

COUNCIL MEETING  
JULY 10, 2000

President Eline called the meeting to order at 7:30 PM with the following Councilors present: Ms. Giles, Mr. Streeter, Mr. Monahan, Mr. Murphy, Mr. Woodward, and Mayor Troxell. Mr. Fleet, Mr. Andrews and Mr. Kreisher were absent. Staff present included: Manager Sterner, Secretary Stull, Solicitor Eastman, Parking Manager Little, Code Enforcement Officer Weikert, Highway Superintendent Lawver and Acting Chief Dennis Wright.

Representing the press were Beth Kanagy of the Gettysburg Times and Tammie Gitt of the Evening Sun.

Moved Mr. Monahan, seconded Mr. Woodward to approve the agenda as presented. Motion carried unanimously.

Moved Mr. Monahan, seconded Mr. Woodward to approve the Council meeting minutes of June 12 as presented. Motion carried unanimously.

Citizens in attendance:

Dave Sites, Realty Leasing & Management Company, Inc., presented a proposal to demolish two buildings and construct a new medical building on South Washington Street. HARB recommended that Council deny this request and asked the developer to reconsider the design of the proposed buildings. Mr. Sites indicated that in his view, the old buildings are not readily adapted for medical use and would not meet codes.

Bob Sharrah, Land Surveyor and John Bittinger, Architect for Dave Sites, presented various plans to Council and explained how the old buildings must be razed in order to accommodate a new medical building. They noted that the area was zoned Health Care.

Various Hospital officials supported the presentation by Sites.

John Muller and Ross Hetrick attended to observe the meeting.

Mr. Streeter, Steering Committee report, noted that he had asked Solicitor Eastman to review the Interpretive Plan proposal for a MOU and forward a revised MOU to the working group for their meeting on July 19th.

Mr. Streeter reported that he sent letters of invitation to various community housing agencies, on behalf of the Community Development Committee, to take part in a new housing committee.

Mr. Streeter reported the next CRIS meeting is scheduled for September 13.

Moved Mr. Murphy, seconded Mr. Streeter to approve all bills and payrolls for the month. Motion carried unanimously.

Moved Mr. Murphy, seconded Ms. Giles to approve the health insurance partnership with the Gettysburg Municipal Authority effective August 1. Motion carried unanimously.

Moved Mr. Murphy, seconded Mr. Monahan to approve the self-insured dental plan through Group Administrators of Hagerstown effective August 1. Motion carried unanimously.

Mr. Murphy reported that the Public Works Committee instructed Solicitor Eastman to review the legal issues of vacating a portion of Lincoln Lane and Cemetery Alley so as to permit the Lincoln Cemetery Association to construct a curb two feet in front of the current right-of-way line.

Mr. Murphy continued by reporting that the Public Works Committee reviewed and agrees with the concept of the Cline proposal to place a monument in the SW quadrant of Lincoln Square to commemorate the civilian experience during the Battle. They also sent the proposal to Main Street's Wayside Committee with the instruction to develop a policy for monuments. The idea is to create a "quality control" to ensure that monuments are historically accurate to place and subject.

Moved Mr. Murphy, seconded Mr. Woodward to re-appoint Gary Shafer and Dave English to five (5) year terms. Their terms will expire in August 2005. Motion carried unanimously.

Mr. Murphy gave a brief summary of the June 28 and July 5 HARB meetings. He explained the Gettysburg Health Care Plaza proposal from Dave Sites. Sites has worked five years to acquire the properties and worked closely with the hospital to develop a medical building. They want to construct a 30,000 square feet building. The facility would be used for special services such as OB/GYN and MRI's. Mr. Murphy suggested that Council work with the Hospital, HARB, Sites and Planning Commission to develop the plan.

Moved Mr. Monahan, seconded Ms. Giles to approve HARB minutes of June 28 and July 5 with the exception of Item C on July 5, the Sites proposal. YEA: Mr. Monahan, Ms. Giles, Mr. Streeter, Mr. Eline. NAY: Mr. Murphy. Abstained: Mr. Woodward.

Council entered into a lengthy discussion on Item C, the proposal for demolition and new construction for the medical building on South Washington St. put forth by Sites.

Mr. Monahan asked if we are saving streetscapes or determining what homes are historical.

Mr. Murphy indicated the issue was more to do with the scale of the buildings that are to be constructed. The new construction would be three stories high.

