

BOROUGH OF GETTYSBURG
59 EAST HIGH STREET, GETTYSBURG, PA 17325
COUNCIL WORK SESSION MINUTES
OCTOBER 23, 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. Jacob Schindel, Mr. Wesley Heyser and Mrs. AmyBeth Hodges. Staff present included: Mayor Theodore Streeter; Manager Charles Gable; Borough Secretary Sara Stull; 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: Chris Glatfelter, Executive Director, Adams County Arts Council; Vicki Huffaker, Director, Adams County Office For Aging; Joan Stremmel, Vice President, Adams County SPCA; Deb Adamik, President, Main Street Gettysburg; Darlene Brown, Executive Director, PA Interfaith Community Programs, Inc. (PICPI), 40 East High Street; Patricia Lawson, 515 Carlisle Street; Chris Berger 156 Seminary Avenue; Bob Weaner, 35 North Hay Street; Muhammad Ashraf, 150 Carlisle Street; Pat Verderosa, 265 Victor Street; Becka Fissel, 264 South Washington Street; Mike Tallent and Ron Frenette, 811 Johns Avenue. Representing the press was Jim Hale of the *Gettysburg Times*.

Councilman Pitzer gave the following summary from the Ward I Town Hall meeting that he and Councilman Heyser hosted on October 19.

(1). First ward council representatives hosted a Town Hall meeting Thursday, Oct. 19 at Gettysburg Fire Hall.

(2). **Media coverage:** Mr. Hale and the Gettysburg Times.

(3). **Attendance:** about 35 people. Great crowd. Attentive. Educated. We actually didn't adjourn until 9:30 (2.5 hours).

(4). **The content of the forum:**

- a. Street projects associated with the bond;
- b. Status update on LERTA (REDDI project);
- c. Police staffing and financial implications; and
- d. Staff's budget proposal.

(5). **Budget Feedback:** Overall, don't think we heard anything too surprising.

(a). Police regionalization: consensus from audience that it was the right thing to do. We noted we can't do it with the five-year contract with the union.

(b). Police staffing: didn't hear any negative reaction regarding the potential of a fully-staffed police department and associated tax increase

(c). The Budget survey: when asked for a show of hands, half the room indicated that they participated in the survey.

If the survey is conducted next year and in subsequent budget seasons, paper copies have been requested.

(d). Sunday parking enforcement did not receive a positive reaction.

(e). Resident encouraged us to consider extending parking enforcement hours until 10 pm.

(f). One resident asked the borough to reconsider a discount for parking fines. We talked about the misinformation associated with the fines and noted:

(1). Budget projections appear they'll finish right on target and (2). For all the discussion & supposed controversy this generated last year, no business group (GARMA, Main Street, Chamber, etc.) came to us & opposed increasing fines.

(g). We discussed staff's proposal to create a parking manager position and its budget implications; and

(g). \$2 parking on Lincoln Square was interesting. Didn't hear objections: when I raised possibility of extending it to meters one block in each direction, no one objected from audience, either.

(6). **Other concerns and questions:** a few of the highlights...

(a). Multiple residents voiced concern about speeding in alleys; with roadwork as a result of the bond, more people are using alleys. (Chief Dougherty).

(b1). Speed bumps in alleys were mentioned (I think this has been discussed before – **Dan Hilliard?**)

(b2). One resident thinks 25 mph is too high.

(b). Municipal radar was discussed: that's a state legislation issue, and I updated everyone on that last week via email.

(c). The REDDI project was discussed and why it has drawn such little interest from developers. We explained that LERTA is a tool to incentivize development.

(d). Residents asked about the transit station and how much it would cost to buy it, and why no one wants to buy it. All good questions, but we don't own it, and grant money is tied to any potential purchase

(e). The abatement schedule was discussed and I'm not sure the proper information was disseminated.

We were asked whether the three taxing bodies – borough, school district, county – could have different abatement schedules. The answer is no, they must be consistent across the board for all participating taxing bodies.

