

**CUMBERLAND TOWNSHIP BOARD OF SUPERVISORS
1370 FAIRFIELD RD., GETTYSBURG, PA 17325
AUGUST 22, 2023**

**PUBLIC HEARING – CHAPTER 27 OF THE CUMBERLAND TOWNSHIP ZONING
ORDINANCE TEXT AMENDMENT HEARING- 6:00 P.M.**

The hearing was brought to order at 6:05 p.m. by Chairman Phiel. The hearing was turned over to Attorney Wisner who gave an explanation of the proceedings and how the hearing would be conducted. Mr. Wisner furnished a PowerPoint presentation which gave the Board and the public a better explanation of the changes being recommended.

Public Comment:

Barbara Zimmerman; 210 Old Mill Road; she was happy with the open space being recommended but was concerned with land that already exists on Old Mill Road that has been purchased by developers and it being developed.

Marty Miller; Miller Real Estate on Fairfield Road; representing Art Shaw who owns property on Old Mill Road; concerned with a plan they have been working on for two years on Old Mill Road that hasn't been submitted yet and will now be cut in half. Mr. Miller also felt that his project is the reason why this text amendment is being proposed. Mr. Miller was also concerned about the current properties located on Fairfield Road which are still zoned Residential but multiple businesses are located on this road and the comprehensive plan recommends this area be zoned Mixed Use, (MX) but these properties are all still zoned Residential. Mr. Miller was wondering why it hasn't been changed to MX to match the Comprehensive plan.

Ted Knox; 136 Old Mill Road; agreed with the changes being proposed.

The hearing closed at 6:35 p.m.

REGULAR MEETING AGENDA IMMEDIATELY FOLLOWING THE 6:00 HEARING

Chairman Phiel called the regular meeting to order at 6:36 P.M. Present were all Supervisors: Phiel, Toddes, Ramsburg, Biggins and Brauning. Also present were Solicitor Sam Wisner, Township Manager David Blocher, KPI Representative Tim Knoebel, Police Chief Matthew Trostel, Superintendent of Roads Chris Walter, Treasurer Camie Stouck-Phiel, and Township Secretary Michele Long.

Chairman Phiel led the Pledge of Allegiance.

Agenda Amendment

Mr. Toddes made a motion to amend the agenda adding the consideration of the Chapter 27 Zoning Ordinance Text Amendment from the hearing prior to this meeting. Seconded by Mr. Brauning, motion carried. 5-0

Mrs. Ramsburg made a motion to approve the amended agenda, seconded by Mr. Brauning and carried. 5-0.

Mrs. Ramsburg made a motion seconded by Mr. Toddes and carried to approve the Minutes from the July 20, 2023, Workshop and the July 25, 2023 Regular Meeting. 5-0.

Mr. Toddes made a motion seconded by Mrs. Ramsburg and carried to approve the bills in the following amounts as stated by the Chairman: \$404,454.79 from the General Fund, \$6,473.60 from the Escrow Fund. 5-0

Public Comment:

None

ENGINEER'S REPORTS:

Adams Electric Lot 3 Final Subdivision and Consolidation Plan

Mr. Tim Knoebel, with KPI Engineering, gave a background of the plan. Mr. Knoebel reviewed the KPI comments dated August 14, 2023, adding the Sewer Authority did approve the plan and they are waiting for the sewer reservation and extension agreement to be completed and executed. Once that is completed the plan will be ready for recording. Mr. Knoebel recommended approval of the plan.

Mrs. Biggins made a motion to approve the Adams Electric Lot 3 Final and Consolidation plan based upon the KPI comment letter dated August 14, 2023, seconded by Mrs. Ramsburg and carried. 5-0.

Adams County Historical Society Request for Release of Financial Security

Mr. Tim Knoebel, with KPI Engineering, stated that with their most recent inspection of the site and emails received from the Adams County Conservation District they are now all completed with the outstanding items. Mr. Knoebel recommended full release of the retained surety amount.

Mrs. Ramsburg made a motion to approve the full release of the financial security being held for the Adams County Historical Society Building based upon the August 21, 2023 KPI comment letter, seconded by Mrs. Biggins and carried. 5-0.

Extension Request #1 of 90-days for the Thomas and Joanne Clowney land development plan, originally submitted on April 17, 2023.

Mr. Knoebel reviewed the extension request stating the plan is going through the process of review with different governmental agencies at this time.

