

BOROUGH OF GETTYSBURG
59 EAST HIGH STREET, GETTYSBURG, PA 17325
COUNCIL MEETING MINUTES
JUNE 12, 2017

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

Others present include: Robin Fitzpatrick, President, Adams County Industrial Development Authority (ACIDA); Deb Adamik, President, Main Street Gettysburg; Darlene Brown, Executive Director, PA Interfaith Community Programs, Inc. (PICPI), 40 East High Street; Charles Strauss, 38 West Middle Street; Patricia Lawson, 515 Carlisle Street; Robert Weaner, 35 North Hay Street; Brian Hodges, 137 Ridge Avenue; Jay Mackie, TBT LLC, Lincoln Square; and Steve Hemler, 535 York Street.

Representing the press were Jim Hale and Cat Amoriello (intern) with the *Gettysburg Times* and Lillian Reed of the *Evening Sun*.

President Krummerich announced two executive sessions of the Borough Council were separately conducted, each executive session being held following the commencement but prior to the adjournment of the May 8, 2017 meeting consistent with sections 708(a)(1), 708(a)(3), 708(a)(4) and 708(a)(5) of the Sunshine Act.

President Krummerich announced an executive session of the Borough Council was conducted prior to the adjournment of the May 15, 2017 special meeting of the Borough Council consistent with section 708(a)(4) of the Sunshine Act.

Councilwoman Naugle made a motion to remove a motion from the agenda for a zoning board appointment until next month. She said that because the zoning alternate member, Conor Brooks could not be present to express his interest of moving into Holly Giles vacancy. Mrs. Naugle pointed out that the resignation from Holly Giles was recently received and that Mr. Brooks is out of town and unable to attend tonight's meeting. Mr. Conor's volunteer application was forwarded to Council earlier today. There was no second so the motion died.

Moved Mr. Heyser, seconded Mr. Pitzer to approve the June 12, 2017 Agenda as presented. The motion passed 5 YEA/1 NAY with Mrs. Naugle the dissenting vote.

Moved Mr. Heyser, seconded Mrs. Hodges to approve the May 8, 2017 meeting minutes after making a verbiage change. Motion carried unanimously

Moved Mr. Heyser, seconded Mr. Weaver to approve the May 15, 2017 special council meeting minutes after making a verbiage change. Motion carried unanimously.

Moved Mr. Pitzer, seconded Mr. Heyser to approve the May 22, 2017 Council Work Session minutes as presented. Motion carried unanimously.

Public Comment:

Charles Strauss, 38 West Middle Street, addressed Council to say that at the joint meeting with Borough Council it was suggested that a Council member attend their meetings. He thanked Councilman Heyser for stepping up and attending the Planning Commission meetings as a liaison. Mr. Strauss also reported that Planning Commission members recently attended a training session which was very informative for them.

Darlene Brown, current member of the Zoning Hearing Board, pointed out that the Board can only follow what the Borough Ordinances states, and that they cannot make any changes from it.

Special Presentation:

Robin Fitzpatrick – Robin Fitzpatrick, President, Adams County Industrial Development Authority (ACIDA) gave an update on the LERTA Progress in regards to the Gettysburg Station (formerly the REDDI property). She said that the committee heard a presentation from Municipal Capital Finance, which gave them an outline of the step by step process. It was very informative but the Committee decided that they couldn't afford to hire them.

Mrs. Fitzpatrick said that the County notified her of a group that they use periodically for economic development, and suggested that she contact them. She said that the Committee met with GMS Funding Solutions and heard a presentation. They presented a timeline of events as follows: Stakeholder Outreach, Define LERTA District/Exemptions Schedules, Borough Public Hearing, Resolution/Ordinance Enactment and the LERTA Program Application. Mrs. Fitzpatrick pointed out that if kept on schedule the ordinance could be ready for enactment at the October Council meeting. The proposed LERTA Timeline is attached.

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

Moved Mr. Heyser, seconded Mr. Pitzer to adopt a resolution to update, approve and implement the Post-Issuance Compliance Procedures of the Borough of Gettysburg and to appoint the Borough Finance Director, the Borough Manager and

the President of Borough Council as its Compliance Working Group and to appoint Digital Assurance Certification, LLC as the Borough's designated Disclosure Dissemination Agent relative to disclosure and dissemination of financial information of the Borough in compliance with Securities and Exchange Commission ("SEC") Rule 15c2-12 and the Borough's continuing disclosure undertakings. Motion carried unanimously.

Planning Director LaBarre announced that outdoor dining applications are currently being accepted for businesses that are interested.

