

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: Vice-Chair Fred Kammerer; Supervisor Alan Zepp; Office Manager Robin Crushong; Township Engineer Erik Vranich; and Solicitor Sam Wiser.

Others in attendance were: Mark Walde, Road Foreman and Ken Scott from Beyond All Boundaries representing Ag Com, Inc.

Board Chair Tony 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 Monday, March 1, 2021; Planning Commission meeting on February 24, 2021; Recreation Board meeting on March 15, 2021. There were no other meetings.

Public Comment:

None.

Minutes:

Mr. Kammerer moved, seconded by Mr. Zepp, to approve the January 4, 2021 reorganizational and regular meeting minutes as presented. Motion carried unanimously.

Approve Bills:

Mr. Zepp moved, seconded by Mr. Sanders, to approve the January 14, 2021 and January 31, 2021 bills for payment. Motion carried unanimously.

Reports:

None.

Correspondence:

Ms. Crushong announced the following:

- Minutes of the Gettysburg Municipal Authority Board of Directors Meeting on December 21, 2020
- Gettysburg Fire Department report for December with 11 calls and Year End Report for 2020 with 134 calls
- Minutes of the White Run Regional Municipal Authority Board meeting on December 21, 2020.

- Adams Regional EMS, Inc. report for December with 87 calls and Year End Report for 2020 with 847 calls.

Appearance:

Mark Walde – Mr. Walde presented the road projects for 2021 to the Board of Supervisors. There will be six (6) projects, however, two (2) will be bid out. The Road Crew will haul all material for each of the projects.

1. Woodside Road – Route 15 to Red Bridge Road. This project will be bid out.
2. Charmed Circle – Overlay 2" of 9.5MM compacted.
3. South Steeple Chase – Milling/Paving
4. Shealer Road – Hunterstown to Business 15 (Old Harrisburg Road). Fog seal and replacing a pipe with an elliptical concrete pipe with wing walls.
5. Good Intent and Charmed Circle – base repair/mill machine will be rented
6. Stone bid – 5,000, more or less, of various stones

Solicitor Wisner asked about the stone bid and if the price would be delivered or pick-up at the plant. The township can come up with a calculation.

Old/New Business:

1. Public Hearing for adoption of various Ordinance revisions – Mr. Sanders informed the public that the Planning Commission and Board of Supervisors have been working on various ordinances concerning nuisance, sidewalk, lot addition and salary & compensation for Board of Supervisors. They are ready for public comment. **Mr. Kammerer moved, seconded by Mr. Zepp to advertise for a public hearing on March 1, 2021 beginning at 6:30 p.m. to hear public comment on various ordinances. Motion carried unanimously.**

2. Appoint Planning Commission Member – Mr. Sanders stated that at the end of last year the Planning Commission lost a member who had a term that expires 2023. The Board received a letter of interest from Daniel L. Wilkinson for this position. **Mr. Sanders moved, seconded by Mr. Zepp to appoint Daniel L. Wilkinson as a member of the Planning Commission effective immediately with a term to expire on December 31, 2023. Motion carried unanimously.**

3. PSATS PA Municipalities Pension Trust Disclosure – Mr. Sanders indicated that this an annual adoption as required by Chapter 7-A of Act 44 of 2009, the Municipal Pension Plan Funding Standard and Recovery Act. This Disclosure Statement covers the administrative, actuarial, investment and advisory services which are provided to the township pension/retirement plan through the Pennsylvania State Association of Township Supervisors,

Summit Financial Corporation and Nationwide. **Mr. Sanders moved, seconded by Mr. Kammerer to adopt the Disclosure Statement as presented. Motion carried unanimously.**

4. Bidding Process for Road Projects for 2021 - Mr. Sanders moved, seconded by Mr. Zepp to approve the bidding process for the road projects (Woodside Road) and the stones. Motion carried unanimously.

5. Bidding Process for archive addition to office building – Mr. Kammerer moved, seconded by Mr. Zepp to authorize Shaffer Design Associates, P.C. to prepare the addition design and construction documents and authorize the bidding process for the archive addition to the office building. Motion carried unanimously.

6. Bidding Process for Keller Road Project – Mr. Vranich informed the Board that all the permits have been issued, the easements have been obtained and the bidding documents are almost finished. The bidding would be for both phases of which the township has received grant monies through the Dirt & Gravel Road Grant. Mr. Sanders asked if the road crew would be able to help with the hauling to keep costs down. Solicitor Wisner indicated that at the time of awarding the bid this could be discussed with the low bidder and this could be accomplished through change orders. Mr. Walde asked about how long this project would take. Mr. Vranich indicated that it should only take about two weeks. **Mr. Sanders moved, seconded by Mr. Zepp to authorize the bidding process for the Keller Road project. Motion carried unanimously.**

7. Straban Township Recreation Park Improvement Plan – Mr. Vranich informed the Board that the Recreation Advisory Board wishes to make some improvements to the existing recreation park with the funds they have received from the developers, mainly Amblebrook Development. They are proposing to add a perimeter walking trail around the park; additional playground equipment; new maintenance building; moving the old maintenance building to the ½ basketball court for ball field storage use, GaGa Ball Pit, and a few minor benches, trash receptacles and pet waste station. This plan did not have to go through the formal Land Development Plan so to be transparent with the residents of Straban Township, it was discussed at the Planning Commission meeting with public comment of which there was none and open for public comment tonight of which there is none. The walking trail and new maintenance building will need to be bid out. **Mr. Sanders moved, seconded by Mr. Kammerer to authorize the bidding process for the improvements at the Recreation Park as outlined on the sketch plan of Wm. F. Hill & Assoc., Inc. dated January 27, 2021. Motion carried unanimously.**

