

**Cumberland Township Board of Supervisors
Minutes of the November 17, 2011 Workshop**

Chairman Waybright called the workshop to order at 8:30 a.m. Present were all Supervisors; Solicitor Sam Wisner, Manager Ben Thomas, Jr., Engineer Tim Knoebel, Assistant Secretary Carol Merryman, Zoning Officer Bill Naugle and Police Chief Don Boehs. Visitors present were: Speros Marinos, Don Sangirardi, Dale Molina, Al Ferranto, Jim Paddock, Martin Hill, Jim Piet, Attorney Kim Patrono, Jodie Dickie, Nathan Hockley, Mark Walters from The Gettysburg Times and Tim Prudente from The Evening Sun. The meeting was recorded.

Chairman Waybright reported that at 9:30 a.m. several staff members and Supervisors will be leaving to attend the dedication of the memorial bridge for PA Game Commission Officer David Grove.

Attorney Kim Patrono, representing Jodie Dickie from the Confederate Woods Animal Hospital, explained to the Board that a small corner of the property that they had believed belonged to the Dickies' actually belongs to Woodcrest Inc. He added that it creates a problem with their plans for expansion because without owning the corner, it brings them into the setback. He feels that they have equitable ownership of the corner and wish to process a quit claim deed from one of the two inactive secretaries of the company who are still in the area. He also added that they still have a problem with the restriction of 25 % expansion and they may bring a plan back to the Township for a two-story addition. Solicitor Wisner stated that Mr. Naugle, Zoning Officer, would have to make the determination on equitable ownership and he will need some time to review it. Mr. Thomas asked Mr. Patrono to send the Township all of the information that he presently has and is researching.

Engineer's Items:

Mr. Knoebel reported that Cumberland Village, Phase II Preliminary Plan needs a time extension request and representatives were present to update the Board on the progress of their development. The property is located on Herr's Ridge Road and they have a couple of things going on including improvements to Herr's Ridge Road and acquisition of water and there is a letter attached from Gettysburg Municipal Authority (GMA) and they are developing an additional well on Old Mill Road. He added that they are requesting a one-year extension for approval of the plan and he has no objections to that being granted. Mr. Martin Hill reiterated that they are waiting on GMA's ability to serve letter and they need that to move forward in order to submit a Sewage Planning Module. He added that they will be meeting very shortly to draft a final agreement on the improvements to Herr's Ridge Road. He also reported that the poor economy has also slowed down their progress however; they are very committed to the development of the property.

Mr. Knoebel also reported that Patriot's Choice is requesting a reduction of their bonding for the development and the Township recently accepted dedication of their roads. He added that there is still some site work that needs to be completed that is relatively minor in scope. He has prepared a report dated November 16, 2011 which recommends that \$25,000.00 be held for the completion of this work and the balance, in the amount of \$266,214.80, may be released. Solicitor Wisner suggested that when the developer is notified of the bond reduction that a statement be included that the balance is subject to potential increase in accordance with the Municipalities Planning Code.

Mr. Knoebel reported that the Marty Tipton Subdivision Plan proposes three lots on Marsh Creek Road. The property also has some road frontage on Chapel Road Ext. He reported that the Tipton's had applied for a variance from the lot width requirement and were denied, so the plan has been reconfigured to address the concern. He added that the Planning Commission recommended approval contingent upon the applicant addressing the engineer's and Adams County Planning's comments. He stated that the Sewage Planning Exemption can be acted upon but, the plan is not ready for action this month.

Mr. Knoebel reported that PennDOT will be replacing the Cunningham Road Bridge and they are requesting a waiver to the water quality volume (part of the storm water requirements) and he does not have an issue with

granting that waiver. Mr. Knoebel added that approval of the waiver should be subject to the condition that PennDOT would be responsible for ownership and maintenance of any types of swales or facilities that they install.

