

**SPECIAL COUNCIL MEETING  
APRIL 27, 1998**

President Eline called the meeting to order at 7:30 PM with the following Councilors present: Holly Giles, Margaret Gustafson, Charles Woodward, Jay Schmitt, Richard Kreisher, John Wiley, Theodore Streeter and Mayor Troxell. Leonard Andrews was absent. Also attending were Manager Sterner, Frank Leber of Rhoads & Sinon, Shelly Myers of the Evening Sun, Beth Kanagy of the Gettysburg Times and Tim Lambert with WGET.

Mr. Eline announced the Special Meeting was called to consider the college bond proposal. He asked citizens to stand, state their name, and address Council.

College Representatives included President Gordon Haaland, Attorney Dana Scaduto, Jennie Mingolelli, VP for Finance & Administration, Hank Boye, Director Facilities Services and Kathy McGraw, Associate Treasurer and Stacey Schmeidel.

Attending from the Gettysburg Municipal Authority were Attorney Charles Wolf, and member Carl Swinn

The following citizens expressed their concern with problems with the off campus college students in the northern portion of the Borough. They asked for support from the Borough and College in bringing student conduct to acceptable levels, to address alcohol violations, loud parties and deteriorating rental properties. Jim Cole, Bob Biesecker, Dick & Betty Altemose, Shirley & Lefty Biser, Jesse Leal, Marian Davis, Lorraine Riley, Hazel Dillman, Rusty Campbell, Angela & Lawrence Eckert, Robert Fleshman, Jane Wiley, Carolyn DeSilva, Carolyn Snively, Ron Smith, Susan Bryant, Attorney Robert McQuaide, Murray Frazee, Donald & Amie Tannenbaum, Richard Goodman, James & Chris Gallagher, Marion Ecker, Ruth Naugle, Vanessa Brossman, Shirley Cavalier, Norman Forness and Ralph Sorenson.

Harry Stokes reported that the Hazel Alley Citizens group has retained Attorney Robert McQuaide to help resolve the student problems in the north end. They do not wish to cause a hardship for the college but rather hope to work with college and Borough officials on these issues. He would like to see the college reduce the number of off campus students in private rental housing. Council should insist on cooperation from college administration in this matter before approving the College bond.

Sam Mudd, a faculty member of the College, hopes that the College will take into consideration these issues. The students are getting out of control with alcohol, noise and foul language.

Muriel Rice presented Council with pictures of code violations, notable garbage. She indicated, as the others, that action must be taken to improve conditions in the north end.

Mary Malewicki expressed her concern for the absentee landlords who don't care about their properties.



Frank Leber, Rhoads & Sinon, presented Council with a draft resolution for the Gettysburg College revenue bonds. The College projects to be undertaken would not exceed \$48,000,000. A TEFRA meeting will need to be scheduled and a health, safety and welfare resolution will need to be adopted.

Dr. Gordan Haaland gave a brief presentation to Council of the projects proposed for this bond issue. Part of the proceeds, \$24,000,000, would retire existing debt. The remaining amount would fund long term projects including a new resident hall and a new science building. These projects would create 400-500 jobs for Gettysburg. The new resident hall would house 150 students. After completion of the new dormitory, Stevens and McCreary Halls would be renovated.

Jennie Mingoelli, VP for Finance & Administration, gave a presentation on the College long range campus plans. The total plan amounts to \$95,000,000. There are over 55 buildings on the College property that they need to maintain. This bond issue would be used for the science complex and the residence hall. The other projects would be slated for the future and other financing will need to be arranged at a later date.

Ted Streeter pointed out two concerns: the modernization of the College and the student problems. He asked if the College is a parent to the students? Dr. Haaland replied that the College is not a parental figure but that the students are required to follow disciplinary guidelines.

Holly Giles asked if the 150 bed resident hall would be ready in 2 years. Dr. Haaland indicated that the plan for completion is the year 2000.

Holly Giles asked if the College is considering the purchase of additional property adjacent to the Institutional District. Jenny Mingoelli stated that the College has been asked on occasion to purchase property by residents of the neighborhood who desire to sell.

John Wiley asked if the College plans to increase the enrollment. Dr. Haaland said they hoped to increase the student enrollment to 2200 over the next decade. The largest number in recent history was 2050 students.

John Eline asked about the plan for off campus housing. Dr. Haaland stated that in 1990 there were 400 students living off campus. They plan not to exceed 200 students in the fall 1998 class and their long term plan would be to reduce off campus students to 100-125 students.

John Wiley asked about the fraternities that have closed in recent years. Dr. Haaland reported that 3 fraternities have closed but 2 are scheduled to re-open this fall. The fraternities are owned by private corporations composed of alumni members.

Holly Giles asked if the fraternities are different from on campus and off campus students. Dr. Haaland said these students are privileged to live in the fraternities and must be approved.

Ted Streeter asked what the College is going to do about the residents concerns about the problem students. Dr. Haaland agrees there is a problem with some of the



students and steps will be taken to correct these issues. The College will have an orientation program for students who want to live off campus. They will also work with the community and the residents in the neighborhood.