8. Financial Security Reduction for Amblebrook Development – Mr. Vranich informed the Board that field inspections were performed by Wm. F. Hill & Assoc., Inc. to verify that the bonded items for the Amblebrook Final Plan – Section A project were built according to the approved Plan. The majority of this release is related to water and sewer infrastructure being released. A PUC (York Water Company) now owns and operates the water and sewer system

for the site. In accordance with the Developers Agreement, the Township will not hold financial security for infrastructure related to utilities owned/operated by a PUC. Wm. F. Hill & Assoc., Inc. recommends that the Township consider a reduction in the amount of \$3,853,564.44 for the Amblebrook Final Plan – Section A project. The current bond reduction total (\$3,853,564.44) adjusts the originally required financial security for this project from \$10,524,439.64 to \$6,670,875.20. **Mr. Kammerer moved, seconded by Mr. Zepp to approve a financial security reduction for the Amblebrook Final Plan Section A to reduce the required financial security for this project from \$10,524,439.64 to \$6,670,875.20, for a net reduction of \$3,853,564.44. Motion carried unanimously.**

9. Resolution to file an application with FEMA – Solicitor Wiser indicated that FEMA thru the Municipal Assistance Program will reimburse the township up to 50% of all costs incurred to adopt, administer and enforce the floodplain ordinance that was required to be updated last year. This Resolution would authorize the submission of an application to this program. **Mr. Zepp moved, seconded by Mr. Kammerer to authorize the submission of the application to the Municipal Assistance Program. Motion carried unanimously.**

Land Use Reviews:

Smith's Disposal Facility – Final Land Development Plan (660 Beaver Run Road) – **This** plan is a field change to reflect minor changes to the approved Land Development Plan for this property. The notable changes are the removal of a trench drain for an asphalt berm and the correction of a typo on the original plan with regard to the tank depth for the 150-foot diameter tank. The prior approved plan had the incorrect height listed as it relates to the permitted and constructed tank. Neither of these changes altered the overall layout of the site or the intensity of the use. **Mr. Zepp moved, seconded by Mr. Kammerer to approve the Amended Final Land Development Plan for Smiths Disposal Facility pending signature by the landowner. Motion carried unanimously.**

Ag Com Inc. – Minor Final Subdivision Plan (Tyrone Township) – Mr. Vranich indicated that this plan proposes two lot additions onto the Ag Com mill property located in Tyrone Township along Oxford Road. These lot additions are necessary in order to address improvements that were constructed over the property line. There is no development or changes proposed within Straban Township however both the Ag Com lot and the Barbara Sharrer properties have portions within Straban Township. The Plan is currently under review by Tyrone Township. Since this Plan is mainly located within Tyrone Township and there are no changes proposed with Straban Township two motions need to be made concerning the signature on the Sewage Facilities Planning Non-Building Waiver and the Final Minor Subdivision Plan. **Mr. Zepp moved, seconded by Mr. Kammerer to approve the signature of the Sewage Facilities Planning Non-Building Waiver. Motion carried unanimously. Mr. Zepp moved, seconded by Mr. Kammerer to approve the Ag Com Inc. Final Minor Subdivision Plan without review due to all improvements and changes being located entirely in Tyrone Township. Motion carried unanimously.**

Ag Com Inc. – Preliminary/Final Subdivision Plan (Lot Consolidation – 1584 and 1596 Granite Station Road) – Must act by 4/14/21

Mr. Vranich stated that the parent property lies on the western side of Granite Station Road and includes both 1584 and 1596 Granite Station Road properties. The submitted Plan depicts the consolidation of Lot 2 (33.84 acres), Lot A (.31 acres), and Lot B (.97 acres) into one property. The parcel is located in the EC-2 zoning district. The Planning Commission reviewed this Plan and recommended conditional approval pending satisfactory completion of all outstanding comments within the January 7, 2021 review letter from Wm. F. Hill & Assoc., Inc. Subsequent to that review, revised Plans were submitted and reviewed by Mr. Vranich. There are three (3) outstanding comments which are Comment #4, 5, and 10. **Mr. Zepp moved, seconded by Mr. Kammerer to conditionally approve the Ag Com Inc.**

Preliminary/Final Lot Consolidation Subdivision Plan pending satisfactory completion of comments #4, #5 and #10 within the Wm. F. Hill & Assoc., Inc. letter dated January 7, 2021 as follows:

4. SALDO 117-27.B(28) – Any remaining wells on Lots A and B must be depicted on the Plan.

5. SALDO 117.27.B(29) – The owners’ notarized signatures shall be added to the Plans.

10. Following the completion of this subdivision, it is recommended that a new deed be provided for the consolidated lot that reflects the final lot boundary.

Motion carried unanimously.

Public Comment:

None.

Questions from the Press:

None.

Adjournment:

With no further business to come before the Board, Mr. Kammerer moved, seconded by Mr. Zepp to adjourn the meeting at 7:31 p.m. this date.

Respectfully submitted,

Robin K. Crushong
Office Manager / Secretary-Treasurer

The next regularly scheduled meeting for the Board of Supervisors of Straban Township will be held on Monday, March 1, 2021 at 7:00 p.m.