

**Cumberland Township Board of Supervisors  
August 22, 2013 Workshop Minutes**

Chairperson Underwood called the workshop to order at 8:30 a.m. Present were Supervisors Shealer, Waybright and Ferranto; Township Manager Ben Thomas, Jr., Solicitor Sam Wiser, Police Chief Don Boehs, Assistant Secretary Carol Merryman, Zoning Officer Bill Naugle and Engineer Tim Knoebel. Others present were: Dale Molina, Carolyn Greaney, Don Sangirardi, Elizabeth Magner, Jim Paddock, Speros Marinos, Riley Hollingsworth, Nathan Hockley, Ron Cline from HACC, Kim Patrono, Pat Abel, Steve Lauriello and Beth Kanagy from The Gettysburg Times. Supervisor Toddes arrived late. The workshop was recorded.

**Engineer** - Mr. Knoebel reported the following:

Cumberland Village, Phase 1C Bond Reduction Request #3 – recommend denial, developer’s representative needs to update the unit prices to be in accordance with the January 28, 2013 engineer’s report to reflect inflation since the financial security was tabulated in 2006. Developer’s financial security is currently \$948,585.20 and the recommended amount of retainage is \$974,675.24. Updated unit prices will be needed for the future phases.

Harrisburg Area Community College (HACC) Land Development Plan for Parking Lot Expansion – plan has been revised and the August 14, 2013 report outlines several items that remain to be addressed. There are three waiver requests and both the Engineer and Planning Commission recommend that the waivers be granted. Mr. Ron Cline stated that the Township should have their financial security bond by Tuesday and they are working on the Stormwater Management Operations and Maintenance Agreement. Mr. Naugle reported that he received everything that he needs to issue a Land Use Permit for the project.

Cannon Ridge, Phase III – moving forward, preconstruction meeting yesterday; June 19, 2013 memo indicates conditions of plan approval and was reviewed with the developer, S & A Homes. They were advised to address the conditions before they start work. Mr. Knoebel will also remind Mr. Sharrah to update his construction plans to include the items on the memo.

**Visitors:**

Mr. Nathan Hockley from Hockley and O’Donnell Insurance Agency reported that the Township’s health insurance September 1<sup>st</sup> renewal rates were up around 23% so he got several quotes from other carriers. All of those rates were significantly higher than the renewal. He added that the Township instituted a health reimbursement account several years ago to offset the premium costs and after looking at the Township’s trend for reimbursement of the deductibles it made sense to stay with Highmark Blue Shield, take more risk and go from a \$1,000.00/\$2,000.00 deductible to a \$2,000.00/\$4,000.00 deductible to reduce the renewal rates to around a 16% - 17% increase. He also reported that the budgeted increase was about 15% so we are on target. Mr. Hockley also reported that the Township is already in compliance with the Affordable Care Act requirements for 2014 and the rate increases for next year are unpredictable at this time, but it is unlikely that the next renewal rates will be any less than 20%. Chair Underwood stated that the Township’s rates are still lower than the renewal rates that the Township got from Capital Blue Cross four years ago. Mr. Hockley asked for approval today, if possible, so his office can get the paperwork off to Highmark. **Mr. Toddes made a motion to authorize Mr. Hockley to submit the necessary paperwork to Highmark Blue Shield to renew with the same plan design, with the exception of a \$1,000.00 increase in the deductible, which will result in a premium increase of approximately 16.9% seconded by Mr. Waybright and carried.**

Attorney Kim Patrono, representing Pat Abel (contract purchaser) and Steve Lauriello (owner) of Cambridge Crossings, asked the Board if they would consider a text amendment to permit Planned Communities in the Mixed-Use district. He explained that the development was designed in a condominium format and is governed

by the federal Uniform Condominium Act. He added that it is very difficult to get funding for a condominium project because of participation requirements. He stated that if the Township did the text amendment they could submit the plan as a "Zero Lot Line Planned Community." Mr. Patrono stated that the only difference between condominiums and planned communities is who owns the common area. He added that Phase I of this project is set because a lot of the infrastructure is already built. Mr. Abel, township resident, developer and contract purchaser, verified that nothing will change in the development and reiterated what Attorney Patrono said. Mr. Knoebel also validated that he has been going through this in other municipalities. Mr. Thomas stated that he feels that owner occupied units will be better for the Township and the Board would have to look at the other Mixed-Use districts to see if this will also be a good fit in those areas. The Board gave consensus to the developer to move forward and submit a text amendment for Planned Communities in the Mixed-Use district.

**Public comment:**

Mr. Speros Marinos, 912 Baltimore Pike, stated that the Historic Architectural Review Board (HARB) will need a little help when the Cambridge Crossings development begins because it is located in the Historic District; asked for more funding (donations) for training and equipment for the Police Department because we are having a wave of retirees moving into the area. He added that the people who use the mass transit do not patronize his business and doesn't feel that he should be asked to pay for it and suggested that the contribution being requested go for EMT or possibly be split between both. He also stated that the Historical Society is thinking about a birthday party for the Township and he will be coming back with more information on that and he is still concerned about zoning and requested Commercial zoning for his property.

Mr. Don Sangirardi, 51 Hunter's Trail, stated that the Township needs to look at ways of reducing the costs for health insurance; needs copayments by the employees and asked the Board members to eliminate their health insurance or at least limit it to them only and not their families.

