

Cumberland Township Board of Supervisors and
Cumberland Township Authority
1370 Fairfield Road, Gettysburg, PA 17325
Minutes for the May 17, 2018 Joint Workshop

Chair Barbara Underwood called the workshop to order at 8:30 a.m. present were Supervisors: Underwood, Toddes, Waybright and Paddock, Solicitor Sam Wisner, Manager Ben Thomas, Jr., Secretary Carol Merryman and Engineer Tim Knoebel.

Chair Underwood introduced the two newly hired employees: Annelise Niner, Administrative Assistant and Ben Plank, Maintenance Department.

Mr. Thomas gave an overview of what has been happening with the Building Renovation Working Group. He reported that the group has held a couple of public meetings and there is a draft Space Utilization Study displayed for the public to view. He stated that the next meeting is scheduled for June 6, 2018 at 3:00 p.m. and there is information placed on the Township's website. He added that the group has been discussing Design Build vs. Architectural logistics. Mr. Thomas added that the group has been made aware of a program through an Intermediate Unit (a component of Pa. School Districts) where construction and renovation items have already been bid and Solicitor Wisner has been asked to review the legal aspects of that program and report to the Supervisors at the May 22, 2018 regular meeting. Mr. Thomas also reported that they have been looking at the cost of similar projects and they will be using \$125.00 per sq. ft. for budgeting purposes. He also reported that there are sub-groups and one is looking at the outside campus of the property. Mr. Thomas reported that the biggest component is funding, that the Board has already earmarked \$500,000.00 for the building renovation and they are looking for grants and low interest loans. He added that the group is looking at the information that is being provided by the public. Mr. Thomas stated that the Board is looking to improve security, handicap accessibility and much more availability to the public. Mrs. Jean Stone handed out written comments regarding the building renovations and asked that they be on the agenda of the next Working Group meeting.

Public Comment:

Mr. Speros Marinos, 912 Baltimore Pike, thanked the Board for their support of the Police Department and he cited a couple of examples where the Police had been present for incidents that occurred near his business. He also reported that he received a bill for service from Adams Regional Emergency Medical Services that had several discrepancies and he asked the Public Safety Committee to look into this. Lastly, he asked that the Zoning update keep moving forward.

The Authority members & staff joined the already in progress Cumberland Township Board of Supervisor's Workshop at 9:00 a.m. Cumberland Township Authority Board Members present were: Rich Redding, Tom Shealer, Ron Hankey, Steve Niebler, Steve Toddes; and Authority Manager Ben Thomas, Secretary Tracey Barrick; and Operations Manager Todd Williams. Also present were Sam Wisner from Salzmann Hughes, Tim Knoebel from KPI Technology, three representatives from the Adams County Office of Planning and Development; stakeholders and interested residents.

Sam Wisner began a follow-up discussion regarding the Greenmount Sewer Study Area presentation at the April 19, 2018 Joint Workshop. The purpose of this discussion is to follow-up on the action items and to determine whether there is a path forward with the regional sewer system. Tim Knoebel gave a brief review of the study. Sam pointed to the fact that the biggest component to this project is the funding. The study determined that the best location is Alternative 2.A. at a total estimated cost of \$8.06 million dollars excluding land acquisition cost.

Action Item No. 1: *A motion was made to authorize contacting the property owners in the Alternate 2.A land area regarding their interest in participation with land acquisition. Supervisor Paddock moved. Supervisor Toddles seconded. Motion Approved 5.0. The Authority agreed with a consensus vote.*

Action Item No. 2: *Current needs for a capital buy-in, specifically with Kunj, LLC & the owners of the campgrounds, with the potential of a PA RACP grant. Robin Fitzpatrick with the Adams County Economic Development Corporation should be the facilitator.*

Initial users consist of the Eisenhower complex property, the campground property, a number of residences along Emmitsburg Road, some small motels & commercial users for an estimated 440 EDU's or 100,000 gallons. The plant would have a total capacity of approximately 800 EDU's. The two cost elements involved with the initial users are capital buy-in and what will the on-going user fees that will be paid. Will these fees sustain the operations and maintenance of the system as well as the required debt service? Robin Fitzpatrick with the Adams County Economic Development Corporation followed up with interested stakeholders as to whether there are any additional projects planned for this study area. She relayed that there are ideas for use, but nothing contractual or even close to it at the present time. There is a private funding option with the PA RACP matching funds grant program. The owners of the campgrounds are willing to discuss pursuing these grant funds for their private infrastructure needs with Robin Fitzpatrick and GMS Funding Solutions. Kunj, LLC is requesting additional information & will be contacted regarding interest.

Action Item No. 3: *A Board of Supervisors matter to schedule a meeting with the appropriate public entities regarding the former foundry for grant opportunities for clean-up.*

There is a public / public partnership opportunity with the foundry site. There may be grant funds available for rehabilitation of this brown field site. Is there an interest from both boards to pursue discussions with the County & the Economic Alliance regarding the ability to leverage some of the available funds to rehabilitate the foundry site with Adams County? Chair Underwood suggested that the Supervisors participate in these discussions. The Authority supports the discussions but does not feel that the initial discussions directly involve them.

Action Item No. 4: (Most important) *Within one week both boards will receive a cost quote from KPI Technology to look at various scenarios working backwards with debt service & operations & maintenance with various funding scenarios.*

The questions being that if half (\$4 million) of the funding is received through grants, is the system still affordable? What would the rates be? Can we afford the operation expenses & on-going debt services? KPI to identify what the annual & monthly operation & maintenance costs would be to operate this system. What will the rates be and can it support the debt service? Who will fund this work? KPI to give estimate for perform work. What's affordable to the rate payers & what's comparable to this area to make this project move forward. KPI to present a proposal for them to perform a pro-forma report to determine what the annual & monthly operations & maintenance costs would be to operate the system. There was a consensus vote by both boards to approve KPI to prepare a proposal to perform a pro-forma report. Approaching stakeholders to each contribute an estimated \$300 to \$500 each.

The Authority would be the owner of this system and the Board of Supervisors would act as their guarantors.

This system would create a new sewer district in the township and that the current rate payers in the other existing districts would not see their rates increase to finance this system.

Ernie Shriver asked “what is the assumed source of water?” Tim Knoebel responded that all existing entities already have water. Undeveloped properties would need to do studies as they propose to develop.

Mr. Thomas reported that the Township received notification from Freedom Township that they are revising their Comprehensive Plan and are asking the Township to review it and provide comments, if any, by July 1, 2018. Mr. Thomas stated that he has the copy of the plan for anyone that wants to review it and he asked that he receive any comments by the June meeting.

There being no further business, the workshop was adjourned at 10:00 a.m.

Carol A. Merryman, Secretary

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