

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 Bill Hill; and Solicitor Sam Wiser.

Others in attendance were: Skip Strayer; Tom Eyer; Bill Smith; Tom Englerth, Site Design; Tripp McCulloch; John Rathfon; Bernie Yannetti; Bob Sharrah; Joe Temarantz; Bob Spangler; and Jim Hale, *Gettysburg Times*.

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, May 3, 2021; Planning Commission meeting on April 28, 2021; Recreation Board meeting on May 17, 2021. There were no other meetings.

Public Comment:

None.

Minutes:

Mr. Kammerer moved, seconded by Mr. Zepp, to approve the March 1, 2021 meeting minutes as presented. Motion carried unanimously.

Approve Bills:

Mr. Zepp moved, seconded by Mr. Kammerer, to approve the March 18, 2021 and March 31, 2021 bills for payment. Motion carried unanimously.

Reports:

Sam Wiser – The Fact Sheet concerning the American Rescue Plan Act Funding was to be out by now but we have not received it yet. This will give us more information on how we can use the funds.

Correspondence:

Ms. Crushong announced the following:

- Adams Regional EMS, Inc. report for February with 51 calls
- Heidlersburg Fire Department 2020 Report with 33 calls; January with 2 calls; and February with 2 calls
- Minutes of the Gettysburg Municipal Authority Board of Directors Meeting on February 15, 2021
- Gettysburg Fire Department report for March with 18 calls
- Minutes of the White Run Regional Municipal Authority Board meeting on February 17, 2021.
- The 2020 Notice of Audit was published in the Gettysburg Times on March 25, 2021. The 2020 Audit is finished.

Appearance:

None.

Old/New Business:

1. Recreation Advisory Board Annual Report for 2020 – Mr. Kammerer moved, seconded by Mr. Zepp to approve the Straban Township Parks and Recreation Advisory Board Annual Report for 2020. Motion carried unanimously.

2. Purchase of Exmark Gas Engine Mower for Recreation Park – Mr. Sanders stated that the Recreation Advisory Board recommended approval to replace the 10-year-old, 1,600-hour, mower at the Recreation Park. The quote that was recommended for approval is for an Exmark Lazer Z X-Series 72" UltraCut Series 6 – Side Discharge Deck with a 38 HP Kohler EFI EGov ECV980 gas engine with an attached OCD (Operator Controlled Discharge). The price includes a \$3,500 trade-in for the Exmark currently at the Recreation Park. The total price is \$9,331.30. Mr. Sanders moved, seconded by Mr. Kammerer to purchase the Exmark Lazer Z X-Series 72" UltraCut Series 6 with attachment from Bobcat of Adams County for \$9,331.30 which includes a \$3,500.00 trade-in. Motion carried unanimously.

3. Adams County Parks, Recreation and Green Space Grant Agreement – Mr. Sanders stated that the Recreation Advisory Board applied for a \$25,000.00 grant for playground equipment at the Recreation Park and were granted the funds. Mr. Sanders moved, seconded by Mr. Zepp to authorize the signature on the Adams County Parks, Recreation and Green Space Grant Agreement with the County of Adams. Motion carried unanimously.

4. Dirt, Gravel and Low Volume Road Maintenance Grant Agreement – Mr. Zepp moved, seconded by Mr. Kammerer to authorize the signature on the Dirt, Gravel and Low Volume Road Maintenance Grant Agreement with Adams County Conservation District. Motion carried unanimously.

5. Woodside Road Project Bid – Mr. Sanders stated that there were six (6) bids received at the bid opening on Thursday, March 11, 2021. New Enterprise Stone & Lime Co., Inc. was the lowest bidder, however, they modified the bid document by adding a price contingency on material coming from their Gettysburg plant. In speaking to the State Liquid Fuels representative, this bid is to be rejected. So the 2nd lowest bidder was C.E. Williams & Sons, Inc. **Mr. Sanders moved, seconded by Mr. Zepp to award the Woodside Road project bid to C.E. Williams & Sons, Inc. Motion carried unanimously.**

6. Aggregate/Stone Bid – Mr. Sanders stated that there were three (3) bids received at the bid opening on Thursday, March 11, 2021. Mr. Sanders asked Solicitor Wiser if splitting the bid was allowed. Mr. Wiser indicated that the bid could not be split. **Mr. Sanders moved, seconded by Mr. Kammerer to reject all three (3) bids and purchase aggregate/stone off of Co-Stars. Motion carried unanimously.**

7. Keller Road Project Bid – Mr. Sanders stated that there were six (6) bids received at the bid opening on Monday, March 29, 2021. GB Groft, Inc. was the lowest bidder at a price of \$156,500.00. **Mr. Sanders moved, seconded by Mr. Zepp to award the Keller Road Culvert Replacement bid to GB Groft, Inc., the apparent low bidder with a bid of \$156,500.00. Motion carried unanimously.**

Mr. Zepp moved, seconded by Mr. Kammerer to approve the issuance of the Notice to Proceed to GB Groft, Inc. for the Keller Road Culvert Replacement Project pending completion of all necessary contract documents to be satisfaction of the Engineer and Solicitor. Motion carried unanimously.

8. Holding Tank for 888 Hanover Road – Mr. Kammerer moved, seconded by Mr. Zepp to approve the holding tank for the Gettysburg Battlefield Preservation Association at 888 Hanover Road Motion carried unanimously.

