

BOROUGH OF GETTYSBURG
59 EAST HIGH STREET, GETTYSBURG, PA 17325
COUNCIL MEETING MINUTES
JULY 9, 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, Mr. Christopher Berger, Mr. Charles Strauss and Mr. John Lawver. Ms. Patricia Lawson was absent. Staff present included: Mayor Theodore Streeter; Borough Manager Charles Gable; Borough Secretary Sara Stull; Attorney Adam Boyer, Puhl Eastman & Thrasher; Interim Police Chief Carl Segatti; Planning Director Becky LaBarre; Parking Manager Richard Miller; Nickie James, Finance Director; Interim Public Works Director Robert Harbaugh and Chad Clabaugh, Borough Engineer, C. S. Davidson, Inc.

Others present include: Deb Adamik, President, Main Street Gettysburg; Josh Austin, representing Mark Austin Building; Tammy Myers, President Gettysburg Heritage Center, 297 Steinwehr Avenue; Peggy Gustafson HARB member, 429 Carlisle Street; Philip Goble, HARB member, 132 East Middle Street; Colleen Lingle, HARB member; Tim Woodward, Gettysburg Polish Pottery, 102 Baltimore Street; Sarah Kipp, Planning Commission member, 126 Baltimore Street; Pat Verderosa, 265 Victor Street; Connor Phiel, 344 Baltimore Street; Nancy and Kurt Kramer, 12 Wade Avenue; Nancie Gudmestad, Shriver House, 309 Baltimore Street; Ken Trepkowsee, 55 Regiment; Becka Fissel, Borough Parking Enforcement Officer; and Karen Mesher, Planning Assistant. Representing the press was Jim Hale with the *Gettysburg Times*.

President Susan Naugle announced that a ribbon cutting to celebrate the completion of Segment A of the Gettysburg Inner Loop Bicycle Trail is scheduled for July 10th at 10:00 AM. It will be held at the new bridge site located at 328 West Middle Street.

President Susan Naugle announced that the Gettysburg Municipal Authority is conducting a public meeting on July 16 at 4:30 PM in regards to the availability of water for the area. Speakers will be in attendance from the Interstate Commission on the Potomac River Basin, which is where most of the water comes from for the Gettysburg system.

President Susan Naugle announced that a public hearing is scheduled prior to the Council meeting on August 13th at 6:00 PM. It is to hear comments regarding the proposed text amendments for the Residential Office Redevelopment (ROR) District.

President Susan Naugle announced an executive session of the Borough Council will be conducted immediately following the adjournment of this meeting consistent with section 708(a)(1) of the Sunshine Act to discuss matters involving the employment, the qualification for employment, the terms and conditions of employment and the evaluation of qualifications of prospective Borough employees.

Mr. Schindel made a motion to amend the July 9, 2018 agenda, seconded by Mr. Berger, to allow the demolition at 340 Baltimore Street and rejecting HARB's recommendation. After some discussion a roll call vote was taken. YEA: Mr. Berger and

Mr. Schindel. NAY: Mr. Heyser, Mr. Lawver, Mr. Strauss and Ms. Naugle. The vote failed 4 NAY/2 YEA.

Moved Mr. Schindel, seconded Mr. Heyser to approve the July 9, 2018 agenda as presented. Motion carried unanimously.

After making a verbiage change moved Mr. Heyser seconded Mr. Schindel to approve the Council Meeting Minutes of June 11, 2018 and the Council Public Hearing and the Council Work Session Meeting Minutes of June 25, 2018. Motion carried unanimously.

Public Comments:

Philip Goble, HARB member, 132 East Middle Street, expressed his concern with the demolition at 340 Baltimore Street. He said that this building is unique to Gettysburg and Baltimore Street, and feels that the building could possibly be renovated. Mr. Goble noted that FutureStake has not submitted all necessary documents to HARB for review and suggested that Council send this item back to HARB for further review.

Josh Austin of Mark Austin Building representing FutureStake, said that the foundation is in poor shape on the 340 Baltimore Street property. He noted that they don't have an engineer's report yet to confirm. Mr. Austin said that they have prepared some designs for the property but nothing is final at this time.

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

Moved Mr. Heyser seconded Mr. Schindel to approve the reimbursement to the Liquid Fuels checking account from the 2016 Bond checking account in the amount of \$701.49 in order to reclassify expenses to the appropriate fund. Motion carried unanimously.

