

BOROUGH OF GETTYSBURG
59 EAST HIGH STREET, GETTYSBURG, PA 17325
COUNCIL MEETING MINUTES
OCTOBER 10, 2017

President Robert Krummerich called the meeting to order at 7:00 PM with the following Councilors present: Vice President Scot Pitzer, Mr. Jacob Schindel, Mrs. Susan Naugle, Mr. Graham Weaver and Mr. Wesley Heyser. Mrs. AmyBeth Hodges was absent. Borough staff present included: Mayor Theodore Streeter; Borough Manager Charles Gable; Borough Secretary Sara Stull; Solicitor Harold Eastman; Chief Joseph Dougherty; Planning Director Becky LaBarre; Finance Director Nicolette James; Public Works Director Dan Hilliard and Chad Clabaugh, Borough Engineer, C. S. Davidson, Inc.

Others present include: Deb Adamik, President, Main Street Gettysburg; Emmett Patterson and John Rice, Main Street Board Members; Darlene Brown, Executive Director, PA Interfaith Community Programs, Inc. (PICPI), 40 East High Street; Jennifer Eckerson, Elm Street; Mike Shestok, 264 Baltimore Street; Chris Berger 156 Seminary Avenue; Bob Weaner, 35 N Hay Street; Ron Frenette, 811 Johns Avenue; and Becka Fissel, Borough Parking Enforcement Officer.

Representing the press were Jim Hale with the *Gettysburg Times* and Lillian Reed of the *Evening Sun*.

President Krummerich announced an executive session of the Borough Council was conducted immediately following the adjournment of the September 25, 2017 work session consistent with sections 708(a)(1), 708(2) and 708(a)(3) of the Sunshine Act.

President Krummerich announced an executive session of the Borough Council shall be conducted immediately prior to the adjournment of this meeting consistent with sections 708(a)(1) and 708(a)(3) of the Sunshine Act for the following reasons and purposes: (1) to discuss matters involving the employment, the qualifications for employment, the terms and conditions of employment, and the evaluation of performance, promotion or discipline of any employees or prospective employees of the Borough and (2) to discuss matters and receive information relative to the possible purchase or lease of real property by the Borough.

Councilman Schindel asked for a change in the HARB motion regarding COA-17-0124, 337 Baltimore Street to proceed with demolition and not to accept the HARB recommendation.

After amending the HARB motion, moved Mr. Schindel, seconded Mr. Pitzer to approve the September 11, 2017 agenda as presented. The motion passed 5/1 with Mr. Krummerich the dissenting vote.

After making verbiage changes, moved Mr. Heyser, seconded Mr. Pitzer to approve the September 11, 2017 Public Hearing and Special meeting minutes, Council Business meeting, and the September 25, 2017 Council Public Hearing and Council Work Session minutes as presented. Motion carried unanimously.

Public Comment:

Darlene Brown, Executive Director, PA Interfaith Community Programs, Inc. (PICPI), 40 East High Street, thanked the public works crew for repairing Dobbin Alley.

Special Presentations:

Mayor Streeter presented certificates of commendation to Sgt Larry Weikert and Master Patrol Officer William Orth for their response to a house fire in August on Ridge Avenue. Both officers entered the burning home to determine if anyone was on the premises. The owner wasn't home at the time which caused extensive damage.

Chief Dougherty presented a plaque to Emmett Patterson, owner of McDonald's restaurant on Steinwehr Avenue, in recognition of his support of the Gettysburg Borough Police Department. McDonalds's hosts a weekly "coffee with a cop" event to give citizens the opportunity to interact informally with the police officers.

Emmett Patterson and John Rice representing Main Street Gettysburg, gave a presentation to Council requesting \$35,000 for the 2018 budget appropriation. They outlined the Economic Development Initiatives and the future initiatives for the Borough. Mr. Patterson said that the organization helps borough staff in many ways such as to seek grants for projects in the Borough (see attached).

Jennifer Eckerson representing **Elm Street** requested \$10,000 for the 2018 budget appropriation to be used to start a revolving loan fund, and continue with other programs that they currently provide. Councilman Pitzer asked if any of the appropriation is used towards salaries. Ms. Eckerson responded no.