Moved Mrs. Naugle, seconded Mr. Pitzer to accept the recommendation and adopt the findings of the Borough of Gettysburg Historical Architectural Review Board as set forth in the minutes of its meeting on Wednesday May 16, 2017 and to deny the issuance of a Certificate of Appropriateness for application COA-17-0046, Brandon & Valerie Stone – 61 W. High Street. Motion carried unanimously.

Moved Mr. Pitzer, seconded Mrs. Hodges to accept the recommendation and adopt the findings of the Borough of Gettysburg Historical Architectural Review Board as set forth in the minutes of its meeting on Wednesday May 16, 2017 and to grant the issuance of a Certificate of Appropriateness for application COA-17-0047, Loyal Order of the Moose Lodge #1526 – 414 York Street. Motion carried unanimously.

Moved Mr. Pitzer, seconded Mr. Heyser to deny COA-17-0048: 33 South Street, because the application dated April 21, 2017 as submitted was not represented at the meeting of the Gettysburg Borough Historical Architectural Review Board (HARB) on May 17, 2017. Motion carried unanimously.

Moved Mr. Pitzer, seconded Mr. Heyser to authorize the Gettysburg Borough Historical Architectural Review Board (HARB) to proceed with review of application COA-17-0048, 33 South Street as the applicant has provided reasonable excuse for failure to attend on May 17, 2017 and fully intends to represent the application at the next regular HARB meeting on June 21, 2017. Motion carried unanimously.

Moved Mrs. Naugle, seconded Mr. Pitzer to refer the following requests to the Gettysburg Borough Planning Commission for review and recommendation:

- 1) Zoning Map Amendment to reclassify 603 S. Washington Street (Tax Parcel 16013-0082-000), currently located in the R-1 Low Density Residential District, as a property in the TC Tourist Commercial District.**
- 2) Zoning Text Amendment to Section 27-1703, Powers and Duties— Strike the following sentence: “All requests for variances and special exceptions will first be sent by the Board to the Gettysburg Planning Commission for review and recommendation.”**

- 3) **Zoning Text Amendment to Section 27-504, Lot Requirements, Subsection 2A, Minimum Width at the Build-To-Line – Change the minimum width required for single-family detached dwellings in the R-2 Moderate Density Residential District from 50 feet to 30 feet.**

Motion carried unanimously.

Moved Mr. Weaver, seconded Mr. Pitzer to accept the resignation from Holliday Giles as a member of the Zoning Hearing Board. Motion carried unanimously.

Moved Mr. Weaver, seconded Mr. Pitzer to adopt a resolution appointing Brian Hodges as a member of the Gettysburg Borough Zoning Hearing Board in order to fill the vacancy created by the resignation of Holliday Giles and to serve on the Zoning Hearing Board for the remainder of the unexpired term of Ms. Giles which will expire on December 31, 2017. A roll call vote was taken. YEA: Mr. Heyser, Mr. Pitzer and Mr. Weaver. NAY: Mrs. Naugle and Mr. Krummerich. Mrs. Hodges recused herself from the vote noting that Brian Hodges is her husband. The motion passed 3/2 with 1 abstaining vote.

Moved Mr. Heyser, seconded Mrs. Naugle to award the construction contract for the Gettysburg Inner Loop Phase A Project to the lowest responsive and responsible bidder Kinsley Construction, Inc. in the amount of \$1,704,690.00, contingent on the approval of the supplemented reimbursement agreement from the Pennsylvania Department of Transportation. Motion carried unanimously.

Moved Mr. Pitzer, seconded Mrs. Hodges to approve the release the financial security, in connection with the Land Development Plan for the Habitat for Humanity – 82 N. Fifth St. Project, in the amount remaining of \$30,910.00, consistent with the certification letter issued by the Borough Engineer. Motion carried unanimously.

Councilman Weaver asked for the completion date of the Long Lane project. Public Works Director Hilliard said that paving was completed today and they would continue with the line stripping, but noted that cars will be able to resume driving on the road tomorrow.

Chief Dougherty presented Council with a brochure that was prepared to explain what citizens should do if stopped by a police officer. The brochures will be handed out and are available in the Borough lobby area.

Manager Reports:

Manager Gable reported that at the seminar he attended on Economic Development, one of the topics discussed was Town and Gown relating to college towns. He said that this was a very informative session.

Moved Mr. Heyser, seconded Mrs. Hodges to approve and adopt a Borough policy relative to the installation or placement of temporary or permanent structures, displays, plantings or landscaping in the Lincoln Square Center Circle. Motion carried unanimously.

Moved Mr. Pitzer, seconded Mr. Heyser to appoint David Sanders to the Gettysburg Civil Service Commission to serve a six (6) year term expiring in May 2023. Motion carried unanimously.

