Chambersburg Borough Town Council - Nov 02 2026 Agenda

Monday, November 2, 2026

The Mayor and Town Council of the Borough of Chambersburg will hold a Regular Public Council Meeting on Monday, November 2, 2026, at 7:00 PM in the Borough Hall Council Chambers, 100 South Second Street, Chambersburg, PA 17201. The following is a preliminary agenda:

1. Call to Order

1.1 Call Meeting to Order, 7:00 PM
(President of Council)

The meeting is also available via the Zoom meeting platform.

When: November 2, 2026 07:00 PM Eastern Time (US and Canada)
Topic: Chambersburg Town Council Meeting
Log in to Zoom in advance for this webinar is required

https://us06web.zoom.us/j/83907189346

1.2 Moment of Silence or Prayer
(President of Council)

1.3 Pledge of Allegiance
(President of Council)

1.4 Approval of Council Agenda as Presented
(President of Council)

Staff Recommends Approval

2. Items Transmitted for Council Review - Confidential

Those items which qualify as Confidential Items under Pennsylvania Law

3. Public Comment

3.1 Hear Visitors Concerning Matters Other than those on the Final Agenda. Visitors Desiring to Comment on a Particular Agenda Item Should Make Comments as that Agenda Item Occurs.
(President of Council)

Please follow the rules for Public Comment and attempt to limit your remarks to three minutes of less.

Resolution establishing rules for public comments for public meetings FINAL 081023 (1).pdf

4. Recognition

This section includes those items which permit Council to recognize Citizens for their Contributions, Volunteers for their Assistance, or Employees for their Service

4.1 Thanks to Employees for their Service to the Community
(President of Council)

At each Council Meeting, time is set aside to thank the Borough employees

5. Consent Agenda

This is the main motion to approve the proposed Consent Agenda

5.1 Approval of Consent Agenda (Award of Contracts, Routine and Previously Discussed)
(President of Council)

Staff Recommends Approval

6. Consent Agenda - Award of Contracts - None

7. Consent Agenda - Routine

7.1 Authorization to Approve the Regular Public Council Meeting Minutes of September 21, 2026.
Routine approval of minutes.

Staff Recommends Approval.

7.2 Authorization for the Electric Power Team to Solicit Potential Transaction(s) to Sell Solar Renewable Energy Credits (SRECs) at a Price No Less than $21.75/SREC for the Next Three REC Reporting Years (June 1, 2027- May 31, 2030).
The Borough of Chambersburg seeks to sell Solar Renewable Energy Credits (SRECs) at a price no less than $21.75/SREC for the next three REC reporting years (June 1, 2027-May 31, 2030), equating to approximately $635,000 per year for the Borough in benefits based on the volume of SRECs sold over the 3-year period.

7.3 Authorization to Distribute a Utility Bill Flyer for a Stormwater Public Meeting to be Conducted in Council Chambers on December 15, 2026.
Authorization to distributed flyer announcing the Storm Sewer Utility's annual stormwater public meeting to provide an educational program for single-family residential customers to receive credit for one $6 monthly Storm Sewer Pollution Control Fee.

8. Consent Agenda - Previously Discussed

8.1 Authorization to Amend the 2026 Facilities and Grounds Capital Improvement Plan (CIP) to Reallocate $50,000 Originally Budgeted for Borough Hall HVAC Upgrades to the IT Server Room HVAC Replacement Project; Replacement to be Completed in 2026.
Amendment to the 2026 Facilities and Grounds Capital Improvement Plan (CIP) to reallocate $50,000 from the Borough Hall HVAC Upgrade project to the IT Server Room HVAC Replacement project to ensure critical climate control and operational reliability for Borough IT infrastructure.

9. Regular Agenda

9.1 Authorization to Endorse the Agreement Between the Chambersburg Area Municipal Authority (CAMA) and Southgate Development Group, LLC (aka Inch & Company), of York, Pennsylvania, for the Sale of 69% of the Original Southgate Shopping Center Property, in Three Phases, Over the Next 6 to 30 Months; and Further to Permit the Developer to Submit to the Borough a Land Development Plan, as Detailed in the Proposed Agreement for the Purchase of Real Estate Between the Developer and CAMA.
(Borough Solicitor & Borough Manager)

On Wednesday, October 28, 2026, the Chambersburg Area Municipal Authority (CAMA) Board approved an Agreement for the Purchase of Real Estate Between the Southgate Development Group, LLC and CAMA.

Council and the CAMA Board having been aware of these negotiations through private executive session briefings permitted under the PA Sunshine Act.

CAMA is asking the Borough, which requested and received an economic analysis of the proposed redevelopment project (enclosed), to endorse this sale. The project will result in significant growth in revenue from taxes, utility sales, and ancillary benefits for the downtown and the municipality.

Despite publicity to the contrary, no local tax money has been used to support the purchase, management, and now sale of the Southgate Shopping Center. The entire purchase was funded by, as well as investment in local infrastructure, by State and Federal grants, as well as utility investments in public storm drainage systems not supported by taxes. The facility did not appear as an expense in the Borough budget and this sale will not appear as a revenue. The net cash from the sale will be retained by the CAMA Board for future economic development investment, as none of the grant money needs to be repaid.

The developer proposes to start construction of market-rate residential buildings pursuant to the Borough-approved Master Plan document, developed in cooperation with the Southgate Neighborhood Advisory Committee (SNAC) who will continue to offer advisory opinions throughout the development process.

The following uses will be prohibited:

- Junkyard
- Mobile Home or Mobile Home Park
- Adult Bookstore, Adult Entertainment, or Strip Club
- Smoke or Vape Shop
- Skill Games Parlor or Gambling Parlor
- Dispensary (marijuana - Medical or Recreational)
- Data Center
- Subsidized housing of any type is prohibited

Finally, the existing retail will be retained with leases honored by the new owners.