Moved Mr. Schindel, seconded Mr. Pitzer to approve all bills and payrolls for the month as presented. Motion carried unanimously.

Moved Mr. Schindel, seconded Mrs. Naugle to accept the J. P. Harris Tax Exoneration report for tax year 2014 as presented. Motion carried unanimously.

Planning Director LaBarre reported that the map amendments will be ready for presentation in the near future.

Moved Mr. Schindel, seconded Mr. Pitzer to accept recommendations by the Gettysburg Historical Architectural Review Board (HARB) made following its review on Wednesday September 20, 2017 and approve Certificate of Appropriateness for the following applications as presented: #COA-17-0116, 337 Baltimore Street – Nancy Burke; COA-17-0117, 297 Steinwehr Avenue – FutureStake & Victorian Carriage Company; COA-17-0118, 412 York Street – Giovanni Cucuzza; COA-17-00119, 2 Baltimore Street – David & Lynn Petters; and COA-17-0120, 353 York Street – Gettysburg Dental Associates. Motion carried unanimously.

Moved Mr. Schindel, seconded Mr. Pitzer to approve the issuance of a Certificate of Appropriateness #COA-17-0124, 337 Baltimore Street – Nancy Burke for demolition of a garage. The vote passed 5/1 with Mr. Krummerich the dissenting vote.

Councilwoman Susan Naugle commented that the garage is “nondescript” that “sacrifices” sometimes need to be made in order to meet the modern needs. She said that the owners would like to use the area for more parking to accommodate their rental units.

Council President Krummerich said that Council should respect HARB’s expertise and not go against their recommendation unless there are procedural errors.

Public Works Director Hilliard announced that brush and yard debris pickup would begin the week of October 16 for residents.

Chief Dougherty announced the upcoming events: Bike Ride for Muscular Dystrophy, Saturday, October 14 from 10:00 AM to 3:30 PM; College 5K, October 21, 8:00 AM to Noon; and the Halloween Parade Tuesday, October 24 at 7:00 PM

Moved Mr. Schindel, seconded Mr. Pitzer to authorize a COLA increase for retired police pensioner Larry Runk, to be paid from the Police Pension Plan effective September 1, 2017. Motion carried unanimously.

Moved Mr. Schindel, seconded Mr. Heyser to appoint Kevin Bigler to the position of part-time officer of the Gettysburg Borough Police Department. Motion carried unanimously.

Moved Mr. Schindel, seconded Mr. Heyser to approve the full release of financial security, in connection with the Preliminary/Final Land Development Plan for 353 York Dental, LLC in the amount of \$38,942.20, consistent with the certification letter issued by the Borough Engineer. Motion carried unanimously.

Moved Mr. Schindel, seconded Mrs. Naugle to approve the full release of financial security, in connection with the Gettysburg College Dining Hall Addition of \$124,072.30, consistent with the certification letter issued by the Borough Engineer. Motion carried unanimously.

Moved Mr. Schindel, seconded Mrs. Naugle to approve payment to Kinsley Construction Inc. for Contract #1 of the 2017 Street Improvements Project in the amount of \$347,209.25. Motion carried unanimously.

Moved Mr. Schindel, seconded Mr. Heyser to approve Contract Change Order #1 for Contract # 2 of the 2017 Street Improvements Project to Decrease the Contract Price by \$1,750.00 for credit given for street sweeping and hauling assistance by the Borough Public Works. Motion carried unanimously.

Moved Mr. Schindel, seconded Mr. Heyser to approve payment to Martin Paving Inc. for Contract # 2 of the 2017 Street Improvements Project in the amount of \$155,388.85. Motion carried unanimously.

Manager Reports:

Manager Gable reported that the “Coffee and Conversation” recently held at Best Western Hotel on Steinwehr Avenue was well attended. Some of the issues discussed were

concerns with the trees heaving up the sidewalk in certain areas and questions concerning the parking garage not having gates. Manager Gable explained the process of using the garage and the kiosk.

