

Cumberland Township Board of Supervisors
1370 Fairfield Road, Gettysburg, PA 17325
Minutes of the October 19, 2017 Workshop

Chair Barbara Underwood called the workshop to order at 8:30 a.m. Present were all Supervisors: Underwood, Waybright, Toddes, Shealer and Paddock; Township Manager Ben Thomas, Jr., Solicitor Sam Wisner, Zoning Officer Bill Naugle, Police Chief Don Boehs, Superintendent of Roads Chris Walter and Secretary Carol Merryman. Others present were Charles Friedlander, Tom Brado, Barbara Hendricks, Steve Tallman, Marcia Hawk, Peter Martin, Speros Marinos and Stanley Flaggs.

Visitors:

Mr. Charles Friedlander, President and Chief Actuary, Municipal Finance Partners, Inc. gave an in-depth presentation on the status of the Township's Police and Non-Uniformed Pension Plans. He reported that both plans are doing very well and are over 100% funded. Mr. Friedlander had two changes that he proposed to the Board. The first was to update the mortality table that he uses for the Actuarial Valuation from the RP-2000 table to the RP-2014 table. He explained that he is suggesting this because people are living longer. The second proposed change would be to lower the anticipated interest earnings from 7% to 6.5%. Both changes would increase the Township's Minimum Municipal Obligation (MMO) in future years. This will be an item on next Tuesday night's meeting agenda for possible action.

Mr. Tom Brado and Ms. Barbara Hendricks, President and Vice-President of the Cumberland Village Homeowner's Association, respectively, spoke to the Board regarding the dedication of the streets in their development including the curb gutter that is along the side of the road. Mr. Brado presented a letter, dated September 11, 2017 and several other handouts to support their opinion regarding the maintenance of the curb gutter. Mr. Brado stated that the curb gutter is clearly a drainage facility within the right-of-way and being such should be maintained by the Township. Mr. Brado added that it seems unreasonable that the homeowners would be responsible for the maintenance of the curbs and since the development started, they were told that the curbs would be maintained by the Township. Mr. Brado asked that the Township change their position and take full responsibility for the maintenance of the curb gutters. Ms. Hendricks echoed Mr. Brado's comments regarding the curb gutter and there was a lengthy discussion about this issue. Mr. Pete Martin gave his opinion that the curb gutters are an integral part of the streets and suggested that the Township be consistent in all their developments to avoid confusion in the future. . Mr. Thomas requested that the Board look at this question as part of their update to the Zoning Ordinance and proposed text changes that will be done once the Comprehensive Plan has been adopted. Mr. Thomas added that he does not feel that the Township should accept dedication of mountable curbs in the future, that they are there to benefit the developer and the future homeowner and where they want to place their driveway. Mr. Thomas added that the Board should also consider whether they want to accept the dedication of any streets in the future because of the legacy costs. **Mr. Shealer made a motion seconded by Mr. Toddes and carried to place this issue on the list of things that the Township will consider when updating the Zoning Ordinance and proposed text changes.** Mr. Brado also asked about the walkway between their development and the neighboring development. He asked if the walkway that is shown on the plan meets ADA requirements. He stated that the sidewalks in both developments meet ADA requirements and they would insist that if there is a connection between the two developments that it also meet ADA requirements and they have not been able to find out if it will. Solicitor Wisner stated that there have been no specifications submitted for the construction and design of the walkway and that would be up to the developer and his engineer. Solicitor Wisner added that the trail is not a public improvement and that is why it is up to the developer and not the Township. Mr. Brado stated that there is a large recreational area proposed in the next phase of Cumberland Village and he feels that it would make sense to have the connecting trail located along Herr's Ridge Rd. because of the increase in pedestrian traffic. He added that they are trying to form a partnership with the developer to make that happen. Ms. Hendricks asked if the Township would be open to having the trail along Herr's Ridge Rd,

and Mr. Paddock suggested that the sidewalk be placed on the other side of the road during the construction of that phase due to existing vegetation and drainage. Solicitor Wiser suggested that the Road Committee review this.

