

CUMBERLAND TOWNSHIP BOARD OF SUPERVISORS
730 CHAMBERSBURG ROAD, GETTYSBURG, PA 17325
OCTOBER 28, 2025
REGULAR MEETING MINUTES

Chairman Phiel called the regular meeting to order at 7:00 p.m. Present were all Supervisors: Phiel, Biggins, Ramsburg, and Brauning. Also, present were Solicitor Sam Wiser, Township Manager David Blocher, Police Chief Matt Trostel, and Treasurer Camie Stouck-Phiel. Supervisor Sheppard was absent.

Chairman Phiel led the Pledge of Allegiance.

Agenda Approval

Mr. Phiel asked for approval of the agenda as written.

Mrs. Biggins made a motion to approve the agenda as written, seconded by Mfr. Brauning, and carried. 4-0 Sheppard Absent

Public Comment:

Jim Collins; Board Member of The Lands at Cumberland Village HOA; questioning marsh land that was removed and telephone poles that were placed in that marsh land by the old Brother's pizza restaurant; close to Fairplay Road. It was understanding that this land was not be touched or removed so is wondering if this will be replaced or what is happening with it. Leah with KPI stated she would do an inspection and compare the area to the recorded plans. She would email Mr. Collins with the results of her inspection.

Bill Winand, 35 Partridge Court; is concerned with the location of the mailboxes in Cumberland Village IIB development and parking too close to the boxes making it dangerous for traffic. Mr. Blocher stated he has started looking into this and would follow up with Mr. Winand when he had some more information.

Consent Agenda Approval

Mr. Phiel stated he had spoken to Mr. Blocher earlier today in reviewing the agenda and he would like to have engineering items 5c1 which is Approval of the Cambridge Crossing Phase 1 request for waiver to allow elimination of private access intersection light based upon the KPI comment letter dated October 22nd, 2025 and 5c2 - Approval of corrective plat for Cumberland Village Phase IIB which contains the amended and additional impervious coverage notes required including that each and every dwelling within this development can have 3,400 square feet of coverage before being required to provide individual BMP's. Approval is based upon KPI's comment letter dated October 22nd, 2025 moved to the active items on the agenda for discussion.

Mr. Brauning made a motion to approve the consent agenda, items 5a – 5i, seconded by Mrs. Ramsburg, and carried. 4-0 (Sheppard Absent)

- 5a. Action on Minutes – September 23rd, 2025, Regular Meeting Minutes.
- 5b. Approval of Bills for the month of October; General Fund - \$414,966.07; Escrow Fund - \$14,007.40; Building Fund - \$9,635.77; Fire Tax Fund \$2,084.44; RACP Loan Fund - \$969,881.22 and Park and Recreation Fund: \$70,000.00.
- 5c. Engineering Items – *Items removed to Active Business*
- 5d. Finance Committee Items
 - 1. Approval for contracted snow plowing with B.E. Lawn Services, LLC at \$150.00 per hour.
 - 2. Authorize the donation of \$70,000.00 to the Gettysburg Area Recreation Authority from the park and recreation fund as budgeted.
 - 3. Approve the transfer of \$5,000.00 from the general fund to the benefit reserve fund as budgeted.

4. Approval of Change Order Number 11 which is a modification to Change Order Number 10 which gives a credit of \$15,680.00 to withdrawal replacing the existing pipe for work on extending the roof drain leader.
5. Acknowledge Change Order Number 12 from ECI Construction for costs associated with adding a display case and additional concrete sidewalk for the building renovation project in the amount of \$2,934.00.
6. Approval of Change Order Number 13 from ECI Construction to provide and install TV brackets for the building renovation project in the amount of \$2,004.00.
7. Acknowledge Change Order from Stouffer Mechanical in the amount of \$1,641.33 for costs associated with the water main upgrade for the new building.
8. Approval of request for amendment of professional design services from Warehaus in the amount of \$4,495.00 for document modification and PCO/CO paperwork associated with contractor contract changes for the building renovation project.
9. Acknowledgement of change order number 5 from Hulls Electric Service in regard to PCO 13R AV & Data Coordination for the building renovations.
10. Authorize closing our current money market account and approving to use the proceeds from that account to make payment on the building loan as our portion of the RACP match in the amount of \$450,128.63.
- 5e. Authorize the advertisement and sale of surplus 1988 John Deere Loader on Municibid.
- 5f. Approval of amended 2026 Minimum Municipal Obligation for our Uniform Pension Plan. With this amendment the obligation has decreased from \$158,829.00 to \$154,943.00 as per our Actuary.
- 5g. Acknowledge Health Reimbursement Plan Adoption Agreement.
- 5h. Approval of Resolution 2025-10 authorizing the preparation and submission of a multimodal transportation fund grant application from PennDOT to support the Herrs Ridge Road bridge replacement project and designating officials to execute all associated application and grant documents.
- 5i. Acknowledge the 2026 rates from Salzmann Hughes for attorney fees.
- 5j. Authorize the manager to hire part-time/seasonal maintenance employees for the Township.

