

BOROUGH OF GETTYSBURG
59 EAST HIGH STREET, GETTYSBURG, PA 17325
COUNCIL WORK SESSION MINUTES
FEBRUARY 25, 2019

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

Others present include: Deb Adamik, President, Main Street Gettysburg; Carly Marshall, Comprehensive Planner, Adams County Office Planning and Development; Kathy Gilbert, President, Gettysburg Area Retail Merchants Association (GARMA); Dave Clapsaddle, Code Enforcement and Zoning Officer, Straban Township; Linda Atiyeh, Gallery 30, 26 York Street; Mike Shestok, 264 Baltimore Street; Nancy and Kurt Kramer, 12 Wade Avenue; Everett Bayliss Jr., 402 Heritage Drive; and Becka Fissel, Gettysburg Parking Enforcement Officer. Representing the press was Jim Hale with the *Gettysburg Times*, and Mark Werley representing Community Media-ACCTV.

President Naugle announced that an executive session of the Borough Council was conducted immediately following the adjournment of the February 11, 2019 monthly general business meeting consistent with section 708(a)(3) and section 708(a)(4) of the Sunshine Act.

President 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)(3) and section 708(a)(4) of the Sunshine Act for the following purposes: (1) to receive information relative to the possible purchase or lease of real property by the Borough; and (2) to consult with its professional advisors regarding information and strategy in connection with issues on which identifiable claims or complaints have been or are expected to be filed.

There were no public comments at this time.

New Business

Arts Council/Borough Mural Art – MOU

Parking Manager Miller explained the art mural project that the Adams County Arts Council along with Gettysburg College students would like to paint on the side of the Race Horse Alley Parking Garage. The project would take approximately 6-8 weeks, and noted that the art work is removable. Funding would be needed for the installation.

Councilman Heyser asked if the Borough is responsible for any funding. Councilman Schindel asked if anyone contacted the Lincoln Highway Heritage Corridor to see if there were any grants available. Council members agreed that more information is needed regarding this project before a decision can be made.

ABC Appointments – Process/Committee

Council President Naugle announced that there are currently two vacancies on the Code Enforcement Appeals Board. She would like to form a Council Committee going forward to keep up with the vacancies on the boards and commissions. Ms. Naugle suggested adding to the ABC application with their meeting schedules, a description of the skills that are needed for the specific Boards.

Old Business

PBS 2018-4 Chapter 15 Parking Revisions

Council Members reviewed the red-lined draft ordinance for temporary reserved and use of public parking spaces to include the amendments that they discussed at their previous meeting. They included in their statement of purpose and legislative intent that the purpose of the ordinance is to promote the public health, safety and general welfare of the public through reasonable, consistent and non-discriminatory parking regulations. Solicitor Eastman noted that Council has the legislative authority to regulate, restrict or prohibit parking that has been granted in the specific powers of the Borough Code; and such regulation is a valid exercise of a borough's police powers. A motion will be placed on the March agenda to authorize the publication for enactment at the April Council meeting.

PBS 2019-4 Loading and Unloading Zones

Parking Manager Miller suggested a 20-minute loading and unloading in designated zones for pick-up and drop-off customers, and still provide adequate parking for residents and visitors. The pilot program would last 6 months and then we would evaluate to see whether or not to extend the program or institute the designated meters. Council agreed to proceed with the pilot program.

PBS 2019-1 LPP (Local Privilege Permits) Policies

Parking Manager Miller recommended the LPP program to be used for individuals that work in Gettysburg, noting that it may not be cost effective for Borough residents. The monthly cost would be \$35.00. A sticker with the Borough Logo would be developed to place at the designated meters.

Kathy Gilbert, President, GARMA said that businesses could notify the Borough when employees quit their establishments.

After Council discussion they asked that both residents and individuals working in the Borough be eligible to purchase a monthly LPP. Council agreed to proceed with the pilot program.

Central Adams Joint Comprehensive Plan

Council President Naugle said that there weren't many comments received regarding the Comprehensive Plan. She said that the County was very helpful in putting together a good plan; and asked Carly Marshall, Comprehensive Planner to relay the message to County Planning. Council members agreed to wait to adopt the Plan until after Cumberland and Straban Townships finish their public hearings, in case there are significant changes made.

Councilman Strauss expressed his disappointment that all municipalities involved with the Comprehensive Plan didn't meet jointly to discuss it.

PBS 2018-3 Vacation Rentals

Planning Director LaBarre said that action is needed to make the rules clear for short-term residential rentals in Gettysburg. These dwelling units are referred to as Airbnb's, VRBO's, Homestays, Vacation Rentals, etc. Mrs. LaBarre added that the Borough must comply with the Uniform Construction Code (UCC). Council should begin considering what Zoning Districts they want included for these type of rentals. Mrs. LaBarre pointed out that these rentals are also subject to the Adams County Hotel Room Rental Tax (Pillow Tax).

Councilman Heyser expressed his concern about the integrity of the residential neighborhoods, and noted that short-term rentals often don't pay the county pillow tax. Council President Naugle asked Council to review the Zoning District Ordinance and decide how the Planning Department should proceed. She asked that this item be placed on the March Work Session Agenda for further discussion.

PBS 2016-32 Culp Street Closing Request

Manager Gable gave a brief history regarding the petition that Council received to close a portion of Culp Street between Steinwehr Avenue and Johns Avenue. The concept was to permanently close the block and use the space for community events. He said that staff was first approached about this concept from Tammy Myers, Gettysburg Heritage Center in 2016. Manager Gable recommends removing this item from our work list since we haven't heard any follow-up about closing the street.

Chesapeake Bay Grant

Council President Naugle reported that more work will need to be completed before we can apply for the Chesapeake Bay Grant. She said that she spoke to Mark Guise, Gettysburg Municipal Authority, who said that a sewer interceptor replacement would need to be done for Race Horse Alley between Buford Avenue and Franklin Street. Ms. Naugle said that it's possible to apply for the grant next year.

Public Comment

Kathy Gilbert, President GARMA said that some of the members have expressed concern that two-hours is not long enough to park downtown for shopping and dining; and suggested changing the meters to 3 to 4 hours. She said that a survey hasn't been completed yet by the GARMA members.

Everett Bayliss JR., 402 Heritage Drive said that the short-term rentals need to be safe for people, and asked Council not to loosen any requirements for them.

The meeting was adjourned to an executive session at 8:40 PM. Council President Naugle dismissed the meeting at 9:30 PM.

Respectfully submitted,

Sara L. Stull
Borough Secretary