

Minutes of Special Borough Council Meeting  
November 2, 1994

A special meeting of Borough Council was called to order by President Jean Simpson at 6:30 P.M. on Wednesday, November 2nd in Borough Council chambers with the following members present: John Murphy, Holly Giles, Peg Gustafson, Bill Troxell, Jay Schmitt, John Eline, and Richard Kreisher. Also present was Borough Manager Charles Sterner, Borough Solicitor Don Oyler, and Dr. Walter Powell, Historic Preservation Officer. Others attending included Bryan Bell, consultant to Pennsylvania Rural Opportunities, Mr. Ron Kuhl, Pennsylvania Rural Opportunities, Ms. Jesse Smith of the Gettysburg Housing Committee, and Jean McCrorie of 248 York Street.

Dr. Powell distributed copies of the minutes of the HARB meeting of October 26th, and noted that this special meeting was called solely to review the HARB recommendation on the Frederick Douglass Project because that project was operating on a bid deadline (bids were opened on October 5th). He explained that the developers (Adams County Housing Authority and Pennsylvania Rural Opportunities) advised HARB that the project was already substantially over budget, and they were looking to save costs by using vinyl rather than wood siding, utilizing asphalt shingles on most roof elevations rather than standing seam metal, and by keeping skylight windows in the design rather than the more expensive dormers. Dr. Powell advised Borough Council that after considerable discussion, the HARB made the following recommendations to Council:

1. That the HARB recommend to Borough Council to allow Pennsylvania Rural Opportunities to use Bid Alternates 3 and 4 (vinyl siding instead of wood);
2. That the HARB recommend to Council to allow PRO to use Bid Alternates 9 and 10 (asphalt shingles on rear and low pitched roofs);
3. That the HARB recommend to Council that it prefers the addition of dormer windows, and therefore to deny skylights.

Mr. Ron Kuhl advised Council that he believed Pennsylvania Rural Opportunities could find the funds necessary for the dormer windows. Bryan Bell asserted, however, that the budget was already pushed to the limit, that there were no built in contingency funds in the project, and that PRO had already made substantial changes to the design based on the requests of HARB, the Bureau For Historic Preservation, and the National Park Service. Several questions followed about the project budget and the design. Peg Gustafson asked if Mr. Bell and Mr. Kuhl was aware that Council was considering at least \$15,000 in relocated CDBG funds for the project, and wondered if PRO would be willing to trade "\$15,000 for 4,200 (the projected added cost of the dormers)." Mr. Bell responded that PRO had hoped to use \$78,000 in CDBG funds previously granted as a construction budget contingency, but that the requirements of the "HOMES" funding from HUD prohibit the use of any CDBG funds in construction.

President Simpson asked where the money would come from if the dormers were added, and how much of a project deficit currently existed. Ron Kuhl explained that Rural Opportunities had hoped to pay the Adams County Housing Authority as much as possible for the land, but the loss of CDBG funds and other cost increases meant that the Housing Authority would have to absorb a substantial portion of its investment (perhaps \$70,000 or more).

After some further discussion, President Simpson called for a vote on the issue, and asked for separate motions on each of the three HARB recommendations. Peg Gustafson moved, seconded by Holly Giles, that Council approve the use of vinyl siding instead of wood on the entire project; this motion passed unanimously. Jay Schmitt then moved, seconded by John Eline, that Council approve the use of asphalt shingles instead of standing seam metal on rear roofs and lower roof elevations; this motion passed unanimously. Finally, Holly Giles moved, seconded by Peg Gustafson, that Council approve the HARB recommendation and call for dormer windows instead of skylights in the project; this motion was defeated by a vote of 5-3 (Kreisher, Eline, Schmitt, Simpson, and Troxell voting nay; Gustafson, Murphy, and Giles voting yea).

There being no further business, President Simpson adjourned the meeting at 6:55 P.M.

Respectfully Submitted,

*Walter L. Powell*  
Walter L. Powell, CEO  
Acting Secretary