

BOROUGH OF GETTYSBURG
59 EAST HIGH STREET, GETTYSBURG, PA 17325
COUNCIL WORK SESSION MINUTES
FEBRUARY 26, 2018

President Susan Naugle called the meeting to order at 7:00 PM with the following Councilors present: Vice President Jacob Schindel, Mr. Wesley Heyser, Ms. Patricia Lawson, Mr. Christopher Berger, Mr. Charles Strauss and Mr. John Lawver. Staff present included: Mayor Theodore Streeter; Borough Manager Charles Gable; Borough Secretary Sara Stull; Solicitor Harold Eastman; and Chad Clabaugh, Borough Engineer, C. S. Davidson, Inc.

Others present include: Deb Adamik, President, Main Street Gettysburg; Mark Guise, Gettysburg Municipal Authority Utilities Manager; Monica Oss and Jay Mackie, Open Minds, 15 Lincoln Square; Tom Jolin, and Steve Fehringer, HABPI/Gettysburg Inner Loop; Mike Shestok, 264 Baltimore Street; 126 Baltimore Street; Harry Stokes, 26 Mummasburg Street; Judith Butterfield, 999 Sunset Avenue; Rodger Goodacre, 105 East Broadway; J. Scott Hill, 124 North Stratton Street; Charles and Val Huber, 120 North Stratton Street; Shari Brandt, 241 South Washington Street; Martin Jolin, 612 Long Lane; and Beck Fissel, Gettysburg Parking Enforcement Officer. Representing the press were Jim Hale with the *Gettysburg Times* and Lillian Reed with *The Evening Sun*.

President Susan Naugle announced that a public hearing is scheduled for March 12, 2018 at 6:30 PM, for the purpose of the proposed zoning text amendments.

President Susan Naugle announced an executive session of the Borough Council was conducted immediately following the adjournment of the February 12, 2018 general monthly business meeting consistent with sections 708(a)(1) and 708(a)(3) of the Sunshine Act.

President Susan Naugle announced an executive session of the Borough Council was conducted on Wednesday, February 21, 2018 commencing at 6:00 p.m. consistent with sections 708(a)(1), 708(a)(4) and 708(a)(5) of the Sunshine Act for the following purposes: (1) to discuss matters involving the employment, the terms and conditions of employment, and the evaluation of performance of Borough employees; (2) to consult with its professional advisors and special employment legal counsel regarding information or strategy in connection with issues on which identifiable claims or complaints have been made or are expected to be filed; and (3) to review and discuss items of Borough business which, if conducted in public, would either violate a lawful privilege or lead to disclosure of confidential information.

President Susan Naugle announced an executive session of the Borough Council will be conducted immediately following the adjournment of this work session consistent with section 708(a)(1), 708(a)(3), 708(a)(4) and 708(a)(5) of the Sunshine Act for the following purposes: (1) to discuss matters involving the employment, the terms and conditions of employment, and the evaluation of performance of Borough employees; (2) to receive information relative to the possible purchase or lease of real property by the Borough; (3) to consult with its professional advisors and solicitor regarding information in connection with issues on which identifiable claims or complaints have been made or are expected to be filed; and (4) to review and discuss items of Borough business which, if conducted in public, would either violate a lawful privilege or lead to the disclosure of confidential information.

Public Comment:

Harry Stokes, 26 Mummasburg Street, said that he is in support of LERTA, but cautioned Council about waiving any height restrictions. He said that the scope and scale are very important to the Stratton Street neighborhood. Mr. Stokes asked Council to consider any development proposals on their individual merits, and not use a “blanket” approach for approval. He also noted that the transit center is beneficial in the development of the property.

Mike Shestok, 264 Baltimore Street, agreed with Mr. Stokes, and said that he would be in favor of a 72-foot height limit that would be similar to the Gettysburg Hotel. Mr. Shestok also asked that Council do their due diligence regarding the “Big Pipe” that GMA is proposing to see if it is necessary for Gettysburg.

Charles Huber, 120 North Stratton Street, told Council that he lives next to the Gettysburg Station property and has concerns regarding the height. He said that it would be problematic for his garden due to shading, therefore affecting his quality of life. Mr. Huber also expressed his concern regarding the possibility of relocating the transit center to Stratton Street, stating the buses are noisy and smell.

J. Scott Hill, 124 North Stratton Street, said that he also lives next to the Gettysburg Station and has the same concerns as Mr. Huber.

Old Business:

Council Tablets – Manager Gable reported that TRESTA Technology Management is currently getting quotes, and that he should have more information at the March meeting.

Fuel System – Manager Gable reported that the Public Works Director is currently getting information for a new fuel system to replace the current one that isn’t working. He said that he is preparing bid specifications for the fuel pumps.

Stratton Street Update – Chad Clabaugh updated Council stating that this has been a challenging project for several years, and noted that it was estimated at 1.2 million dollars. Mr. Clabaugh said that construction should begin in May or June with the storm sewer pipe installed by August. He reported that they continue working with Columbia Gas and the Gettysburg Municipal Authority regarding utility work. After all the work is completed the paving would then begin tentatively scheduled for May 2019.