Liaison Reports:

Gettysburg Municipal Authority

Councilwoman Naugle reported at the GMA Board meeting on May 15, we had planned to receive the audit report but that was delayed until the June meeting. A draft report on Pension Unfunded Accrued Liability indicates that the GMA Pension fund is 91.5% fully funded. Also of interest to Council, the board received an updated report on the plan for the construction of two water storage tanks, one on Cemetery Hill and the other on Herr's Ridge. Estimated cost remains \$6.5 to \$7 million which will be funded through a bond which GMA will be exploring over the coming months.

Main Street Gettysburg

Deb Adamik, President, Main Street Gettysburg, reported that the Main Street Breakfast meeting was well attended and thanked Manager Gable and Councilman Heyser for attending.

Councilman Pitzer asked if the bike lane/inner loop is part of the Baltimore Street Revitalization project. Chad Clabaugh responded that this is very premature at this point, but noted that the inner loop will need to cross Baltimore Street to get to Lefever Street, so it will need to use a few blocks.

Elm Street

Darlene Brown reported that the Olde Getty Place National Night Out is scheduled for Tuesday, August 1st from 5:00 to 8:00 PM and the 2nd Annual Car show will be held on Saturday, September 23rd from 8:00 AM to 3:00 PM. She announced the upcoming parades dates are as follows: Halloween Parade - Tuesday, October 24 and Christmas Parade - Saturday, December 2, 2017.

Steinwehr Avenue Heart of Gettysburg Battlefield (SAHGB)

Councilwoman Hodges reported that the electric poles have been relocated on Steinwehr Avenue.

Elected Official's Comments:

Councilman Heyser reported that Borough Council is accepting written suggestions through June 26th regarding potential changes to the sign ordinance. Input can be dropped off at the Borough or emailed to Councilman Heyser at Wesley.Heyser@gmail.com. He said that public comment sessions are scheduled for July 10 at 8:00 AM and July 11 at 7:00 PM in Council Chambers.

Councilman Pitzer in response to a local resident requesting that Council seek state and federal lawmakers for annual appropriations, gave a report regarding funding that has been received over the past eight years. Funding received were: Gettysburg Station (formerly the REDDI Project; Arts Council Building; Two Phases of Steinwehr Avenue Rehabilitation; Sesquicentennial Expenses; Schmucker Hall at the Lutheran Seminary; Inner Loop Project; West Middle Street Reconstruction; and the Gettysburg Municipal Authority Treatment Plant.

President Krummerich thanked President Riggs, Gettysburg College for providing the 4th of July fireworks and events for the community.

There was no public comment.

Moved Mr. Pitzer, seconded Mr. Heyser to adjourn the meeting at 8:45 PM. Motion carried unanimously.

Respectfully submitted,



Sara L. Stull
Borough Secretary



Proposed LERTA Timeline

Funding Solutions

June 12, 2017

STAKEHOLDER OUTREACH

June 15, 2017 – August 15, 2017

Contact appropriate representatives from other taxing bodies, i.e. Gettysburg Area School District (GASD) and Adams County, to discuss the proposed LERTA district and their interest in participating in an exemption schedule to spur taxable development on the targeted parcels. Conduct meetings with individual stakeholders to disseminate educational materials and receive and address concerns. Propose exemption schedules, as discussed more fully below.

DEFINE LERTA DISTRICT / EXEMPTIONS SCHEDULES

June 15, 2017 – August 15, 2017

To occur concurrently with stakeholder outreach, work with property owners, the Planning Commission and Borough Council to achieve consensus on the boundaries of the deteriorated area(s) to become the LERTA district. The LERTA working group will work to define the recommended exemption schedules based on the extraordinary costs of developing the deteriorated properties and incentivizing interested developers/investors to incorporate features deemed desirable by the community, Council, Planning Commission, GASD and the County.

BOROUGH PUBLIC HEARING

August 15, 2017 (advertisement), August 22, 2017 (special meeting)

A public hearing will be advertised and hosted by Borough Council to present the proposed LERTA district boundaries and provide the public with an opportunity to comment.

RESOLUTION/ORDINANCE ENACTMENT

August 28, 2017 (authorization to advertise), October 10, 2017 (Council vote)

The establishment of the LERTA district, via ordinance, will be authorized for advertisement at the Borough's workshop on August 28, 2017. Advertisement may be placed in the newspaper the following day. Council vote for enactment may be placed on the Council public meeting agenda on October 10, 2017.

LERTA PROGRAM APPLICATION

November 2017

Launch strategy for marketing the LERTA program to prospective developers/investors. Publish LERTA Program Application to Borough website.