

The reorganization meeting of Adamstown Borough Council was held on January 3, 2022. The meeting was called to order at 7:00 PM at the Adamstown Borough Wastewater Treatment Plant, 235 E. Swartzville Road, Denver by Mayor John Schmidt.

Council Present: Randy Good, Dave Matz, Randell Weaver, deLyn Alumbaugh, Alex McManimen (via Zoom) and Jerry Thomason (via Zoom)

Visitors present: Derek Miller, Chuck Hess, Atty. Derek Dissinger, Steve Rapp, James Johnson-Null, Deb Schmidt

Others present: Mayor John Schmidt, Mike Palm, Lisa Crouse, Sam Toffy

Mayor Schmidt presided over the meeting and swore in re-elected council members Randy Good, Dave Matz and deLyn Alumbaugh.

President of Council:

Mayor Schmidt opened nominations for Council President. Randy Good was nominated by d. Alumbaugh.

Council voted 5-0-1 (R. Good abstained) to appoint R. Good as Council President.

Vice-President of Council:

Mayor Schmidt opened nominations for Council Vice-President. Dave Matz was nominated by d. Alumbaugh.

Council voted 5-0-1 (D. Matz abstained) to appoint D. Matz as Council Vice-President.

R. Good assumed control of the meeting.

REORGANIZATION:

Annual Appointments:

Secretary/Assistant Treasurer – Sam Toffy

Treasurer – Lisa Crouse

Motioned by D. Matz, seconded by d. Alumbaugh and unanimously carried to appoint the above as listed for 2022.

Adamstown Representative at Police Meetings – John Schmidt

Vacancy Board – Joe Dietrich

Motioned by D. Matz, seconded by R. Weaver and unanimously carried to appoint the above as listed for 2022.

Cocalico Area Appeals Board – Tommy Kashatus

Cocalico School District Municipal Rep & Alternate for LCTCB – Carolyn Hildebrand and Mike Hession (Alt)

Motioned by D. Matz, seconded by R. Weaver and unanimously carried to appoint the above as listed for 2022.

Planning Commission – James Johnson-Null (4-year term to run through 2025)

Motioned by D. Matz, seconded by R. Weaver and unanimously carried to appoint James Johnson-Null to the Planning Commission with his term to run through 2025.

Zoning Hearing Board (3-year term to run through 2024) – Adlai Binger (by Resolution 22-01)

Motioned by D. Matz, seconded by d. Alumbaugh and unanimously carried to adopt Resolution 22-01 to appoint Adlai Binger to the Zoning Hearing Board with his term to run through 2024.

Zoning Hearing Board Alternate (1-year term to run through 2022) – Steve Davis (by Resolution 22-02)

Motioned by D. Matz, seconded by d. Alumbaugh and unanimously carried to adopt Resolution 22-02 to appoint Steve Davis as Zoning Hearing Board Alternate with his term to run through 2022.

Zoning Hearing Board Attorney – Dwight Yoder, Gibbel, Kraybill and Hess

Motioned by D. Matz, seconded by R. Weaver to appoint the above as listed for 2022.

Borough Solicitor – Josele Cleary of Morgan, Hallgren, Crosswell and Kane

Borough Engineer – Systems Design Engineering, Inc.

Sewage Enforcement Officer – Systems Design Engineering, Inc.

Rental Inspector/Code Enforcement Officer – Systems Design Engineering, Inc.

Property Maintenance Code Enforcement Officer – Systems Design Engineering, Inc.

Motioned by D. Matz, seconded by d. Alumbaugh and unanimously carried to appoint the above as listed for 2022.

Zoning Officer – Systems Design Engineering, Inc.

Building Inspector (Commercial & Residential) – Systems Design Engineering, Inc.

Building Inspector (Commercial & Residential) – Associated Building Inspections

Building Inspector (Residential) – Contractors Inspection Services

Motioned by D. Matz, seconded by R. Weaver and unanimously carried to appoint the above as listed for 2022.

MINUTES: Minutes from the December 7, 2021 meeting were approved with a motion from d. Alumbaugh, seconded by D. Matz and unanimously carried.

BILL LIST: Motioned by J. Thomason, seconded by D. Matz and unanimously carried to approve all bills and receipts presented. L. Crouse noted that the Suburban Testing invoice was received today in the amount of \$2,353.52 and is requesting that it be included in the bill list to be approved.

POLICE and/or FIRE REPORT:

The December Police Report was included in the packets.

The December Fire Report was read by Chief Miller. He said there will be a soup and sub sale on January 15th from 10AM until sold out. He said that the Fire Company drove Santa throughout the borough on Christmas Eve and he thanked everyone who came out to wave as they drove by. He also thanked the community for their help last year which is greatly appreciated and needed in order to continue doing what they do.

VISITORS BUSINESS: None.

SPECIAL TOPICS: None.