Mr. Toddes made a motion to approve the 90-day extension request #1 for the Thomas and Joanne Clowney Land Development Plan. Seconded by Mrs. Biggins and carried. 5-0

POLICE REPORT:

Police Chief Trostel presented an oral and written report of police activities for the month of August 2023 including: 295 calls for service, 178 traffic stops, 16 criminal incidents and 7,886 patrol miles. Some highlights of the report were:

- The speed trailer has been picked up and is now in use. The Department would like to thank the community for making the purchase of this trailer possible as it was fully funded with donations.
- Congressman John Joyce visited the Department on August 2, 2023 discussing with officers' the current challenges with mental health calls and spoke of our new mental health co-responder program that was just implemented. Mr. Joyce also listened to how the Department is growing and expanding.
- Resident David Sites made a donation to the Department which will assist with the purchase of heavy rifle plate carriers for each officer. Mr. Trostel thanked Mr. Sites for the donation.
- Adams Electric donated 12 first aid kits for each officer to have with them when on duty.
- Office Hartley and Sgt. Rosenberger attended a class on search and seizure update conducted by the Institute for Law Enforcement Education.

Acting Sergeant Steve Higgs gave a presentation on bike week and a brief rundown as to his responsibilities as coordinator for center of traffic safety/grants for Adams County.

MAINTENANCE DEPARTMENT REPORT:

Mr. Walter gave the report for August and some highlights were:

- Mr. Walter stated the Department has been working on the pipe project on Twin Lakes Drive and how they have been having issues with numerous utilities being in close proximity of the pipe locations. They are using a vac truck from C.E. Williams to soft dig around these to prevent any accidents from occurring.
- The seal coats and fog seals have been completed and fell within budget.
- They completed the curb sealing portion of Lakeview Drive paving project.
- The line painting for the Township is scheduled to be completed in the next few weeks.
- Mowing is continuing for the season to help with visibility at intersections and along roadways.
- The Swetland Road widening project has begun and is expected to be completed by the end of 2023 in accordance with the Cumberland Crossing development.
- The new truck is on track to be finished by the end of August and upfitted with a delivery in mid-September.

ACTIVE BUSINESS:

Approve 2024 Minimum Municipal Obligations

Mr. Blocher explained that the 2024 Minimum Municipal Obligations are a funding requirement for the Township’s Uniformed and Non-Uniformed Pension Plans. He added that the amounts have been actuarially calculated as follows: Non-Uniformed 2024 MMO \$60,969.00 and Uniformed 2024 MMO \$167,003.00.

Mrs. Biggins made a motion to approve the 2024 MMO’s in the amounts stated seconded by Mr. Toddles and carried. 5-0

Recreation Fee Request for Interchange Self Storage Shed Plan from Michael Knefley

Mr. Mike Knefley spoke to the Board regarding the \$57,000.00 recreation fee that is owed for his Interchange Storage Shed land development plan which has been conditionally approved. Mr. Knefley stated that he is not planning on completing the project all at one time and is requesting that either he be allowed to pay the recreation fee in portions/phases which would be in accordance with when he applies for the building permit for each building or that the Township develop a scheduled payment plan that he can pay the fee as the business grows, for example 10% now followed by 10% payments each year to follow. Mr. Knefley stated that the erection of his buildings are only going to be completed when the market has a need for them. Mr. Wisner stated that Section 22-415(f) states that processing of fees shall be paid prior to approval of the final plan. Mr. Wisner stated that this is not a phased approval for the storage sheds, this is a single final approval. Mr. Wisner stated that the Board can grant a modification if they feel inclined to.

No action was taken on the request.

Battlefield Blast Soccer Tournament Special Event Permit (PMCA)

Mr. Blocher reviewed the special event permit for the Battlefield Blast Soccer Tournament stating that in accordance with the Special Event Ordinance approval by the Board is required to process the permit. Mr. Blocher added that a representative from PMCA has submitted a letter stating that all requirements have been submitted with the exception of financial bonding and would recommend approval of the permit.

Mrs. Ramsburg made a motion to approve the Battlefield Blast Soccer Tournament Special Event Permit. Seconded by Mr. Brauning and carried. 5-0

Chapter 27 Zoning Ordinance and Zoning Map Amendment 2023-195 Decision

Mr. Wisner explained that this is a decision to be made from a hearing held just prior to the regular meeting.

Mrs. Biggins made a motion to approve ordinance 2023-195 for the Chapter 27 Zoning Ordinance/Map Amendment adding overlays to the zoning map as presented at the hearing held tonight at 6p.m. Seconded by Mrs. Ramsburg and carried. 5-0

FINANCE COMMITTEE:

Mr. Phiel stated that the Police Department received donations which can be used toward the purchase of heavy rifle carrier vests for each officer.