The municipality administers the program but the abatement schedules must be agreed upon by all participants or the municipality's ordinance is rescinded. (Everything I stated there was relayed to me by Amy Kronenberg, of GMS Funding Solutions).

(f). There were concerns that the pillow tax we receive from the tourism bureau is too low. We explained that it's a state tax levied to generate tourism dollars, and that we receive a cut from it. Still, constituents think it's too small

(g). Those concerns led to a wide-ranging discussion about lobbying federal and state lawmakers for new taxing revenues, similar to Philly and Pittsburgh: beer tax, meals tax, sales tax, etc.

Two-fold strategy requested: (1) You need to have a council and spokesperson that has good relationship and rapport with federal and state lawmakers, and (2) then you need to lobby for something that is supported by four votes on council. No use wasting your lobbying for something that isn't supported by the majority of council.

(h). A resident questioned whether all the hotels and bed & breakfasts collect and remit the correct amount of pillow tax money. Subsequently, concerns about "air bed & breakfasts" were raised and how municipalities lack ordinances to regulate them.

(i). A resident noted that it's cheaper to feed dimes into the meter for parking, and suggested retrofitting all the meters to accept just quarters.

(j). A resident suggested that we impose a maintenance fee upon all tax-exempt property owners, such as the college, seminary, school district, etc, to underwrite snow plowing, police, sidewalks, etc.

(k). A resident voiced concern about the weekend farmers market, about tents blocking the visibility of businesses on Lincoln Square.

(l). A constituent asked how much of the bond money we've spent and how much we have left.

According to Nikki James: “We have spent just under half the money...there’s a little over \$2 million remaining for 2018-2019;” and that’s “right on target.”

President Robert Krummerich announced an executive session of the Borough Council was conducted immediately prior to the adjournment of its October 10, 2017 general business meeting consistent with sections 708(a)(1) and 708(a)(3) of the Sunshine Act.

President Robert Krummerich announced an executive session of the Borough Council shall be conducted immediately following the adjournment of this work session consistent with section 708(a)(1) of the Sunshine Act to discuss matters involving the employment and the terms and conditions of employment of employees of the Borough to include Borough staffing levels and salaries of current non-union employees of the Borough.

Public Comments:

Muhammad Ashraf, owner of City Mart, 150 Carlisle Street, addressed Council with his concerns regarding his dissatisfaction with the police responding to incidents at his store. He asked that more training be provided to the police department and not adding more officers.

Mr. Ashraf also asked that his property at 150 Carlisle Street be considered for the LERTA as that process progresses for the Gettysburg Station site.

Special Presentation:

Representatives from the following nonprofit organizations presented Council with their 2018 Appropriation Request.

Vicki Huffaker, Director, Adams County Office for Aging said that last year the organization provided \$87,060.52 worth of services to 102 Borough residents. She said that some of the services provided include home delivered meals, senior centers, adult day care, health insurance counseling, tax return assistance, transportation, and emergency response systems. Ms. Huffaker noted that they received \$200 to \$6,000 from municipalities, and would appreciate any support the Borough can provide in the 2018 budget.

Chris Glatfelter, Executive Director, Adams County Arts Council requested \$2,000 to be used for the Annual STAR Grant Program, Brass Band Festival, and Children’s Choir, noting that its mission has economic value in creating an atmosphere for the art galleries in the Borough. Ms. Glatfelter said that funding is used for programs occurring within the Borough limits only.

Joan Stremmel, Vice President, Adams County SPCA is requesting a donation for vital services that they provide. Some of these programs include: Low-cost pay and neuter service, micro chipping, trap-neuter-return, outreach education, humane services for abused animals and free pet food for those in need. Ms. Stremmel said that the shelter takes in approximately 1200 animals each year.

There was no one present for the Adams County Economic Alliance, but Manager Gable reported that an application was received without a specific dollar amount.

There were no decisions made at this time for appropriation requests. Vice President Pitzer and Councilwoman Hodges expressed their concerns for appropriations to non-profit organizations during lean fiscal times.