PUBLIC WORKS:

Samplers - M. Palm is requesting to purchase two new samplers which are used to sample the influent of E. Cocalico and Adamstown's wastewater streams. The two currently being used are 20 years old. The cost to replace them is \$15,938 through Costars and it has been budgeted for.

Motioned by D. Matz, seconded by R. Weaver and unanimously carried to allow M. Palm to purchase two samplers through Costars at a cost of \$15,938.

Digester Repairs - M. Palm said that they recently did digester repairs and he provided pictures for Council.

TREASURER:

2021 Audit - L. Crouse said that the auditors will be coming at the end of the month.

2022 Liability/Workmen's Comp Renewal - L. Crouse said there is a 9-1/2% increase this year and she budgeted 10%.

Motioned by A. McManimen, seconded by d. Alumbaugh and unanimously carried to renew the workmen's comp at a 9-1/2% increase from last year.

FINANCE:

2022 Budget - Council is considering revising the adopted 2022 budget since there were significant changes made to wages in order to remain competitive and retain staff members. This will be turned over to L. Crouse and the Finance Committee for further consideration.

Motioned by J. Thomason, seconded by A. McManimen and unanimously carried to open the 2022 budget to revise accordingly due to wage increases.

WATER/SEWER & MS4:

Sanitary Sewer Line - C. Hess said they finally received authorization from the U.S. Dept. of Agriculture and their subsidiary National Resource Conservation Service to cross the wetlands easement that surrounds the R/W sanitary sewer line. Mr. Rehab is scheduled to televise the lower section in February. His fee was approved last November. Once that section is televised, they could work with him on his recommendation of possibly lining it and repairing the manholes. This is all part of Phase 1 of the project. Mr. Hess will be reaching out via phone call and in writing, to the property owners whose property they will be crossing in order to get to the sewer line. This brings Phase 2 next which involves removing the pump station at the community pool and replacing it with a gravity sewer line, which he will discuss in more detail with M. Palm. The three property owners in this area who will be affected by the work being done will also have to be contacted, as easements will have to be secured.

Motioned by D. Matz, seconded by d. Alumbaugh and unanimously carried to approve moving forward with contacting the three property owners to discuss securing easements in anticipation of Phase 2.

COMMUNITY:

Planning Commission Working with LCPC on Zoning Codes - d. Alumbaugh addressed Council regarding approval to request the borough Planning Commission work with the help of LCPC in an attempt to bring our codes up to date.

Motioned by d. Alumbaugh, seconded by J. Thomason and unanimously carried to approve requesting the borough PC to work with the help of LCPC in updating our codes.

ROADS AND BRIDGES: None.

PERSONNEL: None.

RECREATION: None.

FIRE/SAFETY: None.

UNFINISHED BUSINESS:

227 Adamstown Road Petition to Rezone - The applicant's attorney Derek Dissinger addressed Council regarding a petition to rezone the property from Mixed Use (MU) to Medium Density Residential (R-2). R. Good said that it was recommended by the borough solicitor to have it rezoned for several reasons, one being that the property across the road which Mr. Rapp also purchased, is Medium Density Residential (R-2). The homes along Adamstown Road adjacent to Mr. Rapp's properties (in ECT) are the equivalent of R-2 as well. Another reason to rezone it is because it will make the process easier from a zoning and subdivision standpoint for both the borough and the property owners. Although the LCPC recommended placing the proposed structure in a location to allow for possible future structures, the property owner is not in favor of this because it would require removing a significant amount of woodland area that he would like to remain intact.

Motioned by d. Alumbaugh, seconded by D. Matz and unanimously carried to approve the rezoning from Mixed Use (MU) to Medium Density Residential (R-2) as requested.

Motioned by d. Alumbaugh, seconded by D. Matz and unanimously carried to adopt Ordinance #412 to amend the Zoning Ordinance to rezone land identified as 227 Adamstown Road from Mixed Use (MU) to Medium Density Residential (R-2).

NEW BUSINESS:

Systems Design Engineering 2022 Fee Schedule and 2022 SEO Fee Schedule - SDE's 2022 Fee Schedule and 2022 SEO Fee Schedule were submitted for approval.

Motioned by D. Matz, seconded by R. Weaver and unanimously carried to approve Systems Design Engineering's 2022 Fee Schedule and 2022 SEO Fee Schedule.

EXECUTIVE SESSION: Council went into executive session at 8:07PM to discuss personnel issues, potential land sale and capital expenditures.

The regular meeting resumed at 8:48PM.

Motioned by A. McManimen, seconded by d. Alumbaugh an unanimously carried to increase crossing guard Deb Davis's pay by \$2/day, making it retroactive from January 1, 2022.

Adjournment:

Motioned by D. Matz, seconded by d. Alumbaugh and unanimously carried to adjourn.
The meeting ended at 8:49PM.

Attested: _____
Sam Toffy, Adamstown Borough Administrative Secretary