Lastly, Mr. Knoebel reported that St. Francis has provided PennDOT with an application for their Highway Occupancy Permit for their improvements to the intersection of Boyd's School and Table Rock Roads and they are addressing PennDOT's comments. He added that he has reviewed the application and the Township's traffic engineers have reviewed it and he has provided a draft report dated November 15, 2011 that will be provided to their engineer and there are drainage concerns there.

Public Comment:

Mr. Speros Marinos, 912 Baltimore Pike, reported that there is a Historical Architectural Review Board meeting today at 1:00 p.m. and a Zoning Amendment Review Committee meeting at 7:00 p.m. He commended the Police Department for their action when WCO Grove was fatally shot and he asked the Township to keep the pressure on to have the Cunningham Road Bridge replaced.

Manager:

Mr. Thomas affirmed the dates for the December 8th and 15th workshops at 8:30 a.m. and the December 20th regular meeting at 7:00 p.m.

Mr. Thomas also reported that Nathan Hockley from Hockley and O'Donnell Insurance Agency is present to talk about the Township's ancillary insurances. Mr. Hockley reported that he has been pricing insurance coverage for everything but the health insurance which has already been taken care of. He stated that there will be substantial savings with the new insurances maintaining the same or better level of coverage. He reported that the Dental and Vision Insurance will be through Assurant and both policies include better coverage. He added that the Short Term Disability will be changed from a taxable event to a non-taxable event for the employee and the amount of the weekly benefit has been increased. Mr. Thomas reported that he has received a verbal okay from the Police Union and he is waiting for something in writing from them and the goal is to make this effective December 1, 2011.

Mr. Thomas also affirmed that the PA Legislature increased the bidding threshold from \$10,000.00 to \$18,500.00. He added that we will still receive written or telephonic quotes but, this will save on bidding and advertising in the future.

Mr. Thomas gave a presentation on the 2012 Preliminary Budget for the General Fund. He added that the budget is balanced and does not include a tax increase. Mr. Thomas highlighted some of the items in the budget and reported that the Preliminary Budget will be on the website but, there could be changes between now and final adoption.

Mr. Thomas reported that requests for proposal for auditing services for 2012, 2013 and 2014 has been put out and the Board should have the proposals for their review at the regular meeting.

Mr. Thomas reported that the negotiations with the Police and Teamsters Union have been finalized and the Board will get an update this morning in Executive Session and we may have a presentation on the agenda of the regular meeting.

Solicitor:

Solicitor Wiser reported that, in conjunction with the Willoughby Run Pump Station project, the Cumberland Township Authority needs an easement to run the sewer line behind the Maintenance Building and he has

reviewed the easement and it is ready for the Board's approval.

Committee Reports:

Planning/Zoning – Mrs. Underwood reported that the Zoning Amendment Review Committee will hold their next meeting on November 17, 2011 at 7:00 p.m.

Public Safety – Mr. Thomas reported that the contract negotiations with the Police Union are nearing conclusion and he is hopeful for an affirmative decision.

Finance Committee – No report.

Park and Rec – Chairman Waybright reported that a meeting will be scheduled in January.

Personnel – Executive Session.

CTA – No report.

COG – No report.

ACTPO – Mrs. Underwood has obtained a written time frame from PennDOT on the Cunningham Road bridge replacement project with the bid openings scheduled for January 24, 2013.

CT411 – Mr. Thomas reaffirmed that the Keller Conditional Use Hearing will be held at Barlow Fire Company, 2005 Taneytown Road at 7:00 p.m. on December 14, 2011. Mrs. Underwood reported that she attended a meeting regarding the broadband initiative, Connected Communities for Adams County, and the Community Economic Partnership is continuing with that and it seems to be moving along. Mrs. Underwood added that she attended a meeting regarding the connection of the York Water Company and Gettysburg Municipal Authority for the Rock Creek and Marsh Creek Critical Watershed Area.

There being no further business, the meeting was adjourned at 9:55 a.m.

Carol A. Merryman, Asst. Secretary

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