Manager Gable announced that the next “Coffee and Conversation” will be held on October 26 at 9:00 AM at the Ragged Edge Coffee House on Chambersburg Street. He encouraged the public to attend and address their concerns.

Manager Gable announced that the Waste Hauler Contract Bid opening is scheduled for Wednesday, October 11th at 9:00 AM at the Adams County Planning Office.

Moved Mr. Schindel, seconded Mrs. Naugle to adopt a resolution authorizing the submission of an application for 2017 Community Development Block Grant Funds to the Pennsylvania Department of Community and Economic Development. Motion carried unanimously.

Moved Mr. Pitzer, seconded Mr. Heyser to adopt a resolution approving the Emergency Operations Plan (EOP) dated July 2015 as the current emergency management plan for Gettysburg Borough. Motion carried unanimously.

Moved Mr. Schindel, seconded Mr. Weaver to adopt a resolution opposing any congressionally mandated increase in truck size or weight. Motion carried unanimously.

Moved Mr. Schindel, seconded Mr. Heyser to adopt a resolution authorizing entry into separate subagreements with Celco Partnership d/b/a Verizon Wireless, each consisting of a Lease Supplement and corresponding Memorandum of Lease Supplement identifying eleven (11) separate site locations, as provided for in the parties' Master Lease, dated June 22, 2017, relative to the installation, maintenance and operation of cell booster communications equipment and related facilities on utility poles and/or surrounding property in the Borough. The site locations are identified as MC1, MC2, MC3, MC4, MC5, MC6, MC7, MC9, MC10, MC11 and MC12 and are more fully described in the subagreements for each site location. Motion carried unanimously.

2018 Budget Proposal Presentation:

Manager Gable presented Council with a detailed draft 2018 Budget and reviewed all funds. Manager Gable said that the October 23rd Work Session meeting will be dedicated for Council discussion on the budget.

Liaison Reports:

Gettysburg Area Recreation Authority

Councilman Schindel reported that the GARA Board is requesting the same amount as budgeted last year for them. He said that the Kiwanis Club finished the children's playground and the kids have been enjoying it.

Gettysburg Municipal Authority

Councilwoman Naugle reported that GMA considered a request from Cumberland Township to take over the cost of hydrant maintenance since not all township residents' benefit. GMA's solicitor will conduct a legal review and staff will survey other surrounding authorities to see how this is handled. Problems with pumps will result in some unanticipated expenditures either to repair or replace. The successful bid for removal of the trees at the water plant resulted in a payment of \$2,500 which will be used to purchase a variety of replacement hardwoods. GMA's engineering firm has conducted a flow meter review of the completed interceptor project and reported reduced inflow to the sewer plant with flow moving at a faster rate with fewer peaks. This indicates the new system is working as planned.

Elected Official's Comments:

Mayor Streeter announced that Trick-or-Treat would be held on October 31st from 6 to 8 PM for Borough residents.

Mayor Streeter said that he would like to get a group to help the Salvation Army Bell Ringing that runs November 24th through December 24th. He asked that anyone wishing to volunteer with him to contact him for details.

Public Comments:

Ron Frenette, 811 Johns Avenue agreed with President Krummerich that Council should follow HARB'S recommendations. He said that Council needs to work with HARB.

President Krummerich adjourned the meeting to an executive session at 9:15 PM.

President Krummerich reconvened the Council meeting, and with no further business to come before Council, moved Mr. Schindel, seconded Mr. Pitzer to adjourn the meeting at 9:45 PM. Motion carried unanimously.

