

**CUMBERLAND TOWNSHIP BOARD OF SUPERVISORS
1370 FAIRFIELD RD., GETTYSBURG, PA 17325
MAY 28, 2024**

PUBLIC HEARING – 6:00 P.M.

Amendment to the Cumberland Township Code of Ordinances Part 14 of Chapter 27, The Zoning Ordinance, to allow for the development of multi-family dwellings as part of an affordable housing project in the Neighborhood Multi-Family Overlay.

The hearing was brought to order at 6:02 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. This amendment is specific to Section 27-1402 of the Zoning Ordinance. Mr. Wisner reviewed the drafted ordinance changes and gave reasoning for the text amendment. Mr. Wisner added that this amendment is for affordable housing projects which have an original approved preliminary plan. J.R. Crushong with the Adams County Housing Authority thanked the Board for considering this text amendment, adding the developer from Luminest was here and available for any questions.

Public Comment: None

The hearing was closed at 6:07 p.m..

Executive Session was held.

REGULAR MEETING AGENDA IMMEDIATELY FOLLOWING THE 6:00 HEARING

Chairman Phiel called the regular meeting to order at 7:00 P.M. Present were all Supervisors: Phiel, Sheppard, Ramsburg, Biggins and Brauning. Also, present were Solicitor Sam Wisner, Township Manager David Blocher, 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.

Chairman Phiel announced that the Board held executive session on May 28th to discuss personnel.

Agenda Approval

Mr. Phiel stated that two additional items will need to be added to the consent agenda as item 6h and 6i. Item 6h will read, authorize advertisement of taking applications to proceed with hiring process for two candidates, a Police Officer Cadet and/or an Act 120 Certified Officer with a closing date of August 15, 2024.

Also to add item 6i to the consent agenda which will give the approval of the hiring of a Part-Time Police Officer from the recommendation of the Personnel Committee.

With these amendments Mr. Phiel asked for a motion to approve the agenda.

Mrs. Ramsburg made a motion to approve the agenda with the above-mentioned additions, seconded by Mr. Sheppard, and carried. 5-0

Public Comment:

Carolyn Jenkins, 30 Roundtop Lane; spoke regarding solar panels and if the Township has any protection regarding these coming into the Township. Mr. Wisner explained that we have an ordinance currently in place that can be reviewed on our website. Ms. Jenkins was also provided a copy of the solar ordinance.

Consent Agenda Approval

Mr. Brauning made a motion to approve the consent agenda, items 6a – 6g, as presented, adding items 6h and 6i, regarding the advertising and taking applications for the hiring process of a Police Officer or Cadet and the hiring of a part-time Police Officer, as stated above, seconded by Mrs. Biggins, and carried. 5-0

- 6a. Action on Minutes – April 30, 2024, Regular Meeting Minutes.
- 6b. Approval of Bills for the month of May: General Fund = \$571,043.93; Escrow Fund = \$21,880.69 and Building Fund = \$81,096.10.
- 6c. Engineering Items
 1. Approval of Extension Request #1 of 90-days for The Crossings preliminary land development plan, originally submitted on January 31, 2024.
- 6d. Items from Personnel Committee
 1. Acknowledge acceptance of conditional employment offer to Jordan Spidle for one of the two Cadet positions approved at the April 30, 2024, Board meeting. Cadet Spidle will be starting with the 125th Police Academy for basic training around July, 2024.
- 6e. Items from Finance Committee
 1. Approval for purchase of AED's s per Robert Hoffman Grant award in the amount \$35,700.00.
- 6f. Approval of the following approved Fire Police Officers for the Barlow Fire Department: Brian Andrew, Richard Andrew, Ronald Andrew, Andrew Aldrich, Carroll Schaeffer, Christopher Burne, Isaac Smith, Richard Bates, Roger Birkhead and Mike Slaybaugh.
- 6g. Approval of Resolution 2024-09 authorizing the preparation and submission of an associated reimbursement request to the Patrick Leahy Bulletproof Vest Partnership through the U.S. Department of Justice, as the applicant.
- 6h. Authorize advertisement and taking applications to proceed with hiring process for two candidates, an Act 120 Certified Police Officer and/or a Police Cadet with a closing date of August 15, 2024.
- 6i. Approval of hiring a Part-Time Police officer from the recommendation of the Personnel Committee.