Active Business:

- A. Purchase of 2025 Caterpillar 926 14A Wheel Loader with brush handling grapple in the amount of \$229,905.00, as budgeted, to replace the current 1998 John Deere Wheel Loader (motion suggested).**

Mr. Blocher stated bids were obtained for the purchase of this loader and it has come in under budget.

Mrs. Biggins made a motion to approve the purchase of the 2025 Caterpillar 926 14A Wheel Loader with brush handling grapple in the amount of \$229,905.00 as budgeted. Seconded by Mr. Brauning. Vote 4-0 (Sheppard Absent).

- B. Review request for temporary change of box cards from Barlow Fire Department (motion suggested).**

Mr. Tim Viersma with the Barlow Fire Department explained the request to the Board regarding different box cards. With their rescue engine being out of service for a temporary time they feel they can modify the boxes for more minor calls, so multiple engines do not need to respond until the time their new rescue engine is replaced. Mr. Biggins questioned why a neighbor rescue couldn't be used. Mr. Viersma stated because they would be coming from further away and takes other resources from the County. If no box cards are changed CAD will dispatch the closest engine but either way Barlow will still have two engines responding just no rescue. Mrs. Biggins is concerned if a rescue is needed and they want to have one available in the time needed. Mr. Brauning asked how long the change is needed. Mr. Viersma stated he hoped for the truck being completed in July 2026.

Mrs. Biggins made a motion to approve the temporary change of call types of MBA debris removal for unit responses for unit engine 22 to respond instead of rescue 22 for that box card and she is asking that for all other calls they follow the box cards. 2nd by Mr. Phiel and carried. Vote 4-0 (Sheppard Absent)

C. Approval of the Cambridge Crossing Phase 1 request for waiver to allow elimination of private access intersection light based upon the KPI comment letter dated October 22nd, 2025.

Leah with KPI Engineering gave a background of the plan explaining that all items for this development have been completed except this last one regarding the placement of the intersection light as per the approved plan. Mrs. Heine stated that there have been no complaints in the development of needing extra light and that all of the units have pole lights at their residences. This was not a requirement of any ordinance to have this light there it was a designer placement so no ordinance requirement will be altered by approving the waiver. Mr. Wiser added that the HOA has agreed to the consent of removal of this light which has been given to the Township and the developer in writing.

Mr. Brauning made a motion to approve the waiver request to eliminate the intersection light based upon the KPI comment letter dated October 22, 2025. Seconded by Mrs. Ramsburg and carried. Vote 4-0 (Sheppard Absent)

D. Approval of corrective plat for Cumberland Village Phase IIB which contains the amended and additional impervious coverage notes required including that each and every dwelling within this development can have 3,400 square feet of coverage before being required to provide individual BMP's. Approval is based upon KPI's comment letter dated October 22nd, 2025.

Leah with KPI Engineering gave a background of this plan explaining that when the original plans were approved this comment was placed on the plan based upon the Conservation District. Now when the grading plans are being reviewed for each home before it is built the impervious amount that is allowed for each is also stated on those grading plans. It was found that this note was also on the recorded set but was incorrect. It needs to be 3,400 sq. ft. for each lot. They are proposing to update that note with this corrective plat.

Mrs. Biggins made a motion to approve the corrective plat for Cumberland Village Phase IIB which contains the amended and additional impervious coverage notes required including that each and every dwelling within the development can have 3,400 square feet of coverage before being required to provide individual BMP's. This approval is based upon KPI's comment letter dated October 22, 2025. Seconded by Mrs. Ramsburg and carried. Vote 4-0 (Sheppard Absent).

Manager Report:

Mr. Blocher reported the following:

- We are in the process of evaluating the Townships Road classification list. This will involve meetings with staff, engineering, legal, and the County of Adams.
- The Township has received applications for it's part-time vacancies and will conduct interviews in November for those positions.
- The admin team has attended multiple meetings regarding our Healthcare Coverage. Cumberland Township will see a 9.9% increase in our current Healthcare Policy for 2026. The overall PMHIC renewal increase was 13.9%.
- Cumberland Township will hold a Budget workshop on Tuesday November 18th from 5-6PM. The 2026 proposed budget is in its final stages for review at that time. The Finance Committee and staff have been working very hard to keep costs controlled with also keeping the Township on a strong fiscal and operational path moving forward.