9. Fire Box Cards – Gettysburg Fire Department – Mr. Temarantz was present to answer any questions that the Board of Supervisors had. The Board asked about the address associated with the Amblebrook Development being 2450 York Road. Mr. Temarantz stated that the new streets are within Box 1-8 so they added it to that box and this is the central location address for that box. The Board asked what access was used to get into the

Amblebrook Development. Mr. Tamarantz stated that Shriver's Corner would be the access used now. **Mr. Kammerer moved, seconded by Mr. Zepp to approve the updated fire box cards for Gettysburg Fire Department as presented. Motion carried unanimously.**

10. Reduction in Financial Security for Smiths Disposal Facility – Mr. Hill stated that a preliminary field inspection was performed by his office for the purpose of verifying that the bonded items for the Smiths Disposal Facility Final Land Development project were built according to the approved Land Development Plans. His office recommends that the Township consider a reduction in the amount of \$28,002.00. **Mr. Zepp moved, seconded by Mr. Sanders to approve the reduction in the amount of \$28,002.00 for the Smiths Disposal Facility Final Land Development Project. The current bond reduction total (\$28,002.00) adjusts the originally required financial security for this project from \$73,458.00 to \$45,456.00. Motion carried unanimously.**

11. Alternate Perc-Rite Micro mound Wastewater Disposal System – Jordan & Ashley McBeth – 12 Mauss Road – Mr. Hill gave a brief description of this system. This is a new home to be built and the owners will have to maintain the upkeep of this system. The system usually comes with a 2-year warranty. **Mr. Sanders moved, seconded by Mr. Kammerer to approve the Installation and Maintenance Agreement for an Alternate Perc-Rite Micro mound Wastewater Disposal System for Jordan & Ashley McBeth at 12 Mauss Road. Motion carried unanimously.**

Land Use Reviews:

Mark Gettysburg Associates, LP – Preliminary Subdivision / Land Development Plan (York Road) – Must act by 04/30/21 – Mr. Sharrah was present to discuss this time extension request. About a year ago the property owner had a stroke and he is in the process of unloading some of his property to other developers. At this time there is not a proposed new developer for this project, however, they would like to keep it alive. Mr. Sanders asked if some of the comments from Wm. F. Hill & Assoc., Inc. letter dated 11/21/18 have been addressed. Mr. Sharrah stated that they are working on the comments and have some issues with Department of Environmental Protection (DEP) that they are working through. Mr. Sanders stated that a lot of time has been invested in this and that the Board is displeased in the way it is going but will give another extension, however, any future extension requests will not be looked upon favorably. **Mr. Kammerer moved, seconded by Mr. Zepp to accept the time extension for the Mark Gettysburg Associates, LP Preliminary Subdivision / Land Development Plan by letter dated March 30, 2021 from Sharrah Design Group, Inc., which extends the action deadline to October 15, 2021. Motion carried unanimously.**

TKC CCXXX – Gettysburg Shopping Center Revised Preliminary Plan (York Road/Smith Road) – Must act by 04/12/21 – Mr. Zepp moved, seconded by Mr. Kammerer to accept the time extension for the TKC CCXXX, LLC Revised Preliminary Plan by letter dated March 24, 2021 from Penn Terra, which extends the action deadline to August 9, 2021. Motion carried unanimously.

Leonard Dick – Preliminary/Final Subdivision Plan (3000 York Road) – Must act by 04/15/21 – Mr. Zepp moved, seconded by Mr. Kammerer to accept the time extension for the Leonard Dick Preliminary/Final Subdivision Plan by letter dated March 24, 2021 from PJ Martin Engineering, which extends the action deadline to June 14, 2021. Motion carried unanimously.

Public Comment:

Bernie Yannetti – 1115 York Road Property – Request for a Text Amendment – Mr. Yannetti is here representing Metropolitan Development Corp. They operate, manage and maintain their buildings. The township Ordinance allows for 3-12 units per building and they would like to request a text amendment to Chapter 140-5A to allow for 3-21 units per building. Mr. McCulloch and Mr. Englerth and Mr. Rathfon presented their proposed development to the Board. They are looking for 244 units as opposed to 194 units that are allowed under the current ordinance. **Mr. Zepp moved, seconded by Mr. Kammerer to authorize the applicant to begin the process of proposing a text amendment to Chapter 140-5A by forwarding the proposed text amendment to the Straban Township Planning Commission and the Adams County Office of Planning and Development for review and comment with a public hearing to follow and final action by the Board of Supervisors. The applicant will be responsible for all costs associated with this request for a text amendment. Motion carried unanimously.**

Tom Eyler – be aware of the farm equipment, motorcycles and such on the roadways. Also, he appreciates the great job the road crew did on Woodbine Road and he has asked his farmer that farms his land to not use Woodside Road but to use Old Harrisburg Road so as to not damage Woodside Road. Mr. Sanders thanked him for this.

Skip Strayer – He asked if retention ponds were being checked by the township annually. Mosquitos are collecting in some of the retention ponds that have sitting water. Mr. Sanders informed Mr. Strayer that the township is doing annual inspections on these retention ponds.

On Hoffman Road towards Route 30 there is an LED light that lights up out to the road. The property is located at 44 Hoffman Road.

Paul Smith – The old Keller Farm (now owned by Amos Conley), they removed trees a few years ago and last Friday for nine hours they were drilling on the property. Mr. Sanders stated that the Zoning Officer will look into this.

Questions from the Press:

Mr. Hale will ask his questions after the meeting.

Adjournment:

With no further business to come before the Board, Mr. Kammerer moved, seconded by Mr. Zepp to adjourn the meeting at 8:08 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, May 3, 2021 at 7:00 p.m.