POLICE REPORT:

Police Chief Trostel presented an oral and written report of police activities for the month of May 2024 including: 18 criminal incidents and 5,760 patrol miles. Some highlights of the report were:

- Chief Trostel stated that some of the information is missing from his report as the County is having problems with their new CAD system with giving reports on traffic stops and other information. If anyone wants specific information they can come speak to the Chief until they get the bugs worked out of the new system.
- Chief Trostel announced that Cadet candidate Jordan Spidle has accepted the conditional employment offer with a start date at the 125th Police Academy on July 8th, 2024.
- Sgts. Rosenberger and Goodling attended training in Chambersburg regarding the Supervising Patrol Critical Incidents.

MAINTENANCE DEPARTMENT REPORT:

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

- Mr. Walter stated the stormwater pipe replacement project at the intersection of Fairplay and Fairfield Roads is completed.
- The final stage of the restoration project for Lakeview and Spruce Drive has begun and is hopeful to be completed by the end of this week. This project was an inter-municipal cooperation project with Mt. Pleasant, Straban, Franklin Townships and Gettysburg Borough.

- Sentz Road was graded this month to help retain the profile and integrity of the road, this is done twice a year to this road being our only stone road in the Township.
- The Maintenance Department went to Emigsville to dismantle and move a rolling file cabinet system to our facility for use in the newly remodeled building. They also went to Northampton to pick up an IT cabinet for future use.
- Jacob Soliday attended flagger training at the Adams County Emergency Services building which completes the crew's biennial certification for flagger training.
- Mr. Walter attended a project meeting for the Old Mill Road widening project which is being completed by the developer and inspected by himself and KPI.
- The Manager and Mr. Walter had a meeting with Pennoni and Associates regarding the Herrs Ridge Road bridge and discussed options for future bridge restoration projects.

ACTIVE BUSINESS:

Discussion/action on the proposed amendment to allow for the development of multi-family dwellings as part of an affordable housing project in the Neighborhood Multi-Family Overlay; re: 6:00p.m. hearing.

Attorney Wisner stated that a motion is required regarding the hearing held at 6:00 pm this evening for Ordinance 2024-198 to allow for the development of multi-family dwellings as part of an affordable housing project in the Neighborhood Multi-Family Overlay. This amends Chapter 27-1402 of the Cumberland Township Zoning Ordinance.

Mrs. Biggins made a motion to adopt the text amendment 2024-198 to allow for the development of multi-family dwellings as part of an affordable housing project in the Neighborhood Multi-Family Overlay, as presented. Second by Mr. Sheppard and carried. 5-0

Authorize solicitation of proposals for draw down and permanent financing for the building renovation project in the maximum amount of Four Million Five Hundred Thousand Dollars.

Manager Blocher explained that this allows the Manager to explore options for proposals to find funding for the building remodel. Mr. Blocher explained that the Township has worked on the best way financially to either remodel or demolish this building and rebuild from new. It has been decided that remodeling the current building was the best financial way to go. The Township has partnered with Kinsley construction and working with the building committee the estimated expense at this time is \$4,319,000.00. We are working on the most cost-effective way to improve this Township building. The Township has roughly over \$500,000.00 in a building fund, we are receiving \$1.3 million from a RACP grant and in addition \$800,00.00 worth of grants have been submitted. Mr. Blocher explained the majority of this renovation is to get our Police Department up to date and able to function as a secure and effective Department accomplishing the things they need to do. The request is to go for proposals to come back and look at the overview for financing. Mr. Blocher announced that there will be a June 18th, 2024 public workshop for more discussion on the remodel.

Mrs. Biggins made a motion, seconded by Mrs. Ramsburg and carried to authorize solicitation of proposals for draw down and permanent financing for the building renovation project in the maximum amount of Four Million Five Hundred Thousand Dollars. 5-0

Approval of signing the Lease Agreement and obtaining necessary insurance policies as per lease agreement with the American Battlefield Trust for the Township Administrative Staff and Police Department to temporarily relocate to the County Club Building during possible renovations of the current Township Building.