ROR District – Manager Gable gave a brief update noting that the RLPAT administrative team was disbanded in January, since much of the work has been achieved relative to parking, LERTA, and the dimensional standards in the ROR District. The Planning Commission and Borough Council will continue with the process in reviewing both LERTA and parking in preparation for adoption.

Councilman Strauss noted that the Planning Commission will be discussing this at their meeting on March 19th and recommendations would be brought back to Borough Council. Councilman Heyser pointed out that very specific regulations were taken in to consideration with the building. He

also noted that the County Planning Office has done their due diligence in reviewing and making their recommendations.

End Cap Properties – Councilman Strauss said that increasing building density in Gettysburg remains a priority for the Planning Commission. He pointed out two notable initiatives were the zoning text amendment that reduced the minimum width for single-family detached dwellings from 50 feet to 30 feet in the R-2 Moderate Density Residential District, and the proposed revisions to the Zoning Ordinance Chapter 27, Part 13: parking which will be discussed at the March Public Hearing.

New Business:

Gettysburg Station Access Spur – Tom Jolin, and Steve Fehringer, HABPI/Gettysburg Inner Loop gave a presentation regarding a Gettysburg Station Access Spur. Mr. Jolin said that a free right of way (ROW) from Water Street to the Gettysburg Station has been offered to the Gettysburg Borough at no charge from SCCAP and SpectraKote. He said that the legal fees for the ROW to prepare necessary documents would be shared between HABBI and the Borough. Mr. Jolin noted that they also reached out to possible entities for donations as well as grants that could be used. This would be important to future developers for the Gettysburg Station to have convenient access for its users.

Big Pipe Discussion – President Susan Naugle gave a brief background regarding the Gettysburg Municipal Authority (GMA). She explained that the GMA ACT was established to handle water and sewer and is not part of the Gettysburg Borough Government. Ms. Naugle said that the Articles of Incorporation were filed in June 1948. She also mentioned that the Central Adams Joint Comprehensive Plan document provides guidance to the Borough and Townships for water and sewer service.

Mark Guise, Gettysburg Municipal Authority Utilities Manager gave a brief background regarding the transfer of water from the Susquehanna Basin. He said that in the mid-2000's a surge in the housing and commercial development caused the need for water service. Mr. Guise said that in 2006 an application was submitted for water out of the Susquehanna River Basin and into the Potomac River Basin through connection to the York Water Company. Following this the wastewater treatment plant upgrade/expansion occurred. The water service requests were stalled during the economic downturn which started in 2008. The projected water needs were reevaluated in 2013 and a revised application was submitted. A draft Joint Comprehensive Plan has been prepared for the Gettysburg Borough, Straban Township and Cumberland Township. Adams County anticipates a formal public meeting in March and a public hearing would follow soon thereafter.

Recycling Committee – President Susan Naugle announced that she has reestablished the Recycling Committee to continue with the recycling program efforts. This is a volunteer group headed by Judie Butterfield who handled this for many years. The group will prepare news articles, and noted that they are currently working on the device recycling event scheduled in March.

Judith Butterfield gave a brief history regarding the Recycling Committee, stating that it was established in 2007. She said it was disbanded a few years ago. Anyone interested in serving on the committee should contact her or the Borough office.

Communication with Citizens – President Susan Naugle announced that the Borough Newsletter would begin again this year. She asked if there would be any interest in Social Media

or the Town Hall Meetings. Councilman Strauss suggested Council conduct Town Hall Meetings certain times throughout the year to discuss topics such as the budget. Councilors agreed to conduct Town Hall Meetings and noted that it would also allow citizens to express their concerns.

Public Comment:

Monica Oss, Open Minds, 15 Lincoln Square, asked Council what the timeline is for changing the height restrictions.

President Naugle responded that a public hearing on height and other dimensional standards is planned for April and a possible vote would occur in May.

Mark Guise, Gettysburg Municipal Authority Utilities Manager, pointed out that as the height goes up on the building it would have an impact on the water pressure.

Shari Brandt, 241 South Washington Street, addressed Council regarding a parking ticket she received on Washington Street in front of her garage. She noted that she lost in district court and has appealed it. The space is not a legal parking space, and therefore, she would like council to work with her to provide her with a space in front of her garage.

Mike Shestok, 264 Baltimore Street, said that he likes the town hall meetings and suggested each WARD plan a meeting.

Martin Jolin, 612 Long Lane, addressed Council with his concerns and questions regarding the Gettysburg Station property. He asked if there were any overlay districts for the property. Councilman Strauss responded that there are two overlays. Mr. Jolin asked about moving the transit center and asked if it is a separate property. President Naugle responded that it is a separate parcel and separate owner. He also asked about the train schedule and how often it goes through Gettysburg. Councilman Lawver responded that it is one scheduled train, any others are special trains that go through the Borough. Mr. Jolin asked what the cost of the property is. Manager Gable said that is a question for the Industrial Development Authority since they are the owner.

Moved Mr. Schindel, seconded Mr. Strauss to adjourn the meeting at 9:10 PM to an executive session. President Naugle dismissed the executive session at 9:30 PM.

Respectfully submitted,

Sara L. Stull
Borough Secretary