Mr. Streeter said there needs to be a balance struck with HARB considering the economic impact as well as the historical preservation.



In response to Ms. Giles inquiry, Zoning Officer Weikert displayed the zoning map and explained the boundaries of the Health Care District. He pointed out the district was expanded adding land east of South Washington Street and north to South Street. The addition to HC permits expansion of the medical campus, cleans up the DeSimon property and eliminates spot zoning.

Moved Mr. Monahan, seconded Mr. Streeter to over rule HARB'S recommendation on item C by granting Realty Leasing permission to demolish the 4 properties as requested.. YEA: Mr. Monahan, Mr. Streeter, Ms. Giles and Mr. Woodward. NAY: Mr. Murphy. Mr. Eline abstained to due his employment with Gettysburg Hospital.

Mr. Monahan indicated that it is with great reservation that he over rule HARB'S decision but he feels the project should proceed. He noted the permission was for demolition only, not the ultimate design of the medical building.

Mr. Woodward noted for the record that he did not attend the NPS tower demolition because he did not approve of the removal.

Mr. Woodward invited all the PACT National Night Out on August 1st to be held at the Gettysburg Rec Park.

Mr. Monahan reported that the Legislative Committee has arranged for several representatives to meet Congressmen Shuster and Goodling in Washington on July 12th.

Mr. Eline reported that Council, Cumberland Township Supervisors and Mt. Joy Township Supervisors met on June 30 with state rep Ron Stern to discuss regionalization of police services. There are four municipalities interested in examining the idea. The State would pay for a feasibility study, and Mr. Eline will act to begin that study.

Ms. Giles reported for the Rec Board that the concert was a great success. They raised \$1600 towards the new building project.

Moved Ms. Giles, seconded Mr. Monahan to adopt an amendment to the General Parking Regulations Ordinance Chapter 15 Part 3: Section 401 of the Borough's On-Street Metered Parking Regulations and Section 406 of the Borough's On-Street Metered Parking Regulations. Motion carried unanimously.

Mr. Monahan reported that the College Relations Committee will not meet in July. The next meeting will be held on August 24th at 3:00 PM.

Solicitor Eastman gave a brief report on vacating a portion of the alleys adjacent to Lincoln Cemetery. The two options would be for Council to initiate and prepare an ordinance to vacate or the property owners can request the Borough to vacate. A public hearing may be required.

Moved Mr. Monahan, seconded Mr. Murphy to authorize Solicitor Eastman to prepare an Ordinance to vacate 2 feet of Lincoln Lane and 2 feet of Cemetery Alley. Motion carried unanimously

Manager's Report:

He put for a proposal to form a task force to review the new medical building that would be composed of representatives from the developer, Hospital, Council, Staff, the Chair of Planning Commission, and the Chair of HARB. Council agreed and Mr. Eline will make the arrangements.

USS Gettysburg visits Baltimore July 14 through July 17 and tours will be available.

Sterner noted that GS Communications has asked that Council approve he transfer of ownership to Adelphia. Moved Mr. Monahan, seconded Ms. Giles to refer the GS Communication request to the Public Works Committee for further review. Motion carried unanimously.

Moved Mr. Murphy, seconded Mr. Woodward to adopt a resolution authorizing the Borough to enter into a Reimbursement Agreement with PennDOT under the Transportation Enhancement Program for the Train Station. Motion carried unanimously.

Moved Mr. Monahan, seconded Mr. Streeter to accept the G.H. Harris exoneration reports for tax years 1994, 1995, 1996, 1997, 1998 and 1999. Motion carried unanimously.

Sgt. Dennis Wright, Acting Chief, reported the police department started the Straban Township patrols on July 1st. To date everything has been going well.

Sgt. Wright reported that PACT will meet on July 17th at 7:30 PM at Straban Township to attend their Township meeting. This at the request of Roy Thomas.

CEO Weikert reported that he will present the Safety Committee with proposed updates to the Property Maintenance Codes, Building Codes Etc.

Mr. Monahan pointed out the new flags along streets look terrific.

Council recessed to a brief Executive Session. At the conclusion, Mr. Eline announced that the purpose was to discuss the progress of the Wills House negotiations.

Meeting adjourned at 10:30 PM.

Respectfully submitted,



Sara L. Stull  
Borough Secretary