

Minutes of the November 15, 2005 Meeting

The meeting was called to order at 7:30 p.m. by Chairman Waybright. Present were Supervisors: Tom Shealer, George Weikert, John Gregor and Barbara Underwood; Flo McLeish, Henry Heiser, Tim Knoebel, Carol Merryman, Chief Sease, Dave Unkovic, Thom Conley and Mike Galassi. The meeting was tape-recorded.

As advertised, Mr. Dave Unkovic from Saul Ewing presented Ordinance #05-113 for the Board's consideration and possible adoption. Mr. Unkovic explained that the Ordinance guarantees a refinancing for Cumberland Township Authority for two existing loans with Bank of Hanover and Delaware Regional Finance Authority with a savings to the Authority of \$240,000.00 for capital projects. He added that a Bond Issue is being used for the refinancing and \$200,000.00 of the savings is being taken up-front for engineering costs. He also reported that this guarantee does not affect the Township's debt limit because the projected revenues from the sewer service are sufficient to pay the debt service. The amount of the refunding is \$7,355,000.00 and will close on December 20, 2005. **Mr. Gregor made a motion to adopt Ordinance 05-113, as written, for guarantee of the Authority's Bond Issue, seconded by Mrs. Underwood. A roll call vote was taken as follows: Chairman Waybright – aye, Mr. Weikert – aye, Mr. Gregor – aye, Mr. Shealer – aye and Mrs. Underwood – aye. The motion carried unanimously.**

Mr. Gregor made a motion, seconded by Mr. Weikert and carried, to approve the Minutes of the October 25, 2005 meeting.

Chief Sease presented a written and oral report of police activities for the month of October including: 225 complaints, 103 arrests and 14 incidents.

No visitors addressed the Board.

At 7:58 p.m., Chairman Waybright adjourned the meeting for an Executive Session to discuss a legal issue.

At 8:13 p.m. Chairman Waybright reconvened the meeting.

Chairman Waybright reported that the township has received a request from J. A. Myers Building and Development, Inc. for the township to take dedication of Greenbriar, Joel and Friendship Lanes in Twin Lakes West. Messrs. Shealer and Knoebel reported that the punch list items have been completed. **Mr. Gregor made a motion to accept dedication of Greenbriar, Joel and Friendship Lanes in Twin Lakes West, seconded by Mr. Weikert and carried.**

Chairman Waybright also reported that the township has received a request from Patrono & Associates, LLC, on behalf of Roselawn Associates, LLC to take dedication of Pin Oak Lane in Roselawn. Mr. Knoebel stated that he felt that their punch list items have not been completed and had asked Mr. Shealer to make an inspection. Mr. Shealer recommended that a letter be sent to the developer stating the remaining items that need to be addressed. Mr. Shealer also suggested that a timeframe of fifteen days for the work to be completed, or if not completed, the township will do the work and bill the developer. **Mr. Gregor made a motion, seconded by Mrs. Underwood and carried to have the Manager write a letter to the developer as recommended by Mr. Shealer.**

Mr. Thom Conley, on behalf of the GNBMF, reported that they have received Conservation District approval to clear the site for the Gettysburg Museum and Visitor's Center. He added that they have a major problem now because they still do not have a Joint Permit from PaDEP. He reported that they applied for the permit in

January and did not get any feedback from them until July. Mr. Conley stated that they expect to have the permit by February and he asked the Board's approval to start limited earth moving activities associated with excavation of the building footprint because they are already six months behind and there is a chance that they will lose grant money if they don't get started. He added that the ground would be used as fill material for the bus parking lot area and may spill over into the Fantasyland side. He also reported that Rusty Ryan has approved their request to begin grading. Mr. Knoebel indicated that they have given the township financial security for the entire project, have concurrence from the Conservation District and provided a plan identifying specifically where the work is going to be done. **Mr. Weikert made a motion to approve preliminary earth moving for the Gettysburg Museum and Visitor's Center site, seconded by Mr. Shealer and carried.**

Mr. Weikert made a motion to adopt the tentative 2006 Budget with projected revenues of \$1,860,622.00 and projected expenses of \$1,787,467.00 (projected balance of \$73,155.00) to include an increase of .83 mills of Real Estate Tax and the Emergency and Municipal Services Tax in the amount of \$52.00 (up from \$10.00), seconded by Mr. Gregor. A roll call vote was taken as follows: Chairman Waybright – aye, Mr. Weikert – aye, Mrs. Underwood – aye, Mr. Gregor – aye and Mr. Shealer – aye. The motion carried unanimously.

Chairman Waybright reported that the township has received a request from Scott Milhimes to release the financial security for his project on Chambersburg Road. Mr. Knoebel reported that this was a minor land development consisting of a garage, parking lot and storm water management facilities. The total amount of the financial security was \$11,185.00. Mr. Knoebel reported that there are four items detailed in his letter dated November 15, 2005 that have not been completed, and his recommendation is to retain \$3,150.00 and release \$8,035.00. He also reported that the plan that was used for the construction might not have been the plan approved by the township and the plan may not have been recorded. He added that if that were the case, the plan would need to be re-approved and recorded. He suggested that Mr. Milhimes go back to his consultant to discuss that, and he indicated that he felt comfortable with the release as long as Mr. Milhimes sticks with the approved plan. Mr. Milhimes asked why he even had to do stormwater management on such a small project. Chairman Waybright stated that it is a requirement in the township's ordinances. Mr. Knoebel volunteered to go back out and take a second look at the outfall pipe that was shown as 12" on the December plan and 8" on the January plan. Mr. Knoebel also suggested that Mr. Milhimes go to the Recorder of Deeds' office and see if the plan was ever recorded. **Mr. Weikert made a motion to approve the release of financial security in the amount of \$8,035.00 for Scott Milhimes, seconded by Mrs. Underwood and carried.**