Old Business:

PBS 2017-1 LERTA

Manager Gable reported that the RLPAT, with the assistance of GMS, has shepherded the LERTA initiative to the point where we now have a draft LERTA Ordinance and abatement schedule for Council consideration. He pointed out that considerable deliberation went into the development of the proposed abatement schedules. The ultimate importance in the development of the abatement schedules was the need to incentivize mixed-use development in the ROR zone, specifically, the Gettysburg Station site. Mixed-use development envisions a robust combination of commercial, office, public, and residential uses. These are all crucial to the vibrancy, livability, and economic health of the Borough.

Manager Gable explained that Abatement Schedule 1 is a reserved and less aggressive schedule, designed to essentially cover only the cost of the relocation of the transit center site, as that has been an identified significant hindrance to the development of the district. The second schedule is much more aggressive, which covers the cost of the transit center relocation, but goes further to entice a developer to build to the mix-used maximums identified in the districts zoning language.

PBS 2017-2 ROR Rezoning Amendments

Manager Gable said that the RLPAT Administrative Team continues to work with the County Planning Office to draft language to provide significant relief from the current zoning to allow more flexibility in the development of the Residential Office Redevelopment (ROR) District. The specific points of discussion on the rezoning effort is the height limit. Manager Gable pointed out the current height limit is 45 feet, and the recommendation is 96 feet. He said that the lack of open space in the Borough means “building up” is the only way to achieve development.

PBS 2017-3 Parking Revisions

Planning Director LaBarre reported that a proposed ordinance reducing the number of parking spaces businesses would be required to provide in various areas is to be presented at an upcoming Council meeting. She also reported that the planning commission is reviewing parking standards focusing less on on-street parking and more on a “hub” type approach. Currently the Borough provides two managed centralized parking locations at the Racehorse Alley Parking Garage and Borough Surface Parking Lot on East Middle Street. Conversations also continue with the GASD to provide public parking off of Lefevre Street, and the Steinwehr Avenue Business District for a public parking location.

PBS 2017-4 Sign Ordinance Revisions

Councilman Heyser reported that he and Councilwoman Naugle met with Solicitor Eastman to review the sign ordinance revisions, and shared the public input they had received. Solicitor Eastman will review and give his opinion.

New Business:

Manager Gable reviewed the following 2018 Budget fund items:

- Fund 40 – Revolving Loan Fund
- Fund 05 – Company K Monument Fund
- Fund 66 – Eichelberger-Stahle Charity Fund
- Fund 04 – CDBG Fund
- Fund 35 – Liquid Fuels Fund
- Fund 30 – Capital Reserves Fund

Councilman Heyser asked Manager Gable to research other software possibilities instead of providing tablet computers to Council members. Vice President Pitzer and Councilwoman Hodges said that they would rather use their own devices instead of tablet computers provided by the Borough

- Fund 18 – Capital Projects Fund
- Fund 03 – Fire Fund
- Fund 23 – Debt Service Fund
- Fund 01 – General Fund
 - Staffing Levels in Each Department (executive session)
 - Staff Salary Adjustments (executive session)
 - Non-Profit Appropriation Levels
 - Parking Program Adjustments
 - \$2.00/hour on Square??
 - Sunday Enforcement??
 - Local Privilege Permit (LPP)??

- Regulations on LPP??
- Parking Violation Discount??

Council members asked staff for additional information about the possibility of increased parking rates in the first block of each street out from the square. Councilman Heyser asked Manager Gable to research what the estimated revenue would be using \$1.50 on the first block of each street from the square.

Councilwoman Hodges stated that she is not happy with a parking rate increase.

Manager Gable announced that the next Budget Work Session would be held on Monday, October 30, 2017 at 7:00 PM.

Public Comments:

There were no public comments at this time.

President Krummerich adjourned the meeting at 9:15 PM for an executive session. The meeting reconvened and with no further business President Krummerich dismissed the meeting at 10:40 PM.

Respectfully submitted,

Sara L. Stull