

The Straban Township Board of Supervisors met this date, as publicly advertised, at 7:00 p.m. in the meeting room of the Straban Township Municipal Building, 1745 Granite Station Road, Gettysburg, PA 17325 with Board Chair Tony Sanders presiding. Others in attendance were: Supervisors Fred Kammerer and Sharon Hamm; Secretary Robin Crushong; Assistant Solicitor John S. Phillips; and Erik Vranich from Wm. F. Hill & Assoc., Township Engineer. Solicitor Walton V. Davis and William F. Hill were not present.

Others in attendance were: Lawrence & Sandra Martin; Marcie Kammerer; Eric Zarley, Director of Adams Regional EMS; Crissy Redding; George Mauser; Elaine McKnight; Rich Randall; Pat Crouner; Dave Crouner; Joey Byrne, United Hook & Ladder Co. #33; Debbie Redding-Arnold; and Ken Scott, *Gettysburg Times*.

Board Chair Sanders led everyone with the Pledge to the Flag.

- Mr. Sanders informed the residents present of the next scheduled meetings: Board of Supervisors meeting on October 5, 2015; Planning Commission meeting on September 23, 2015; and Recreation Board meeting on September 21, 2015. There was a workshop on August 20, 2015 with representatives from ATAPCO concerning Lincoln Commons.

Public Comment:

Joey Byrne, United Hook & Ladder Co. #33: Informed the Board that, as he said he would do, he tried contacting the fire companies to meet and work out their grievances but said that his attempts to do so had been met with little to no response. He also told the Board that he had received correspondence from Biglerville's current medic provider, Staff Healthcare, stating that Biglerville was opting to take advantage of its six-month option to terminate its contract with the medic unit which would be February 2016. The medic unit was letting United Hook & Ladder know this because once that contract is terminated, United automatically becomes the next due medic unit because of the way the system works. Mr. Byrne also noted that there is an agenda item tonight to change box areas for Heidlersburg where there are no residents, but suggested that the Board not make a change because of the unknown future of the Biglerville ambulance.

Minutes:

Ms. Hamm moved, seconded by Mr. Kammerer, to approve the August 3, 2015 meeting minutes as presented. Motion carried unanimously.

Approve Bills:

Mr. Kammerer moved, seconded by Ms. Hamm, to approve the August 13, 2015 and August 27, 2015 bills for payment. Motion carried unanimously.

Reports:

Recreation: Nothing at this time.

Solicitor: Nothing at this time.

Fire:

United Hook & Ladder Co. #33: Joey Byrne introduced Eric Zarley, Director of the Adams Regional EMS.

Correspondence:

Ms. Crushong announced the following:

- July 2015 Report from Bonneauville Fire Department
- July 2015 Report from Gettysburg Fire Department
- August 2015 EMS Report from Adams Regional EMS
- Minutes of the Gettysburg Municipal Authority Board of Directors meeting held on July 20, 2015
- Minutes of the White Run Regional Municipal Authority meeting held on July 15, 2015
- Minutes of the Adams County Conservation District Board of Directors meeting held on July 23, 2015

Old/New Business:

1. **Certificate for Payment** – Mr. Sanders indicated that an Application and Certification for Payment No. 1 was received from Gormley Electrical Services, Inc. in the amount of \$15,075.00. This is for the electrical contract on the municipal accessory building. The contract price is \$27,900.00; less this Invoice of \$15,075.00; leaves a balance due of \$12,825.00. **Mr. Sanders moved, seconded by Mr. Kammerer to approve the payment of \$15,075.00 to Gormley Electrical Services, Inc. Motion carried unanimously.** Mr. Sanders indicated that an Application and Certification for Payment No. 2 was received from Agpoint Construction Services in the amount of \$123,185.99. This is for the municipal accessory building. The contract price is \$238,767.00; less Change Order #1 of \$11,749.00; less Payment No. 1 of \$74,026.96; plus Change Order #3 to be approved in the amount of \$450.00; less this Payment No. 2 of \$123,185.99; leaves a balance due of \$30,255.05. **Mr. Sanders moved, seconded by Mr. Kammerer to approve the payment of \$123,185.99 to Agpoint Construction Services. Motion carried unanimously.**

2. **Change Order No. 2 and No. 3** – Mr. Sanders stated that a change order was received for additional snow guards on the back of the building. **Mr. Sanders moved, seconded by Mr. Kammerer to deny Change Order #2. Motion carried unanimously.** Mr. Sanders stated that a change order was received for chain hoist for three (3) of the five (5) doors. **Mr. Sanders moved, seconded by Mr. Kammerer to approve Change Order #3. Motion carried unanimously.**

3. **Advertise for Sale a 2002 Viking Plow** - Mr. Sanders stated that the township has a 2002 Viking 11 ft. power angle straight plow that they need to advertise for sale. **Mr. Sanders moved, seconded by Mr. Kammerer to approve the advertisement for sale of a 2002 Viking 11ft. power angle straight plow. Motion carried unanimously.**

4. **Resolution on proposed Gettysburg Crossing Tax Increment District** - Mr. Sanders indicated that an e-mail was received requesting that this matter be taken off the agenda. **Mr. Sanders moved, seconded by Ms. Hamm to remove this matter from the agenda. Motion carried unanimously.**