- The building renovation project continues to move forward. It appears that completion will hit the target date of March 31, 2026. The building committee continues to meet, and the Township is working with GMS and RACP for all the grant funding that is part of the project.
- Township mail received at 1370 Fairfield Road appears to be working again. This issue has cost the Township staff numerous hours of time to get things corrected. Any mail received for the Cumberland Township Sewer Authority to the Township address starting October 10, 2025 is being returned to sender as per the request by the Sewer Authority.
- Representative Joyce met with Supervisor Brauning, Chief Trostel, Sgt. Goodling, and me on Thursday, October 23rd. We had an opportunity to show the representative our renovation project, discuss Township operations, and the impacts of mental health in our community.
- The Township continues to follow up on several Code Enforcement items, and we remind anyone that has a complaint to fill out the complaint form located on our website.
www.cumberlandtwppa.gov
- Administrative training for the past month included the Township Treasurer attending a Quick Books Class and I obtained my QSI (Qualified Stormwater Inspector) certification via the American Storm Water Institute.

Police Report:

Chief Trostel presented an oral and written report of police activities for the month of October including: 267 calls for service, 148 traffic stops, 17 criminal incidents and 6,056 patrol miles. Some highlights of the report were:

- Friday Oct 31 from 6-8 pm is the townships trick or treat, rain or shine. The department will have extra officers on duty to ensure a safe event for all the kids and participants.
- Intern Logan Brewster's remaining hours will conclude on Wednesday. Mr. Trostel stated that he has done an excellent job working in the Department and we wish him well in his future endeavors.
- Officer Eric Yost has completed Motor Carrier Safety Assistance Program (MCSAP) Vehicle Weighing and Measuring Training Program and is now a qualified commonwealth employee as defined in section 4102 of the Vehicle Code.
- Fall Qualifications and Night Shoots are completed for 2025. Expert Qualification Scores – include Officers Hartley, Barbagello, Spidle, Sgt. Goodling, Sgt. Rosenberger and Chief Trostel.
- Officer Eiker was recently recertified as the department Child Safety Seat technician.
- Officer Keefer and Intern Logan Brewer attended Gettysburg Fire Department Open House.
- Officer Keefer attended the Trick or Treat event at the Rec Park Farmers Market.

Maintenance Department Report:

Mr. Blocher in Mr. Walter's absence read the report for October, and some highlights were:

- Mr. Blocher stated the contracted line painting both double yellow and white fog lines throughout the Township has been completed.
- Mr. Blocher added that the boom mower which was rented for about two weeks this month was utilized to help mow banks, behind guiderails and keep brush and vegetation at bay throughout the Township. Using this rental saves numerous man hours in our tree and brush removal schedule.
- The biannual grading and maintenance routine was completed on Sentz Road and was welcomed by the new residents on that road.
- The Department assisted the Adams County Conservation District in unloading tree stakes for their annual tree distribution event.
- Mr. Blocher stated he met with Chris and the Highway Committee to review the current maintenance and construction plan to project a 10-year plan for both yearly maintenance and Capital Road Improvement Projects.
- The crew worked at the Administration site constructing and widening the entrance and radius to

the maintenance facility driveway. This will allow room for our trucks and equipment to navigate through that area without interfering with the administration facilities.

- Mr. Walter has met with numerous contractors and attended multiple meetings to discuss and work on issues concerning the administration remodeling project including the water line tie in and fire and security alarm tie in throughout the complex.
- Mr. Walter took part in an APWA seminar for defining and implementing Levels of Service (L.O.S.) for Winter Maintenance Operations and will be reviewing and discussing this internally in the future.

Committee Reports and comments from Board Members:

Economic Development: No items

Gettysburg Area Recreation Authority: Mr. Blocher stated that they have completed some major light work in the park lights that have been out for decades are now working. Mrs. Biggins stated that the farmers' market is wrapping up and it has been very well attended and a great thing for the community.

CTA: There are reports in the packets.

COG: Mr. Phiel stated at the last meeting the York Adams Tax Burera attended and gave a nice overview of their duties and how they work with the Townships.

Unless otherwise noted, all votes were unanimous. The meeting was adjourned at 7:50p.m. for an executive session to discuss personnel, real estate and litigation with no action.

Michele Long, Township Secretary

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_____) Supervisors
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