Chairman Phiel stated that we have worked with the American Battlefield Trust to allow us to temporarily move into the old Country Club building while our building is being remodeled. This will be a substantial cost savings for the Township to move into this building. The Township will be responsible for the

utilities, 1/3 of the mowing, operational maintenance and snow removal as our responsibilities while being there. Mr. Phiel stated that the Board would like to thank the Battlefield Trust for this option and for working with the Township on this. If we would have had to move to construction/temporary trailers the cost would have been much higher.

Mr. Sheppard made a motion to approve of signing the Lease Agreement and obtaining necessary insurance policies as per lease agreement with the American Battlefield Trust for the Township Administrative Staff and Police Department to temporarily relocate to the County Club Building during possible renovations of the current Township Building, seconded by Mrs. Ramsburg and carried. 5-0

**Committee Reports and comments from Board Members:
COG, Park and Recreation, Planning & Zoning, Public Safety, Highway, CTA.**

Personnel: No items

Park and Recreation: Mrs. Ramsburg will be attending on June 4th a North Trail stakeholder meeting, which includes Cumberland Township, Straban Township, GASD, GARA and the National Park Service. This brings everyone together to discuss the trail and maybe some needs for the trail in the future. Mr. Sheppard stated that GARA is a great group. The farmer's market is doing well, buses are coming back in for the world teaching group, this brings in a lot of money for the GARA organization. The summer concert series and 4th of July fireworks are coming up.

Economic Development Committee: No items

CTA: Report is in the binders

COG: Mr. Phiel stated that Brian Sinnott attended the meeting and explained the different duties that the District Attorney's office performs. Representatives from Dan Moul and John Joyces offices spoke regarding upcoming updates. Mr. Phiel added that the State Police spoke of extra patrols for the Holiday weekends for this summer. Destination Gettysburg spoke of the new promotion for Pennsylvania which is PA the Great American Getaway. This will allow them to promote Pennsylvania to get more people to come to Pennsylvania as a whole.

CT411: No items

STAFF REPORTS

Manager:

Mr. Blocher reported the following:

- Cumberland Township has received submission confirmation from DEP of our annual MS4 report. In addition, we were notified that our final Pollutant Reduction Plan was achieved and compliant with our permit.
- Attended the FEMA region three training held on May 1st on building code safety and May 21st for adopting, implementing, and innovating building codes.
- Provided additional requested information with Department of Conservation regarding our grant submission request for a park and rec study.
- The Township was awarded grant funding in the amount of \$35,700.00. This funding was a result of an award from the Robert C. Hoffman Charitable Endowment Trust and will allow the Township to purchase 12 AED's and a cabinet for \$35,700.00. Every Police vehicle, Township

building, and Highway vehicle will be equipped soon. This will make defibrillators available faster when moments count.

- The Township looked at and acquired a donated High Density File Storage system valued at over \$20,000.00.
- Numerous meetings with Kinsley, Staff, and Building Committee on the township building's needs and requirements. A reminder that the Township will have a Building workshop June 18th at 4pm.
- As noted in the Chief's report we are in the process of acquiring staffing for the police department. The personnel committee has spent a lot of time and effort to keep this a solid process that continues to advance.

Mr. Phiel thanked Manager Blocher and the Maintenance staff for finding and picking up the items for the new building, saving us money instead of having to buy brand new. Mr. Phiel also thanked the Manager for working with all of the minor details on the building remodel down the placement of outlets to try and make this the best project possible.

Treasurer:

Mrs. Camie Stouck-Phiel reported the following:

- Worked with Township Manager on adding data to the long-term salary chart.
- Attended a Member's Open House at the YATB. The manager and I learned about the Bureau's operations and how the Bureau works on Cumberland Township's behalf to collect local tax revenue. We also saw many demonstrations on the actual tax collection process.
- Worked with ACNB on transferring funds to the Township's ICS interest bearing accounts.
- Attended a Capital Blue Cross Health Promotion & Wellness Workshop. The workshop identified opportunities for workplace wellness as well as discussing key components to building a comprehensive workplace wellness program. The overall message during the workshop was to help employers positively impact the health and well-being of employees and to offer suggestions on how to improve the competitive advantage of our organization.

Unless otherwise noted, all votes were unanimous. The meeting was adjourned at 7:35 P.M. to executive session to discuss litigation and real estate.

Michele Long, Township Secretary

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_____) Supervisors
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