5. **Keller Farms/Planks Field Subdivision** – Mr. Vranich indicated that the Plank's Field Homeowner's Association (HOA) is in the final stages of taking ownership of the improvements related to the wastewater treatment facility which services this development. Following the DEP inspection of the facility, discussion with the wastewater treatment facility operator, and the transfer of ownership of the HOA, it is recommended to release the wastewater treatment facility operations and maintenance financial security in the amount of \$26,585.36. It is also suggested to add a condition on the approval of this financial security reduction that a copy of the recorded transfer agreement of the wastewater treatment facility to the HOA be provided to Straban Township. **Ms. Hamm moved, seconded by Mr. Kammerer to approve the reduction in financial security in the amount of \$26,585.36 for the Keller Farms Subdivision conditioned upon a copy of the recorded transfer agreement (Deed and Bill of Sale) of the wastewater treatment facility to the HOA be provided to Straban Township. Motion carried unanimously.** The current bond reduction total (\$26,585.36) adjusts the previously required financial security for this project from \$334,790.51 to \$308,205.15.

Mr. Phillips stated that also in connection with the wastewater treatment facility transfer, a Partial Settlement and Tolling Agreement was signed by the HOA, developer, the township and the bank. Some of the deadline dates need to be extended so an Amendment to Partial Settlement and Tolling Agreement was prepared and needs to be signed. This amended agreement changes the ultimate deadline dates to October 15, 2015. **Ms. Hamm moved, seconded by Mr. Sanders to authorize the Chair of the Board of Supervisors to**

enter into the Amendment to Partial Settlement and Tolling Agreement. Motion carried unanimously.

6. Proposed Amendment to Sections 81-16 and 81-17 – Mr. Vranich indicated that this proposed amendment will allow transfer of traffic impact fees within a development. **Ms. Hamm moved, seconded by Mr. Kammerer to authorize the sending of the proposed amendment to Section 81-16 and 81-17 to the Straban Township and County Planning Commissions for review and comment. Motion carried unanimously.**

7. Ordinances Amending the Code of Ordinances – There are some Ordinances that are ready to be advertised for a hearing. These ordinances were sent to the Planning Commissions and comments have been received. These ordinances are to revise the definition of "building" in Section 117-4 of Article II of Chapter 117; amending Section 140-12.H.(2) concerning street lighting; and amending the definition of "awning sign" in Section 140-5 of Article II of Chapter 140 of the Code of Ordinances. **Ms. Hamm moved, seconded by Mr. Kammerer to authorize the advertisement for a public hearing on October 5, 2015 at 6:45 p.m. to consider adoption of Ordinances amending the Code of Ordinances for Straban Township. Motion carried unanimously.**

8. Sewage Facilities Planning Module for Sites-Bittinger, L.P. (Lot 22 Commerce Center) – Mr. Vranich stated that a letter from Gettysburg Municipal Authority (GMA) was received dated July 29, 2015 indicating that they have the ability to provide public water and sewer service to and for the project. **Mr. Kammerer moved, seconded by Ms. Hamm to approve the Chair of the Board of Supervisors to sign the Sewage Facilities Planning Module for Sites-Bittinger, L.P. Motion carried unanimously.**

9. Heidlersburg Fire Company – **Ms. Hamm moved, seconded by Mr. Kammerer to consider these box cards at its January 2016 meeting conditioned upon communication between the departments improve. Motion carried unanimously.**

Land Use Reviews:

Hampton Inn – Preliminary/Final Subdivision/Land Development Plan – (Rt. 30/Shealer Rd.) – **Must act by 09/09/15.** A letter from KPI Technology dated August 24, 2015 was received requesting a time extension to March 9, 2016. The Planning Commission recommended approval to this date. **Ms. Hamm moved, seconded by Mr. Sanders to approve the time extension for two (2) months only conditioned upon the Board receiving a status and intention report from the developer prior to the Board meeting on**

November 2, 2015 at which time the Board will decide if it will grant anymore extensions. Motion carried unanimously.

Advance Auto Parts – Final Land Development Plan (801 York Road) – **Must act by 10/09/15.** An e-mail from Joseph Stein of Penn Terra Engineering, Inc. dated September 2, 2015 was received requesting this plan be tabled. **Ms. Hamm moved, seconded by Mr. Sanders to approve the request to table. Motion carried unanimously.**

Public Comment:

Rich Randall – Mr. Randall asked why the TIF matter was removed from the agenda. Mr. Sanders answered that the developer requested it be removed. Mr. Kammerer stated that WalMart is not building there.

Dave Crowner – Mr. Crowner informed the Board that a letter was sent to Sheetz, Inc. requesting it to include in its plans an indication of the historic place that Sheetz is sitting on. The request was to put a plaque up; put fencing in front of Sheetz; or a cannon.

Questions from the Press:

None.

Adjournment:

With no further business to come before the Board, Ms. Hamm moved, seconded by Mr. Sanders to adjourn the meeting at 7:18 p.m. this date.

Respectfully submitted,

Robin K. Crushong
Secretary

The next regularly scheduled meeting for the Board of Supervisors of Straban Township will be held on October 5, 2015 at 7:00 p.m.