Planning Director Becky LaBarre said that HARB's recommendation for 340 Baltimore Street is for a demolition delay for up to nine-months to allow time to further review the matter. She presented information to Council outlining the guidelines for demolition of historic structures, and reviewed the criteria in the Borough's Design Guide that states a "demolition is necessary to allow a project that will have substantial public benefit which outweighs the loss of the building." Ms. LaBarre noted that the house's wood-frame construction is a rarity on Baltimore Street. She said that the demolition of a building should not be taken lightly and must consider the health and safety of the area.

After some discussion moved Mr. Heyser seconded Mr. Strauss to amend the HARB motion to change the period of time not to exceed nine months to six months. Motion carried unanimously.

Moved Mr. Heyser seconded Mr. Schindel to accept the recommendation of the Historic Architectural Review Board (HARB) following its review on Wednesday June 20, 2018 of application #COA-18-0016, 340 Baltimore Street – FutureStake, Inc. and authorize the proposed demolition of the sensitive building at this location be postponed for a period not to exceed six months for the consideration of the application by the Borough Council which, during this period, so as to render demolition unnecessary, the Board and Borough Planning Department shall make all reasonable efforts in identifying alternatives to demolition or resolving problems that resulted in the request for the proposed demolition as prescribed in Section 11-1103B(3) of the Historic Districts Ordinance. The vote passed 5/1 with Councilman Schindel voting Nay.

Moved Mr. Schindel seconded Mr. Heyser to authorize the preparation and publication for subsequent enactment of an ordinance amending the Official Zoning Map of Gettysburg Borough for the purposes of reclassifying and rezoning certain real property located in the Borough and identified as 71 Buford Avenue (which includes real property identified as 61 Buford Avenue) in order to remove the same from a R-2 Moderate Density Residential District and to add said real property to a GC General Commercial District of the Borough. Motion carried unanimously.

After some discussion moved Mr. Heyser seconded Mr. Schindel to authorize the preparation of an ordinance amending or replacing Ordinance No. 1448-18, enacted on February 12, 2018, granting tax exemption relief for certain new construction and improvements to designated deteriorated properties within the Borough pursuant to the Local Economic Revitalization Tax Assistance Act ("LERTA") in order to incorporate additional or revised provisions. Motion carried unanimously.

President Naugle asked Planning Director LaBarre to give an explanation of the weed issues throughout town and who is responsible. Ms. LaBarre explained that the Borough can enforce grass and weeds over eight inches tall. She said that it is the property owner's responsibility to maintain the weeds in front of their property. Ms. LaBarre suggested that Council review the ordinance and possibly reduce the height of weeds.

Parking Manager Richard Miller reported that Smart Meters were placed on Lincoln Square and areas of Baltimore Street this month for a trial period. They have been received well and already have 8605 transactions. He also noted that the parking department has begun lobby hours on specified days for convenience of the citizens.

Councilman Lawver asked what the estimated completion date is for the Carlisle Street construction project. Interim Public Works Director Robert Harbaugh responded that the project is tentatively scheduled to be completed by the end of July.

Chad Clabaugh, Borough Engineer reported that he and Manager Gable attended a FEMA meeting, and noted that the middle school has been removed from the flooding area. He said that Borough Council will need to update the flood ordinance in 2019.

Moved Mr. Heyser seconded Mr. Schindel to approve the Stormwater Management Maintenance and Monitoring Agreement for the Gettysburg College Masters Hall Utility Access Drive. Motion carried unanimously.

Moved Mr. Berger seconded Mr. Heyser to authorize the Borough Engineer to advertise the 2018 Racehorse Alley Parking Garage Maintenance for construction bids. Motion carried unanimously.

Moved Mr. Heyser seconded Mr. Berger to authorize the Borough Engineer to advertise the 2018 Bridge Maintenance project for construction bids. Motion carried unanimously.

Moved Mr. Strauss seconded Mr. Heyser to authorize the Borough Staff and Borough Engineer to develop policy options for the Funding of MS4 initiatives based on Fee Assessment(s) on Impervious Square Footage by Parcel. Motion carried unanimously.

Councilman Schindel asked if anything can be done regarding the protestors on Lincoln Square. He said that they are standing up on the cement areas around the trees on the quadrants. Interim Chief Carl Segatti responded that if the police are arresting others for standing and jumping on the cement than it would be okay to arrest the protestors.

Moved Mr. Heyser seconded Mr. Schindel to authorize a COLA increase for retired police pensioner William Laughman, to be paid from the Police Pension Plan effective June 1, 2018. Motion carried unanimously.

Moved Mr. Berger seconded Mr. Strauss to authorize a COLA increase for retired police pensioner Walter Gliem, to be paid from the Police Pension Plan effective June 1, 2018. Motion carried unanimously.