Chairman Waybright reported that the township has received a request from Camelot Square for release of their financial security in the amount of \$9,020.00. Mr. Knoebel reported that there are three items remaining to be done and they are detailed in his letter dated November 15, 2005. Mr. Knoebel reported that he does not recommend releasing the financial security until the three items have been taken care of and a Maintenance Bond, in the amount of \$8,430.00, has been supplied to the township. **Mr. Shealer made a motion to accept the recommendation of the township's engineer and to send a letter to the developer indicating what is still needed, seconded by Mr. Gregor and carried.**

The next item on the agenda was a bid for a three-year contract from Waste Management to provide trash hauling and recycling for the Southeast Group consisting of Bonneville Borough, Cumberland, Mt. Joy and Straban Townships. Mrs. Underwood stated that she is not happy with the price increase that went from \$132.00 per year to \$199.92 per year for weekly trash removal. **Mr. Shealer made a motion, seconded by Mrs. Underwood and carried to authorize the Manager to contact Bicky Redman to get the consortium back together to review the bid.**

Mr. Gregor made a motion, seconded by Mr. Shealer and carried to approve a Supplementation Agreement with Keystate Publishers for a period of three years beginning November 1, 2005 and ending

October 31, 2008 to keep the Codification of Ordinances current and up to date.

Chairman Waybright reported that the next item is a **Land Development Plan for the Gettysburg Area YWCA**. Mr. Knoebel reported that the plan proposes an 11,900 SF addition and has been revised to include two stories and landscaping that has been revised upon adjoining residents' requests. He added that the only items left outstanding are a letter from GMA approving the plan and bonding. He also reported that they were held to tighter storm water management requirements than most projects in the past two years and it should be an improvement to the situation that currently exists. **Mr. Shealer made a motion to adopt the Resolution for Final Plan Approval # 05-31 for the Gettysburg Area YWCA Building Expansion, seconded by Mrs. Underwood and carried.**

Chairman Waybright reported that the township has a **Subdivision Plan for Elton Shelton and Susan Dunkerly Shelton** on Knight Road. Mr. Knoebel reported that the plan proposes the addition of .392 acres to an adjoining tract owned by Wayne and Susan Hill and creates enough property for access to the Preserves at Plum Run, a proposed residential development. **Mr. Gregor made a motion, seconded by Mr. Shealer and carried to adopt the Resolution for Final Plan Approval #05-32 for Elton Shelton and Susan Dunkerly Shelton.**

Chairman Waybright reported that the township also has a **Subdivision Plan for Wayne and Susan Hill** also on Knight Road. The plan proposes to divide a 91.476-acre tract, 44.657 acres (Lot #2) will be conveyed to The Friends of the National Parks at Gettysburg and Lot #1, consisting of 46.819 acres, will be retained for future residential development (Preserves at Plum Run). **Mr. Weikert made a motion, seconded by Mr. Gregor and carried to adopt Resolution for Final Plan Approval #05-33 for Wayne and Susan Hill.**

Mr. Gregor made a motion, seconded by Mr. Shealer and carried to approve a request from Sharrah Design Group, Inc., on behalf of S & A Custom Built Homes, Inc., for an extension to the ninety (90) day time requirement for the township to take action on the Cannon Ridge, Phase II Final Plan until February 1, 2006.

Mr. Gregor made a motion, seconded by Mr. Shealer and carried to approve a request from Sharrah Design Group, Inc., on behalf of S & A Custom Built Homes, Inc., for an extension to the ninety (90) day time requirement for the township to take action on the S&A/GMA Booster Pumping Station Final Plan until February 1, 2006.

Mr. Gregor made a motion, seconded by Mr. Shealer and carried to approve a request from Sharrah Design Group, Inc., on behalf of Joseph A. Myers, for an extension to the ninety (90) day time requirement for the township to take action on the Patriots Choice, Phase 1B Final Plan until January 1, 2006.

Mr. Shealer made a motion, seconded by Mr. Gregor and carried to approve a request from Rettew, on behalf of Summit Partners, LLC, for a sixty-day extension to the approval period for Cambridge Crossings to allow time to receive the written decision on their variance requests from the Zoning Hearing Board. Approval is now needed by February 7, 2006.

Mr. Weikert made a motion, seconded by Mrs. Underwood and carried to approve a request for extension from Cornerstone Development Group, Inc. for an additional 90 days to take action on the Biglerville Crossing Preliminary Plan. Approval is now needed by March 6, 2006.

Ms. McLeish reported that she has been busy working on the budget and bond releases. She added that she met with the Park Service on the Visitor's Center and tomorrow night is another meeting of the Transportation

Advisory Committee. She reported that they will be receiving the draft Land Use Assumptions Report and will be looking for an approval of the report from the Supervisors in January. She added that we are on schedule with the Act 209 Study. Lastly, Ms. McLeish reported that she has also been working on the transportation portion of the County Comprehensive Plan.

The Zoning Officer's report was reviewed.

The Supervisors tentatively canceled their regular meeting to be held on December 27, 2005 due to the holidays. Ms. McLeish mentioned that there would be some checks for monthly operating expenses that will need to be signed at the end of the month.

Mr. Gregor made a motion to pay the bills; seconded by Mr. Shealer and carried. Expenditures for the meeting totaled \$43,072.00 from the General Fund and \$426.94 from the Park and Rec Fund.

Being no further business, the meeting was adjourned at 10:05 p.m. by motion of Mr. Shealer, seconded by Mrs. Gregor and carried.

Carol A. Merryman, Asst. Secretary

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_____) Supervisors
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