

Minutes of the October 25, 2005 Meeting

The meeting was called to order at 7:30 p.m. by Chairman Waybright. Present were Supervisors: Tom Shealer, John Gregor and Barbara Underwood; Flo McLeish, Henry Heiser, Tim Knoebel, Carol Merryman, Gordon Walker, Bill Carlin, Dave Unkovic, Dave Maring, Jim Brown, Bill Scott, Mark Purdy, Mary Ann Viersma and Scot Pitzer from the Gettysburg Times. Mr. Weikert was absent. The meeting was tape-recorded.

Mr. Gregor made a motion, seconded by Mr. Shealer and carried, to approve the Minutes of the October 11, 2005 meeting, with a correction that Mr. Shealer was not present at the meeting.

Mr. Gordon Walker, Mr. Bill Carlin and Mr. Dave Unkovic were present regarding the refunding of the Authority's debt, which is guaranteed by the Township. Mr. Walker reported that he has worked with the Authority through two financings, a bank loan and a pool loan. He added that they would be issuing bonds for the proposed refunding and the township would be asked to guarantee the bonds as they guarantee the existing loans. Mr. Unkovic from Saul Ewing will be doing the legal work and Mr. Carlin from A. G. Edwards will be selling the bonds. Mr. Walker handed out an Updated Refunding Analysis and Preliminary Official Statement for the Board's information (see attached in Minute Book.) Mr. Walker reported that the approximate amount of the bond issue would be \$7,310,000.00 and that the savings from the refunding would generate \$200,000.00 for the Authority to use for the engineering of their next project. Mr. Unkovic stated that the township's guarantee of the bond issue would not affect their ability to borrow money. Mr. Walker reported that they would close on the transaction on December 20, 2005 and the township would have to adopt an Ordinance for the guarantee at their meeting on November 15, 2005 and offered to be present to answer any questions.

Chairman Waybright moved the representatives from Barlow Fire Department up on the agenda so they did not have to wait through the entire meeting. Mr. Jim Brown, Vice-President of the Barlow Fire Company, handed out a copy of Barlow's budget and also reported that they had been purchasing their diesel fuel from Waybrant's and they have now closed the station. He added that there is nowhere for them to purchase their diesel fuel in the middle of the night and they do not have a credit card. He asked if they could get their fuel from the township until they can make other arrangements. Chairman Waybright reported that the Supervisors discussed this at their workshop on Friday morning and they want to do what they can to help with this problem and feel that it is possible with an accounting system put into place. Mr. Shealer suggested that they could contact a police officer through County Control to gain access to the fuel pump. **Mrs. Underwood made a motion to assist Barlow Fire Company with their diesel fuel by implementing a tracking and billing system, seconded by Mr. Gregor and carried.**

Chairman Waybright reported that the township had received correspondence from J. A. Myers Building and Development, Inc. requesting that the township accept dedication of the streets in the Twin Lakes West, Phase II development. Mr. Knoebel reported that this was discussed at the previous meeting and the township did receive confirmation from Soil Conservation that the sediment control devices could be removed from the storm drain inlets however, he would recommend that prior to accepting the streets correspondence be sent to the developer requesting that they remove the devices and then request an inspection. **Mr. Gregor made a motion to send correspondence to the developer indicating the terms and conditions as stated by Mr. Knoebel, seconded by Mr. Shealer and carried.**

Mr. Knoebel reported that the township has received a request to start various phases of the Gettysburg Museum and Visitor's Center project, but the township is still waiting on an adequacy letter from the Soil Conservation District and this will stay on the agenda. Ms. McLeish added that they do have permission to do site clearing. She also reported that the township was not invited to attend the pre-construction meeting and she

spoke to Thom Conley about that.

Mr. Linwood Kern presented a Final Lot Addition Subdivision located on the corner of Emmitsburg Road and Ridge Road. The plan proposes to remove an 11,575 sq. ft. tract from the lands of Linwood Kern and add it to an existing 56,015 sq. ft. tract owned by Meadowview, Inc. The remaining lands of Linwood Kern would contain 1.217 acres. Mr. Knoebel reported that the plan has been revised per his comment letter dated October 13, 2005 and the Planning Commission's concern has been addressed by the preparation of a Deed of Consolidation being provided for Lots 1A, 1B and 2A. **Mr. Shealer made a motion to adopt Resolution 05-29 Final Subdivision/Lot Addition Plan for Linwood Kern, seconded by Mrs. Underwood and carried.**

Chairman Waybright reported that the township has three bond reduction requests from: The Meadows, Camelot Square and Patriots Choice. Mr. Knoebel reported that The Meadows has bonding in place in the amount of \$300,000.00 and they have made a request for reduction dated September 22, 2005. He added that they take exception with some of the developer's estimates of completion and they are recommending that the developer revise his request and that the full amount of surety, in the amount of \$300,000.00 be retained. **Mr. Gregor made a motion to accept the recommendations made by Mr. Knoebel in his letter dated October 25, 2005 and notify the developer of same, seconded by Mrs. Underwood and carried.**

Mr. Knoebel reported that a request has been received from Sharrah Design Group, on behalf of their client, Camelot Square, for release of the final remaining surety posted for community improvements. He added that he is in the process of reviewing this and will have something for the Board at their November meeting.