Respectfully submitted,



Sara L. Stull
Borough Secretary



2017 PATHWAYS TO SUCCESS



Presentation to Borough Council
October 10, 2017



Main Street Gettysburg Presentation Borough Council Funding Request October 10, 2017

2018 Request: \$35,000

Purpose:

- Baltimore Street Project is \$11 million borough economic enhancement project created by the community.
- MSG needs to increase staff from 1 ½ FT to 2 FT people

Economic Development Initiatives:

- Economic Development is a priority to the community and MSG has a proven track record of success.
- Steinwehr Avenue: Proven Track Record to attract private investment
 - \$7.5 million of infrastructure and streetscape improvements
 - At least \$8 million in private investment improvements
 - Additional plans underway for new businesses/parking, etc.
 - Testimonials of business revenues increasing
 - Business Improvement District - \$70,000 per year
- Increase in Tax Revenues to the Borough – Increased values of the properties
 - Rezoning, Parking, LERTA Team – MSG participating on this important economic development project team.
- Reduction in costs to Borough –
 - Revitalization Projects seek grants that pay for ADA, infrastructure, lighting, safety and regulatory requirement improvements
 - Staffing – Accessibility to MSG staff, MSG Board and volunteers
 - “From the Ground Up” – Summer street clean-up program

Future MSG Economic Development Initiatives: (2018)

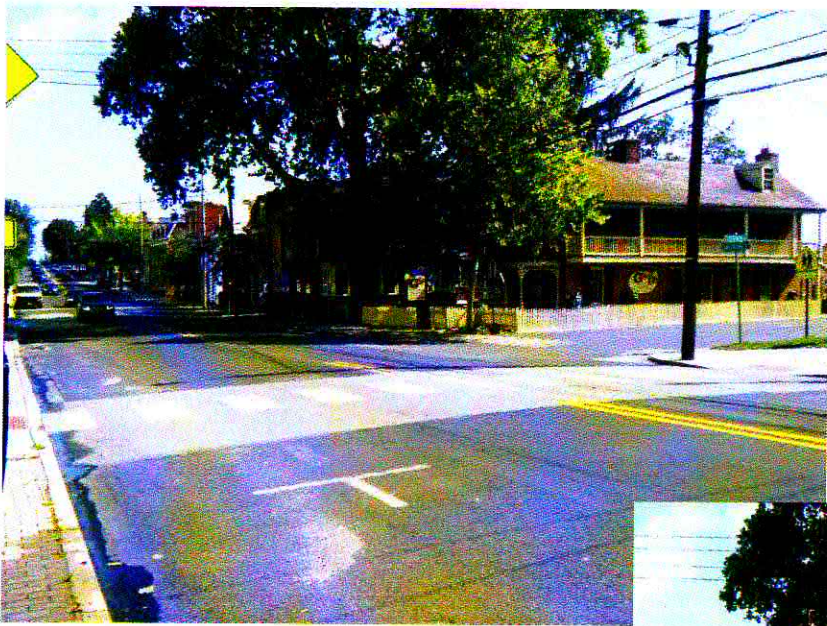
- **\$11 million Baltimore Street Economic Revitalization Project**
 - Seeking Grants
 - Engaging the community and additional detailed planning
 - Guiding the community step by step to make improvements
- **Steinwehr Avenue Revitalization – Continued**
 - Working with future investors and BID to continue the renaissance
- **Western Gateway**
 - Support and enhance opportunities to move the western gateway planning and revitalization forward.
- **Business Liaison Support to Businesses**
 - Offers consulting services to businesses seeking to locate in Borough
 - Provides communications and guidance – face time, Main Street Minutes, email, events
 - Orchestrates business and community improvements based on business needs
 - Maintains Real Estate listing for new businesses
- **Business Liaison Support to Borough Staff**
 - Rezoning, Parking and LERTA team follow-up
 - Parking challenges – supporting Borough staff
 - Communications to and from community that helps the Borough staff
 - Problem solving with Borough staff to make improvements to the community
 - Team approach to strategic planning and additional accessibility to community leaders
 - Resource and accessibility to grants, partners, and various levels of funding opportunities

In summary:

- \$35,000 is a small investment for an \$11 million improvement to this town
- It has been proven that a revitalization of this nature attracts more businesses and residents
- Property values will increase thus improving Borough revenues
- MSG offers skills, leadership and work through its volunteers, Board and staff that could never be replaced for \$35,000
- MSG offers lower costs to the Borough + greater ROT = Lower taxes to Community

Baltimore Street Concept Renderings by Artist Wendy Allen





Phase I





Phase 2A



Phase 2B

