

**Cumberland Township Board of Supervisors
November 20, 2014 Workshop Minutes**

Chair Underwood called the workshop to order at 8:35 a.m. Present were Supervisors Underwood, Waybright, Toddes, Paddock and Ferranto; Township Manager Ben Thomas, Jr., Solicitor Sam Wiser, Secretary Carol Merryman, Zoning Officer Bill Naugle, Police Chief Don Boehs and Engineer Tim Knoebel. Others present were Robert Sharrah, Rich Leatham (S&A Homes), J.T. Hand (York Water Company) and Speros Marinos. The workshop was recorded.

Chair Underwood reported that an Executive Session was held from 8:25 a.m. until 8:35 a.m. to discuss a personnel issue.

Engineer/Plans:

Mr. Knoebel reported the Township has received a request from Harrisburg Area Community College for full release of financial security for their Parking Lot Addition and he has prepared a memo dated November 19, 2014 recommending a full release of the bonded amount of \$233,466.20. He added that he has requested a letter from the design engineer to make sure that they are satisfied with the improvements since they did not prepare the as-built plan and he hopes to have that letter for the meeting on Tuesday night. He added that the Township can require maintenance security but, he does not feel that it is necessary for this owner because there is an agreement in place that requires the maintenance.

Mr. Knoebel also reported that the next item is the Gettys Point Preliminary Land Development Plan which proposes a one-story memory care building with 42 units, a three-story assisted living facility with 90 units and a kitchen/service building. The project is located on the southwest corner of Table Rock Road and Boyd's School Road and there are entrances off of each road. The entire site is located in the Mixed Use (MX) zoning district and the project has been given Conditional Use approval by the Board of Supervisors. The project will be served by public sewer that will run down Boyd's School Road and the developer will be extending the sewer line to the limit of their property. By doing so, the Authority will be able to eliminate a pump station and run the sewer by gravity. Mr. Knoebel also reported that the developer over-designed the stormwater management as discussed at the Conditional Use hearing. Mr. Knoebel went over the comments on his November 11, 2014 memo and reported that the Township's Planning Commission recommended approval based on these comments being addressed. He reported that the developer has requested a waiver to providing a recreation area or fee in lieu of. This was discussed including asking the owner to present the Township with a compromise and to put their waiver request in writing. The comment concerning sidewalks/pedestrian access was discussed and Mr. Knoebel stated that the developer would have to work with the Township in providing an area for a future sidewalk/multi-use path. Mr. Knoebel reported that the rest of the comments in his memo can be addressed during the final plan approval process and he recommended preliminary approval based on the developer agreeing to address the comments in his memo.

Public comment:

Mr. Speros Marinos, 912 Baltimore Pike, mentioned that the Gettys Point project is located in the Historic District and needs to be reviewed by the Historical Architectural Review Board. Mr. Marinos also reported that the Historical Society's quarterly meeting is being held on December 1st and Chief Boehs will give a presentation on the history of the Cumberland Township Police Department. Mr. Marinos also asked for the zoning to be updated.

Visitors:

Mr. Rich Leatham, S & A Homes, reported that he had intended to complete the paving of the roads in

Phases I and II of Cannon Ridge and he did not get that accomplished this year before PennDOT's cut-off date. He added that it is his intent to pave the roads in early spring 2015 and present the roads for dedication at that time. Solicitor Wisner reported that this is a violation of their Developer's Agreement and needs to be discussed in Executive Session. Mr. Leatham asked if he could request an extension for the completion of the roads and Mr. Leatham was asked to put a request in writing by Monday. He added that he did meet with the Homeowner's Association and they are aware that the paving will not be done this year.

Mr. J. T. Hand, Chief Operating Officer of the York Water Company, spoke to the Board about a pending application that they are making to the Pennsylvania Public Utility Commission (PUC) to expand their territory to serve The Meadows development located on Biglerville Road. He reported that The Meadows has property owners' associations that were established solely to own and operate the water system. He added that there are two associations; one owns the land, the other owns and operates the water system and this concerns PA Dept. of Environmental Protection. He added that the association did approach Gettysburg Municipal Authority (GMA) about taking over their water system, but what GMA would charge them was cost prohibitive. The association then contacted York Water Company and they will be buying their fixed assets rather than charging them to take over their water system. Mr. Hand added that he is in attendance to answer any questions and to review whether the application to the PUC is consistent with the Township's Comprehensive Plan and Zoning. The Board agreed that the application is consistent. Mr. Hand also reported that they have received PUC approval to operate the water system at Lincoln Estates on Chambersburg Road. He added that he will be going to closing this afternoon and Monday morning, November 24, 2014 York Water will own and operate that system. He added that they have invested about \$200,000.00 in Lincoln Estate's water system and every unit will have a meter and the system will be monitored electronically. Mr. Thomas read a letter to go to York Water Company indicating that the application for The Meadows is consistent with the Township's Comprehensive Plan and Zoning. **Mr. Paddock made a motion to authorize Mr. Thomas to forward the consistency letter to the York Water Company seconded by Mr. Toddes and carried 5 yeas - 0 nays.**

Manager:

Mr. Thomas reported that he has received two funding requests from the Barlow (\$11,596.54) and Greenmount (\$19,753.93) Fire Departments and he has developed a funding formula. He asked the Board to review the funding formula information over the weekend for further discussion on Tuesday night. He added that Barlow's request does include "office supplies" and they also submitted a copy of their budget. He also reported that Greenmount has submitted a copy of their five-year Strategic Plan and Gettysburg has requested that their allocation be rolled over into 2015 for a capital purchase and for the MOU to be amended to allow for office expenses (this request has not been received in writing yet.) Mr. Thomas reported that the current Fire Tax Fund balance is \$97,586.00 and the Township has contributed \$22,249.80 to Barlow, \$55,085.31 to Gettysburg and \$0 to Greenmount. Mr. Thomas reported that Greenmount recently acquired their internal Revenue Service 501C3 status. Mr. Thomas reported that the Fire Study recommended that 84% of the Fire Tax go to Gettysburg and 8% each to Barlow and Greenmount. He added that prior to the Fire Tax the Township gave Gettysburg and Barlow equal amounts, most recently being \$30,000.00 annually. Mr. Thomas stated that Barlow is the Township's "host" department and feels that should be taken into consideration. Mr. Thomas recommended that Gettysburg and Barlow each receive 33.6 % which is just shy of \$60,000.00, \$7,500.00 to Greenmount and reserve the remaining \$50,000.00 for future capital purchases or major building projects. These amounts would be a maximum allocation for the year. The Board expressed their desire for a letter to go to Barlow and Greenmount regarding the two companies merging.

Mr. Thomas reported on a bicycle trail currently being built known as "The Grand History Trail", a 250 mile loop in the central eastern portion of the United States that would include a stretch through Adams County located in Cumberland Township. He added that the trail is 50% complete and there is interest in

getting a committee together for the project in this area. Mr. Thomas added that a trail would have a positive economic impact on the area. Mr. Paddock expressed an interest in serving on such a committee. Chair Underwood also suggested Dennis Hicketier, a member of the Township's Planning Commission, and suggested contacting The Journey through Hallowed Ground.

Mr. Thomas also reported that the Township has received a letter from St. Francis Xavier requesting the installation of "School Zone" signs on Table Rock Road in the area of their school. Mr. Thomas added that the Township must have permission from PennDOT and suggested St. Francis reimburse the Township for the purchase price of the signs.

Mr. Thomas also asked the Board to consider pre-authorizing the sale of the surplus police vehicle to the highest bid exceeding the minimum bid requirement of \$3,900.00. He added that the bid opening has been advertised for December 4, 2014 at 1:00 p.m. Mr. Thomas asked the Finance Committee to attend the bid opening.

Mr. Thomas reported that the Township has received a letter from the Cohen Law Group offering a free legal assessment regarding cable franchise and wireless matters. He added that in 2008 Cohen Law Group did an Adams County Consortium ten-year agreement with Comcast that expires in February, 2018.

Mr. Thomas added that the Old Mill Road project is going phenomenally well and the road is set to be paved on Monday.

Chair Underwood asked the Board their feelings on canceling the regular meeting scheduled for December 23, 2014 and morning workshop scheduled for December 18, 2014 at 8:30 a.m. and instead hold one meeting on December 18, 2014 at 7:00 p.m. The Board agreed to the change.

Solicitor: No report.

Committee Reports:

Planning/Zoning – Mr. Waybright reported that the Ag and Natural Resources sub-committee of the Joint Comprehensive Plan met on Monday and went over maps for information.

Public Safety – Chief Boehs reported that they gave a Power Point presentation to the GASD Board regarding the School Resource Officer (SRO) and it went reasonably well and they are waiting on the MOUs to be completed. Mr. Thomas reported that the grant application for the SRO was approved for two years.

Finance Committee – Chair Underwood reported that there will be a meeting on Tuesday prior to the regular meeting.

Park and Rec – Mr. Toddes stated that they met with the Little League and Fire Company and have come to an agreement on a flat rate fee. He added that they would like to take some Park and Rec money to upgrade the fields and they will be asking the Little League to come up with matching funds from community businesses.

Personnel – Chair Underwood reported that the committee met to review the Personnel Policy.

CTA – Mr. Toddes also reported that the Old Mill Road project is going well.

COG – Chair Underwood reported that the slate of officers being presented this morning at the COG meeting is: President – Gus Fridenvalds, Huntington Township; Vice-President – Andy Raymond – East Berlin Borough; Secretary to remain Sandi Vasquez, Biglerville Borough and Colleen Reamer, Hamiltonban Township will be a back-up for Sandi if needed and Treasurer – Patricia Smith, Fairfield Borough. Mr. Thomas added that the Legislative Committee met here yesterday and they would still like to have a Legislative Forum that has been an annual event for the COG and they are trying to schedule that for April. He added that they need a Chair for that committee.

Adams County Conservation District (ACCD) – Chair Underwood reported that they will be meeting

tonight and they have building maintenance contracts to deal with.

Economic Development – No report.

Central Adams County Joint Comprehensive Plan – Reported under Planning and Zoning.

CT411 – Mr. Paddock reported that he attended a Gettysburg Municipal Authority (GMA) meeting Monday night and he reported that their Manager has recommended that they raise their water rates by 6% partly due to the fact that there is less water usage.

The workshop was adjourned at 10:30 a.m. for an Executive Session to discuss a personnel matter, with no report to follow.

Carol A. Merryman, Secretary

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_____) Supervisors
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