A community benefits package will be offered to the Borough as a part of the next step, a land development plan approval by Council at a future meeting.

The CAMA Board will realize a minimum of $1.45 million plus 50% of the financial benefit of the Federal tax credits offered through the new Opportunity Zone designation from the US Department of the Treasury. The estimated benefit to the Borough is $421,720 annually in additional new tax and utility revenue per year as a result of this project. There was no local cost. This entire sum is a benefit.

The developer acknowledges, confirms, and agrees that they are taking the property “AS IS.”

If endorsed at this meeting, Council will then assume the role of reviewing for approval the proposed land development plan. The developer hopes to submit that plan within the next 90-days and break ground on their development in Spring 2027. Their estimated full build-out is Summer 2029.

This is an estimated $40 million investment in Downtown Chambersburg.

Finally, staff believes that they have met all the goals detailed by Council when this project was originally conceived:

- An out-of-town landlord with a rundown and code deficient facility in a historic part of our community was bought-out and left town for good after years of court actions.
- The underground infrastructure was rebuilt using grant money.
- A community engagement process identified specific uses for a new neighborhood including parks, healthcare, retail, and market rate residential housing.
- No local tax money was used.
- The land was returned as fast as possible to the private sector.
- A well-respected regional developer stepped in to complete the project.
- The community master plan and historic significance was maintained.

With your endorsement, this successful municipal economic development project will be completed as designed.

FYI - the balance of the shopping center property land purchase (31%) has either been sold already to Keystone Health for their community healthcare facility or will be retained for parkland and street right-of-way by the Borough of Chambersburg.

Staff Recommends Approval.

9.2 Authorization for Proper Borough Officials to Execute an Intermunicipal Agreement, a Water System Facility Lease Agreement, and a Bulk Water Purchase Agreement with the Chambersburg Area Municipal Authority (CAMA) as part of the Transfer of Ownership of Those Water Accounts Outside the Borough Corporate Limits to CAMA; to Take Effect Upon Approval of the PA PUC.
(Director of Water & Wastewater)

Ownership of water accounts served by the Borough Water Utility but outside the Borough corporate limits will be transferred to the Chambersburg Area Municipal Authority (CAMA). However, water service and maintenance will still be conducted by the Borough Water Utility. There are 206 of these customers or about 2% of all water customers.

This transfer will hardly be noticed by the customers outside the Borough receiving Borough water from the Water Utility. In many ways, this is an accounting change. However, it does provide the utility with a way to migrate oversight of these customers from the PA PUC to the CAMA Board of Directors.

Staff Recommends Approval

9.3 2027 Budget Presentation - Capital Improvement Plan (CIP) for 2027 and Beyond
(Borough Manager and Deputy Borough Manager)

A Capital Improvements Plan (CIP) is a plan and not a budget. It is a wish list of infrastructure needs by department. It is important to establish a plan. Council will review the plan, make planning changes, and adopt the plan at the Council meeting on November 16, 2026. Just because a project is in the plan does not necessarily mean it will happen. However, the project planning will continue as long as a project continues to be referenced in the plan. We attempt to avoid projects that do not appear

in the plan, but from time-to-time emergency repairs prevent that from happening. Funding for the CIP comes from a variety of sources and just because a project appears in the CIP does not mean that the Borough has yet to determine the source of the project funding.

The CIP list is not exactly the same as what will appear in the 2027 Budget. It is merely for project planning purposes. It is a list of acceptable projects and approximate costs. It is required in order to seek Council approval to prepare the projects for eventual award and authorization to proceed from Town Council at future Council meetings.

Why does Chambersburg Council adopt a Capital Improvements Plan each fall?
A CIP is a short-range plan which identifies needed investment in buildings/facilities/equipment/vehicles & provides a schedule & options for financing. Strategic planning is good & eliminates guesswork.

9.4 2027 Budget Presentation – Street and Alley Improvements Lists 2027-2029.
(Director of Public Works and Deputy Borough Manager)

The annual budget presentation will be available to the public following the meeting.

9.5 2027 Budget Presentation – Motor Equipment Requests 2027-2029.
(Director of Public Works and Deputy Borough Manager)

The annual budget presentation will be available to the public following the meeting.

9.6 Authorization for the Proper Borough Officials to Execute the Purchase of Up to Six (6) Block Energy Products, New or Increased Credit Requirements as Appropriate, and Live Prices Not to Exceed $90.00/MWh, $95.00/MWh, $89.10/MWh, $71.42/MWh, $60.00/MWh, and $55.00/MWh (Respectively) Per the Upcoming Request for Proposal Live Pricing.
(Borough Manager)

Electricity is a commodity which is bought, sold, and traded in various markets on an hourly basis. As a result of the heightened market variability of the 1990's through the early 2000's, in 2010 Pennsylvania's Borough Code was modified, enabling its municipal electric systems to acquire energy in more favorable manners than in years prior. Specifically, under the revised code, the Borough(s) could now negotiate and purchase power without the untenable and cumbersome sealed bid process previously required to purchase most large products. Ensuing from these market changes and improved bidder processes, Chambersburg with its consultant GDS Associates, developed what has become a successful Power Supply Master Plan, which Town Council adopted on May 14, 2012.

9.7 Adjourn to Executive Session for a Personnel Matter.
(President of Council)

Borough Councils are allowed to enter into Executive Session under Pennsylvania Statute § 708 Title 65 Public Officers for specified purposes. The Council will discuss personnel matters and potential litigation in the Executive Session. Council does not intend to return to public session.

Click Here to read the applicable Pennsylvania Statue.pdf

10. Executive Session

10.1 Potential Disciplinary Matter in the Chambersburg Fire Department.

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