John Eline reported that the Safety Committee is working on a Landlord Ordinance to be adopted by Council. The ordinance is designed to regulate landlords, to better control the condition of rental properties, increasing the responsibility of landlords. Mr. Eline reported that a meeting is scheduled for Thursday, May 14 at 3:00 with Council and College Representatives to discuss the \off campus student issues.

Mrs. Gustafson suggested that the College increase the standards for students living in the fraternities. The students initiation procedure, which sometimes borders on obscenity, needs to be addressed. Dr. Haaland said the College already is working on plans to address this situation.

President Eline asked if the Greek Council continues to meet and does a College representative attend those meetings. Dr. Haaland said the corporate owners meet regularly and Council would be invited to these meetings if they wish to attend.

John Wiley asked if the College could withhold diplomas on those student who have outstanding fines received for misconduct or parking, and further what could the College do to make students obey conduct requirements. Dr. Haaland noted that College is a time for these teenagers to grow. He is unsure of the best solution other than making the rules and regulations tougher for the students.

Ted Streeter agreed that times have changed, however the concept of right and wrong are still valid. Students should be made aware of rules and expectations prior to be permitted to live off campus.

Harry Stokes asked that the College have no more than 200 students off campus next year. He suggested that Council demand a commitment from the College for that number. Dr. Haaland said it is not possible for that commitment because they can't predict how many students will be attending next year.

Attorney McQuaide said the College could legally control the students but of course is much easier to accomplish when student are living on campus.

John Wiley asked if the college could target or limit a specific number of students off campus. Dr. Haaland said he would not recommend this to his board.

Mrs. Naugle pointed out that the College needed to rent the Criterion Motor Lodge for student housing because the College projected the wrong amount of freshman last year. The students living in that motel, near her home, have been a total mess.

Attorney McQuaide asked if permission has been given to these students to live off campus. Dr. Haaland said yes but they plan not to exceed 200 students.

John Eline asked if there is a contingency plan to move these students. Dr. Haaland said they currently have one dozen students housed at the Seminary and could possibly move more there.



John Wiley asked what the enrollment is for the fall 1998 class and if it will decrease. Dr. Haaland said that the new enrollments are due May 1 and he would have a total number after that date.

Muriel Rice pointed out that with the College doing renovations the problem won't be resolved, that residents would still suffer from unruly students. Dr. Haaland indicated that the new resident hall in two years would help alleviate that problem.

Frank Leber pointed out to Council that the language on this Resolution has been changed so that Council would conduct the TEFRA hearing rather than GMA. If Council approves the Resolution, the earliest that a TEFRA hearing could be held in May 18.

Mrs. Gustafson asked why this resolution was different than those in the past that authorized all action in one document. Frank Leber replied that his first suggested Resolution directed GMA to hold the TEFRA meeting. This Resolution is an alternate which would give Council another chance to review the issues now before them.

John Eline stated that he is concerned about sending the wrong message to the bond writers. He doesn't want to cause any problems for future bond proposals for any of the various bodies that take advantage of bond issues.

Frank Leber noted that the Borough has incurred debt with the new office and parking deck. The hospital, GMA and College have used bonds in the past as well. He noted that controversy sometimes does affect investors trust in the issue.

John Eline ask if another underwriter could be chosen. Frank Leber replied that the College could use the Pennsylvania Higher Education Authority for this particular financing.

Attorney McQuaide noted there are two points that need to be addressed. That of student problems and the need for the College financing. The intent of the citizens group is not to harm the bond issue.

Frank Leber recommended a change to the language in section 5 of his resolution to read: *The Council of this Borough designates its President or Vice President, following such public hearing, if approval is granted, to execute, attest and deliver, as applicable and appropriate, a Certificate of Approval with respect to such obligations and the College project on behalf of the Council of this Borough.*

John Eline asked if this would give sufficient approval for the project to move forward and begin the proceedings. Leber advised that he would instruct GMA to continue with proceedings to issue the bonds. He also recommended that Council advertise a special meeting for Monday, May 18 at 7:00 PM for the conduct of the required TEFRA hearing.

Moved Mr. Wiley, seconded Ms. Giles to adopt the Resolution as presented with the proper change made on page 4, section 5. YEA: Richard Kreisher, Jay Schmitt, Holly Giles, Margaret Gustafson and John Wiley. NAY: Theodore Streeter and Charles Woodward.

Sam Mudd asked if the College would have a firm figure of student enrollment by the May 18 meeting. Dr. Haaland said he would have a better idea at that time.

John Eline thanked the College representatives for their participation at this meeting and indicated his desire for continued cooperation between Borough and College.

Holly Giles reported that the NPS AD-HOC committee will meet on Monday, May 4 at 4:00 PM and invited all interested parties to attend.

With no further business moved Mr. Schmitt, seconded Mr. Woodward to adjourn the meeting at 10:00 PM.

Respectfully submitted,

A handwritten signature in cursive script that reads "Sara L. Stull". The signature is written in dark ink and is positioned above the printed name and title.

Sara L. Stull  
Borough Secretary

