfer status. Before the meeting, she communicated with the church's attorney, who aimed to connect with the assessment board's solicitor. They discussed the potential approval of the application without requiring rollback taxes due to it being a deed in place of condemnation, not meeting the criteria for a taxable transfer. Further updates were pending. Other options included appealing the tax status next year to attain exempt status and potentially avoid rollback taxes. Chad emphasized the preferred option would be obtaining tax exemption and proceeding with the subdivision. Once tax-exempt, the property would be able to withdraw from Clean & Green.

Zoning Officer's Report – PMCA—James Graham. Ronald L. Weidner read the report which covered 7 permits and 3 pending violations. Michael A. Strausbaugh requested complaints be included in these reports, prompting a discussion about the official complaint process. It was highlighted that an official complaint form is accessible both at the township office and on the website. The conversation aimed to streamline the reporting of grievances for better management.

MOTION TO PAY THE BILLS: General Fund. *A motion was made by Jeremy P. Smith to pay the bills from the General Fund with a second from Michael A. Strausbaugh. The motion was unanimously approved.*

PUBLIC COMMENTS:

James Uhrich led a discussion about the road adjacent to Cedar Road. The focal point was regarding ownership and rights-of-way of a ten-foot land strip owned by Jimmy Linebaugh between properties. The conversation delved into determining ownership of the strip and the permissible users. The general agreement settled on individual landowners addressing their respective property damage concerns. It was suggested that the resolution might involve filing a formal complaint by the affected landowners.

COMMENTS from Board of Supervisors:

Ron: Hope you had a fantastic Thanksgiving and indulged a bit! Wishing you a joyous Christmas and a happy New Year. Mark your calendars for January 2nd; we'll have our reorganization meeting at 6:30 PM followed by the Board of Supervisors meeting at 7:00 PM. Thank you Mike, good working with you. Tony is retiring. Thank you for your time here.

Jeremy: Merry Christmas! A huge thank you to Mike for his six years of dedicated service. It's been a pleasure working with you for the last two years. I truly appreciate your conduct during your six-year tenure; your collaboration with us has been outstanding. And to clarify, Hanna might have mentioned retirement, but she's here to stay, just like Mel!

Mike: Thank you to all the voters! Thanks, everyone. Thanks, Don hope everything goes well for you. Thanks, Mel, Tony, Gary. No teary goodbyes, just gratitude for the learning experience. Hanna, Melissa, Megan, you're awesome! Thanks to Chad. Ron, you were the first to support me—appreciate that. Worked well together, even if it got noisy sometimes. Jeremy—been great working with you. To those no longer here, you're not forgotten. Advice for the board: choose wisely. No tax increase this year thanks to teamwork and especially to Jeremy. New employees need better pay and healthcare—making strides there. Happy holidays, and remember, being a township supervisor means your neighbors are always watching. Thank you! Merry Christmas, Happy New Year, and appreciate the community awareness among neighbors.

Meeting Schedule

Re-Organization Meeting, Tuesday, January 2, 2024, @ 6:30 PM.

Regular Monthly Meeting, Tuesday, January 2, 2024, @ 7:00 PM.

Auditor's Reorganization Meeting, Wednesday, January 3, 2024, at 7 PM

Planning Commission, Tuesday, December 19, 2023 @ 7:00 PM.

Adjournment: *Having nothing further to discuss, a Motion to adjourn was made at 8:30 PM by Michael A. Strausbaugh with a second by Jeremy P. Smith. The vote was unanimous to adjourn.*

Minutes were recorded and transcribed by

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Recording Secretary