Mr. Knoebel also reported that a bond reduction request has been received from J.A. Myers for Patriots Choice, Phase I and that he concurs with their request to release \$509,945.51 leaving a balance of \$404,368.21. **Mr. Gregor made a motion to accept Mr. Knoebel's recommendation made in his letter dated October 25, 2005 and approve the release of \$509,945.51, seconded by Mr. Shealer and carried.**

Mr. Gregor made a motion, seconded by Mr. Shealer and carried to approve a request for extension made by Sharrah Design Group on behalf of Martin Farm LLC to extend the review period for the Cumberland Village Preliminary Plan until January 1, 2006.

Mr. Gregor made a motion, seconded by Mrs. Underwood and carried to approve a request for extension made by Sharrah Design Group on behalf of his clients, Elton M. and Susan M. Shelton to extend the review period for their Lot Addition subdivision until January 1, 2006.

Mr. Gregor made a motion, seconded by Mr. Shealer and carried to approve a request for extension made by Sharrah Design Group on behalf of their clients Wayne D. and Susan C. Hill to extend the review period for their Final Subdivision Plan until January 1, 2006.

Mr. Gregor made a motion, seconded by Mr. Shealer and carried to approve a request for extension from Sharrah Design Group on behalf of their clients Wayne D. and Susan C. Hill to extend the review period for the Preserves at Plum Run Subdivision Plan until January 1, 2006.

Mr. Knoebel reported that the township has received a request from Patrono and Associates, LLC for the dedication of Pin Oak Lane, in the Roselawn Development, to the township. He added that along with the Deed of Dedication, the developer has provided a letter offering a \$9,000.00 CD to the township in lieu of an 18-month bond. He added that there are still some punch list items that need to be addressed and the township should be notified when the items are completed.

Chairman Waybright reported that the state has required all municipalities within the Monocacy River Watershed to adopt a Stormwater Management Ordinance that is consistent with Act 167. Mr. Knoebel explained that there were some issues with unreasonable requirements and the ordinance has been revised by PADEP to provide exemptions for some situations. He added that the state is requiring that the ordinance be adopted by the end of the year. **Mr. Shealer made a motion to advertise the township's intent to adopt the Stormwater Management Ordinance, seconded by Mr. Gregor and carried.**

Chairman Waybright reported that the township has interviewed for a full-time Zoning Officer/Building Inspector position. **Mr. Gregor made a motion to appoint Mr. Bill Naugle to the position of Zoning Officer and in-house Building Inspector, effective 10/31/05, seconded by Mr. Shealer and carried.**

Mr. Shealer reported that the Road Department would be closing Herr's Ridge Road between Rt. 30 and Mummasburg Road on Monday, Tuesday and possibly Wednesday of next week to repair the guide rail on the bridge that was damaged. He also reported that the developer is determined to pave at Cannon Ridge and there are outstanding punch list items that have not been taken care of and the deadline for paving is October 31.

Ms. McLeish reminded the Supervisors of the budget workshop scheduled for tomorrow night. She also reported that the engineer is finalizing the cost estimate for construction of the Sachs Bridge trail project. Ms. McLeish reported that she attended a Water Resources meeting with PADEP, but they did not discuss the Chesapeake Bay Initiative, as she had hoped they would so she is researching that. She reported that she gave an Act 209 presentation to Conewago Township's Planning Commission and will also be giving a presentation to their Board of Supervisors. She also attended a meeting with the County and PennDOT on a bicycle route and she has been very busy working on the Authority's refunding. Lastly, she reported that she would be attending a Manager's Conference on Friday, October 28 regarding Labor Law.

Mr. Shealer made a motion to pay the bills; seconded by Mr. Underwood and carried. Expenditures for the meeting totaled \$87,598.84 from the General Fund.

There being no further business, the meeting was adjourned at 9:17 p.m. by motion of Mr. Shealer, seconded by Mrs. Underwood and carried.

Carol A. Merryman, Asst. Secretary