Mrs. Biggins made a motion to approve the purchase of heavy rifle plate carrier vests with donations received. Seconded by Mr. Toddes and carried. 5-0

Presentation by GMS Funding Solutions and recommended approval to enter into a consulting service agreement

Marissa Price and Marie Holland with Government Management Services, (GMS) gave a background of their company along with the processes they take to help municipalities with grant funding. Ms. Holland spoke of how they help with funding for projects when there may be gaps.

Mr. Blocher stated that he feels this is an incentive for the Township with helping with grant funding and with getting additional grants as they are well versed with this.

Mrs. Biggins made a motion to approve the signature of the Consulting Services Agreement with Government Management Services, LLC (GMS). Seconded by Mr. Toddes and carried. 5-0

Recommended approval to utilize Intra-Fi Insured Cash Sweep to gain interest on deposits at ACNB. Current rate – 4.75%

Mr. Phiel stated that this helps the Township gain interest on money which is not being used along with that money being able to be moved back and forth between accounts if needed.

Mr. Toddes made a motion to approve to utilize the Intra-Fi Insured Cash Sweep to gain interest on deposits at ACNB at a rate of 4.75%. Seconded by Mrs. Ramsburg and carried 5-0

PERSONNEL COMMITTEE:

Mrs. Biggins stated that the Police Department has given a conditional employment offer to Timothy Mayer upon completion of his background investigation and passing the physical examination. The Personnel Committee has also recommended waiving his physical agility test as required by Section 2.5 of the Cumberland Township Police Department Hiring Policy.

Mrs. Ramsburg seconded by Mr. Brauning approved the conditional employment offer to Timothy Mayer based upon completion of the background investigation and physical examination but waiving the physical agility test as required by Section 2.5 of the Cumberland Township Police Department Hiring Policy.

Solicitor:

No Items

Committee Reports and comments from Board Members:

COG, Park and Recreation, Planning & Zoning, Public Safety, Highway, CTA.

Economic Development Committee:

No Items

Highway:

September 16th, 2023 will be the e-cycling event here at the Township from 8-10 a.m..

Parks and Recreation:

Mr. Toddes stated that the park is busy. Assembly room is being rented, line dancing classes and karate classes. Farmer's Market is doing great.

Planning & Zoning:

No items

CTA:

Mr. Toddes stated on Boyds School Road they are extending the sewer line to Table Rock Road which is going to be a 10" main to bring the flow down Biglerville Road. Mr. Blocher stated that he would like to get some dates for the Board to get together with CTA to discuss some items for Greenmount.

COG:

Mr. Phiel stated the meeting is this Thursday, August 24th, 2023.

STAFF REPORTS-,

Manager:

Mr. Blocher reviewed his report as follows:

- The Township will be receiving \$5,845.38 from York Adams Tax Bureau for a refund of excess Bureau operating fund income derived from collection fees and other sources.
- Mr. Blocher thanked the staff, board members and guests for participating in the Township's first National Night Out. There were a little over 100 visitors that evening.
- Congressman John Joyce visited the Township on August 2nd with Supervisors Biggins and Toddes, the Sewer Authority and Staff. This was a great opportunity to learn more about programs that could possibly be of benefit to the Township.
- The Township received a retirement date for Louie Holbrook from the Highway Department with his last date of employment tentatively being set for January 2, 2024.
- Mr. Blocher will be meeting the PA Public Utility Commission on September 20th, 2023.
- The railroad crossing located at Herra Ridge Road and Mummasburg Road will have new signaling signs installed.
- The Herra Ridge Traffic Light project was verbally approved by PennDot and electronically verified by Cumberland Township with the Green Light Go program. The completion date is set for May 15th, 2025.
- The Tax Collector will be in the building Wednesday, August 23rd, 2023 from 8-1 p.m..
- Mr. Blocher stated that Cumberland Township attended the Greenmount Growth Area Opportunities meeting hosted by the Economic Alliance on August 3rd, 2023. As a result, the Township and the Sewer Authority will be looking to schedule a workshop soon.
- The Township will be moving to a dot gov domain for our emails.
- Mr. Blocher stated that Representative Dan Moul will be visiting our campus tomorrow August 23, 2023 at 9:00 a.m..

Treasurer:

Mrs. Camie Stouck-Phiel stated that she and the Manager will be attending a budget class on August 31st, 2023.

Mrs. Stouck-Phiel and the Manager have been working on the 2024 budget to provide a more in-depth analysis.

Unless otherwise noted, all votes were unanimous. The meeting was adjourned at 7:40 P.M. to executive session to discuss personnel and litigation.

Michele Long, Township Secretary

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_____)
_____) Supervisors
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