Manager Gable reported that he has received the first application for the Halloween Parade. He thanked the *Gettysburg Times* for their help in spearheading this effort in the continuation of parades in the Borough.

Moved Mr. Heyser seconded Mr. Strauss to ratify the Memorandum of Understanding for the Collective Bargaining Agreement between the Borough of Gettysburg and Teamsters Local Union 776, amending the Non-Uniform Collective Bargaining Agreement, effective January 1, 2018 through December 31, 2022, creating a new job grade classification of Grade Zero (0), in which a new job classification with the job title of Vehicle Mechanic is incorporated with the pay grade classification as outlined in the Memorandum of Understanding. Motion carried unanimously.

Moved Mr. Schindel seconded Mr. Heyser to authorize staff to BID out for professional services for the Borough's financial auditing services and insurance providers. Motion carried unanimously.

Moved Mr. Schindel seconded Mr. Strauss to authorize Borough Manager Charles R. Gable to contract with the Cohen Law Group for the purposes of providing a cable franchise audit of franchise fees collected and to provide professional legal services in the negotiation of a new cable franchise agreement, in a budgeted amount not to exceed \$12,420. Motion carried unanimously.

Moved Mr. Heyser seconded Mr. Schindel to authorize staff to develop policy options for Revolving Loan Fund 40 for the purposes of providing gap lending assistance for the purposes of business development and privately owned historic structures. Motion carried unanimously.

Liaison Reports:

Main Street Gettysburg

Deb Adamik reported that she met with Elm Street Gettysburg representatives Stephanie McIlwee and Jennifer Eckerson, to work together for the upcoming National Night Out, and also to establish a strong commitment to work together as sister organizations in the future. She said that Main Street continues to search for funding for the Baltimore Street project. Ms. Adamik also thanked Wendy Allen, Lincoln into Art for her contribution of preparing a video for the Baltimore Street Project at no cost.

Gettysburg Area Recreation Authority

Councilman Schindel reported that Executive Director Jackie Dwyer is back after taking family time off upon the arrival of her baby boy. He announced that GARA has scheduled bus trips to Ocean City in September and New York City in December; Casino Night at the Rec Park on September 15th from 6:30 PM to 9:00 PM, tickets are \$30.00; and Pantsuit Politics Live at the Majestic on November 17, 2018 at 7:00 PM. Tickets are \$35.00, and a portion of the sales will benefit GARA.

Gettysburg Municipal Authority

Council President Naugle reported that GMA started in mid-June to replace the water main on Stratton Street from Lincoln Avenue to East Middle Street. It will take approximately 4-6 weeks for completion. She also reported that the Gettysburg National Park Service attended the meeting in regards to the proposed construction of two water towers to be located at the intersection of Herr's Ridge and Fairplay roads in Cumberland Township and along Baltimore Street at Cemetery Hill. Ms. Naugle said that the NPS doesn't approve of the towers because it interferes with the Park's viewshed. She said that it would be costly for GMA to make any changes as suggested by the NPS, and that it would also have a direct impact on the rate payers.

Planning Commission

Councilman Strauss reported that the Adams County Regional Comprehensive Plan is moving forward and noted a public hearing was held on June 18; the SALDO revision is on

their upcoming agenda to discuss; and La Bella Italia Restaurant, 402 York Street, is on the upcoming Zoning Hearing Board agenda to request parking relief.

Adams County Transportation Planning Organization

Council President Naugle reported that ACTPO reviewed the public comments they received on the 2019-2022 draft Transportation Improvement Program (TIP). She said that the TIP will be finalized in the next four-years, and noted that Gettysburg Borough doesn't have a project listed at this time.

Adams County Heroin Awareness Task Force

Councilman Charles Strauss reported that they have a new leadership chair. The recent meetings were dedicated to developing a strategic plan, and said that he will include this information in Council packets next month.

Elected Official's Comments:

Mayor Streeter made a few announcements: Members from the USS Gettysburg were in town over July 4th and had an enjoyable time, and that they plan to provide a Color Guard for the 2019 Memorial Day Parade; Rich Hayes will be "Peddling for Paws", riding his bike to Harrisburg raising money for animals. He will greet people at the VFW in Gettysburg on July 30th; and a cake reception is being planned for retired Police Chief Joe Dougherty prior to the August Council meeting at 6:30 PM.

There were no public comments.

Moved Mr. Heyser, seconded Mr. Schindel to adjourn the meeting at 9:30 PM to an executive session. Motion carried unanimously.

Council President Naugle dismissed the executive session at 10:30 PM.

Respectfully submitted,

Sara L. Stull
Borough Secretary