Mr. Stanley Flaggs, 284 Swetland Road, spoke to the Board regarding the zoning of his property. He stated that when he purchased the property in 1986, his lots were zoned Agricultural/Residential (A/R) and when the zoning was updated in 2003; the zoning of his lots was changed to Agricultural (A). Mr. Waybright stated that he, Mr. Tom Clowney and Mr. Donald Miller spoke to Mr. Flaggs and he had no objection to the zoning change. Mr. Flaggs stated that he only remembers ever talking one time and he was under the impression that it was something to do with trees. He asked the Board to correct this error and return the zoning of his two lots to A/R and waive the fee. Mr. Flaggs also stated that he wants to sell the property and the A zoning limits his ability to subdivide the way he wants to and diminishes his property value. Mr. Paddock suggested that Mr. Flaggs go talk to the County Planners regarding what the new Comprehensive Plan is recommending for his property.

The Board took a short break at 11:00 a.m. and reconvened at 11:10 a.m.

Superintendent of Roads, Chris Walter, presented a 2018 preliminary budget report for the Road Department. He stated that the auction of the 1990 International Dump Truck went well and the truck sold for \$7,450.00. Mr. Walter's report included projects that were completed in 2017, information on the duties that his department is responsible for and equipment that was purchased. Mr. Walter stated that their fleet is aging and they can't always find parts for the older equipment. The capital purchases for 2018 that Mr. Walter would like to make are: upgrade 1972 Grader, entry-level employee due to mechanic being limited to assist with road work, replacement of 2003 F550 steel body dump truck and upgrade of 1996 Roller. Road projects include: Hills Dr. overlay (must do within three years per agreement), Twin Lakes I full rebuild of Lakeview Dr. in the cul-de-sac area, Longview Blvd. overlay, micro-surfacing in Patriot's Choice, guide rail upgrades and double seal coats with additional fog seal in the mid - southern end of the Township.

Police Chief Don Boehs presented a 2018 preliminary budget report for the Police Department. Police Chief Boehs reported on situations that affected their 2017 budget including the July 1st subversive group, purchase of the shields and helmets and the conclusion of the Oak Lawn case. Police Chief Boehs also requested capital purchases: a new Dodge Charger, six new tasers, one MVR to go in the new vehicle and hard armor.

Mr. Thomas stated that they will be meeting with Solicitor Wiser regarding the Traffic Impact Fees; hiring an internal office person and re-inventing the space out front to accommodate the new person to be shared with CTA; building renovations, Comprehensive Plan is currently under review and will hopefully be done by the end of the year and computer upgrades. Mr. Thomas added that the economy is improving, commercial buildings remain empty, the Township tax millage is at 1.5 mills, the 2017 budget is right on target and he hopes that we end the year with a fund balance of at least \$1 million to carry us through the first three months of 2018 when no tax money comes in. A budget workshop was scheduled for November 16, 2017 at 7:00 p.m. with preliminary approval of the budget at the regular meeting of November 28, 2016 also at 7:00 p.m.

Mr. Toddes stated that the Township only has \$35,000.00 in the Park and Rec Fund to give to Gettysburg Area Recreation Authority (GARA) in 2018. Mr. Toddes stated that when they started the GARA they were to be self-sufficient in five or six years and they take in enough money to pay for the cost of employees and the cost to run the park, but that leaves them no money to do anything else. Mr. Toddes asked the Board to consider a small tax increase to be dedicated to recreation. Mr. Thomas stated that he does not see any significant dollars coming in from developers in the future and the grants are drying up.

Mr. Shealer suggested that the Finance Committee review this request and they will be meeting on Monday.

Mr. Thomas reported that the Trash Collection bids will be on the meeting agenda and he asked Solicitor Wisner to review the lowest bid. Mr. Thomas also stated that he is going to be proposing to the Board that the Conditional Use requirements be strengthened (not limited) with an ultimate discussion of doing away with Conditional Use hearings to save the tax payers a lot of money.

Supervisors adjourned the workshop at 12:07 p.m. for a brief Executive Session with no report to follow.

Carol A. Merryman, Secretary

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