**Manager:** Mr. Thomas reported the following:

The Township has been notified by their insurance carrier that they will not be renewing our Worker's Compensation Insurance for volunteer firefighters because of the "material increase in exposure due to Class 994, Pa. Act 46 Firefighters Cancer Presumption Law." He added that our insurance agent is getting quotes from Amerihealth and the State Worker's Insurance Fund (SWIF) so there will be coverage and the Board will have quotes to review.

The Board has a formal Site Lease Agreement with Shentel for their review and possible action on Tuesday night. The agreement is for a replacement communications tower adjacent to the Township Building. He added that this is for a cell tower and the Township will be piggybacking their emergency and communications equipment on this tower. The proposed construction of this tower will require Conditional Use approval.

The Pension Review Board has been reviewing Requests for Proposal (RFP), conducting interviews and has a recommendation that the funds in the Police Pension and Non-Uniformed Pension Plans be transferred to PFM Asset Management, LLC of Harrisburg, PA, with offices in Camp Hill and Philadelphia. He added that we do have copies of the RFP if the Board would like to look at it and this process was done in accordance with the requirements of PA Act 44.

He will be presenting a brief Power Point presentation on Tuesday night regarding the recently passed resolution regarding citizen's notification. He added that the resolution has been placed on the website and is posted in the lobby. He also reported that Mr. Naugle has been researching other municipalities' requirements for citizen's notification and this information will be included in the presentation. The presentation will include an analysis of 15, 20 and 30 day notification.

A public hearing date and time must be set on Tuesday night for an application for inclusion in an Agricultural Security Area for a location on Mummasburg Road. He recommended Tuesday, October 22, 2013 at 6:30 p.m. prior to the regular meeting. He added that the application will be going to the County and Township Planning Commissions and Agricultural Security Area Advisory Committee for their review and recommendation prior to the hearing date. He suggested that residents could find the PA Agricultural Security Area Law online in order to research it. Solicitor Wisner stated that the applicant is entitled to inclusion in the Agricultural Security Area as long as they meet the criteria stated in the law and that is what the Board must base their decision on.

The Township does not have an ordinance or regulations regarding fireworks displays and in PA the responsibility for this is given to the municipalities. He asked the Board to consider an application/permitting process since it is a health, safety and welfare issue. The consensus of the Board was for staff to begin working on this item.

Reminder that there will be a workshop held on September 5, 2013 at 7:00 p.m. to meet with area fire department representatives regarding services, taxing, funding etc.

Adams County was recognized in the Pennsylvania Township News for their Broadband Initiative and Chair Underwood is quoted in the article.

**Solicitor:** Nothing to report.

#### **Committee Reports:**

**Planning/Zoning** – Chair Underwood reported that Adams County Planning anticipates a mid to late September meeting on the Regional Comprehensive Plan and Straban Township may be joining in. The Township and Borough have submitted the names of their representatives.

**Public Safety** – Chair Underwood reported that the Township received the police study and each Supervisor should have a copy; also received a letter from WellSpan regarding “emergency medical services in Adams County” and the Board authorized a letter back to them indicating the Township’s desire to be included in their meetings regarding this issue.

**Finance Committee** – Mr. Thomas reported that the Township will be entering a new lease agreement for a new copier and the lease payment will be \$90.00 per month. We currently pay \$131.46 per month. He added that the committee will be meeting to do a risk assessment.

**Park and Rec** – Mr. Toddes reported that GARA meets the first Tuesday of the month, everyone is welcome and he was disappointed with the attendance at the last meeting. He added that they are in the process of setting up their own bank account and he handed out a list of items they will need for start-up and he will be asking the Township for funding for this. He added that the Township’s Committee is looking at the Topper property to see what they could possibly do there.

**Personnel** – Chair Underwood reported that the committee met and reviewed resumes received for the position with the Road Department and interviews will be held next week.

**CTA** – Mr. Shealer reported that the pump station project issue has been resolved and is back under construction.

**COG** – Chair Underwood reported that each Supervisor was given a packet that was being handed out at the COG meeting this morning reference the Fire Funding Study. Mr. Ferranto reported that Senator Alloway is very interested in assisting the volunteers from the fire departments and they will be meeting about this.

**ACTPO** - Chair Underwood reported that a meeting was held, but there was nothing much to report other than less money coming to the state from the federal government regarding roads and infrastructure.

**Economic Development** – Mr. Thomas reported that the Township is issuing a lot of building permits. Mr. Ferranto reported that he and Chair Underwood are being active with the Chamber of Commerce. He added that there is a Wine Festival being held and they are looking for volunteers.

**150<sup>th</sup> Commemoration** – Chair Underwood reported that September 18<sup>th</sup> and 19<sup>th</sup> Medal of Honor Convention is being held in town and November 19<sup>th</sup> is the commemoration of the 150<sup>th</sup> anniversary of the Gettysburg

Address. Mr. Ferranto added that there are some free public events and you can check their website for tickets. **CT411** – Mr. Ferranto reported that he attended the York Adams Tax Collection Committee meeting and York Adams Tax Bureau meeting. He added that they voted to dispose of 2006 tax records; approved a \$1 million bond, the collection fee will not exceed 2% and they have 2.6 million dollars of unallocated funds and they are proposing to use the funds to reimburse the municipalities who contributed to the new York Adams Tax Bureau building and the vote on this will occur in October. Chair Underwood asked that we check on the dates that they collected for us in the past.

There being no further business, the meeting was adjourned at 10:45 a.m. for an Executive Session with no report to follow.

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Carol A. Merryman, Asst. Secretary

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