

The meeting was called to order at 7:00PM at the Adamstown Borough Wastewater Treatment Plant, 235 E. Swartzville Road, Denver by Council President Randy Good.

Council Present: Randy Good, Dave Matz, Alex McManimen, Randell Weaver, delyn Alumbaugh, Jerry Thomason

Visitors present: Chief Petrick, Tom Unger, Randy Dautrich, Jonathan Valerio, Kevin Grant, Cheryl Davis, Steve Davis, Helen Shaak, Michele Walter Fry

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

MINUTES: Minutes from the December 1, 2020 meeting were approved with a motion from d. Alumbaugh, seconded by R. Weaver and unanimously carried.

BILL LIST: Motioned by J. Thomason, seconded by A. McManimen and unanimously carried to approve all bills and receipts presented.

POLICE REPORT:

The December Police Report was read by Chief Petrick. Chief Petrick addressed Council regarding the possibility of police personnel utilizing a small portion of the library's vacant space as a satellite office. The office would not be open to the public but would be used for officers to have a space to work on police reports, make phone calls, break for lunch and possibly meet to talk with citizens if necessary, rather than having to travel to the Ephrata office. A. McManimen said he will discuss with our solicitor and get back to the Chief. R. Good asked Mayor Schmidt to have his Committee get involved as well.

FIRE REPORT:

The December Fire Report was included in the packets.

VISITORS BUSINESS: None.

SPECIAL TOPICS: None.

PUBLIC WORKS:

Drive at Well 4 – M. Palm said that the drive that runs Well 4 went down between meetings so approval was given by the Sewer Committee to purchase a replacement one not to exceed \$4,500. The new part should be here by Monday.

Bowmansville Road Storm Sewer – M. Palm said that a Randy Dautrich assisted in the recent Bowmansville Road Storm Sewer project. There is currently an open channel along the road near the Weider property on the south side of Main Street where water runs down from the hill. A short section of storm sewer pipe was installed in that area which is holding the wall up. They were initially told by DEP that no additional piping could be installed. Mr. Dautrich had a meeting with the LCCD to discuss and after DEP was provided with information from that meeting, DEP has approved allowing the Borough to extend the piping. Repairs will be done in the near future.

TREASURER:

2021 Insurance Renewal – Liability & Worker’s Comp – L. Crouse said that there will be a 2-3% increase from last year which is reasonable. There was 5% budgeted for this item.

Annual Appointments:

Secretary/Assistant Treasurer – Sam Toffy
Treasurer – Lisa Crouse

Motioned by d. Alumbaugh, seconded by J. Thomason and unanimously carried to appoint the above as listed.

Adamstown Representative at Police Meetings – John Schmidt
Recreation Committee Resident Member – James Johnson-Null
Vacancy Board – Joe Dietrich
Planning Commission (4-year term to run through 1/2025) – Sherrie-Ann Strauss

Motioned by d. Alumbaugh, seconded by J. Thomason and unanimously carried to appoint the above as listed.

Cocalico Area Appeals Board – Tommy Kashatus
Cocalico School District Municipal Rep & Alternate for LCTCB – Carolyn Hildebrand and Penny Pollick (Alt)

Motioned by d. Alumbaugh, seconded by R. Weaver and unanimously carried to appoint the above as listed.

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

Motioned by d. Alumbaugh, seconded by R. Weaver and unanimously carried to appoint the above as listed.

Zoning Hearing Board (3-year term to run through 1/2024) – Tom Berman (by Resolution 21-01)

Motioned by d. Alumbaugh, seconded by R. Weaver and unanimously carried to adopt Resolution 21-01, appointing T. Berman to another 3-year term on the Zoning Hearing Board with his new term to run through 1/2024.

Zoning Hearing Board Alternate (1-year term to run through 1/2022) – Chris Gilroy (by Resolution 21-02)

Motioned by d. Alumbaugh, seconded by J. Thomason and unanimously carried to adopt Resolution 21-02, appointing C. Gilroy to serve as Zoning Hearing Board Alternate with his term to run through 1/2022.

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 J. Thomason, seconded by R. Weaver and unanimously carried to appoint the above as listed.

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. Alumbaugh, seconded by R. Weaver and unanimously carried to appoint the above as listed.

FINANCE: None.

WATER/SEWER/MS4: None.

COMMUNITY:

Adamstown Borough's 5-Year Plan – d. Alumbaugh gave an update on the 5-year plan and informed Council that we are beginning to receive feedback from the community.

Update on Property Maintenance Violations – d. Alumbaugh has been working with T. Unger of SDE regarding ongoing maintenance violations which have not been addressed by the property owners. He is looking for Council's approval to have SDE move forward with notifications to those property owners. There are currently two properties in violation of property maintenance regarding junk and several others with high grass/weeds. The high grass/weeds will be addressed in the spring.

Motioned by d. Alumbaugh, seconded by j. Thomason and unanimously carried to authorize SDE to send follow-up notifications to those property owners with property maintenance violations regarding junk and to follow up in the spring with those property owners who have high grass/weeds, giving them a date he deems appropriate to comply.

Tree Purchase – d. Alumbaugh said that we budgeted for the purchase of tree plantings this year. He has been in contact with Dr. Musser at the school regarding planting trees on the hill along Adamstown Road. She will have her staff work together with the Borough and her staff will maintain the trees. R. Good said that any trees planted there should be approved by a landscape architect and should be of the type that will not require leaf cleanup. In addition to providing trees at the school, he is hoping to begin a program for the elementary school students called 'Tree Tenders'. The Committee will look into other locations throughout the Borough for tree plantings as well.

d. Alumbaugh has also been in talks with Library personnel regarding the possibility of working together to teach an applied economics or other such economics course to various ages of our Borough residents. He believes it will be beneficial for residents to familiarize themselves with saving and investing. The Committee will meet to further discuss.

ROADS AND BRIDGES: None.

PERSONNEL: None.

RECREATION: None.

FIRE/SAFETY:

Snow Emergency – J. Schmidt declared a snow emergency on December 15th. It was subsequently called off on December 17th. There were no significant issues during this snowfall.

UNFINISHED BUSINESS: None.

NEW BUSINESS:

6 Jason Avenue – Proposed Office Building – R. Dautrich gave Council an update on the proposed project at 6 Jason Avenue. He is required to hook water and sewer up to Adamstown's lines and is looking to have it treated as a utility extension to prevent having to go through an NPDES permit. Additional shrubs and trees have been added. R. Good said the motion should include that evergreen trees be added between the deciduous trees along the eastern property line and that SDE confirm that the plan presented matches the Phase 2 final plan.

Motioned by d. Alumbaugh, seconded by J. Thomason and unanimously carried that Borough Council deny the request for a waiver of the requirements of Section 295-47 of the Borough Subdivision and Land Development Ordinance requiring connection to the Adamstown Borough sewer system made for the Jason Avenue Office Building Final Land Development Plan prepared by Dautrich Engineering for reasons including, but not limited to: (1) Applicant has presented insufficient justification for any waiver of Section 265-47; (2) the Final Subdivision Plan for Brookview Estates Phase II recorded at Subdivision Plan Book J-225, page 11, which created 6 Jason Avenue provided a sanitary sewer easement from Shawn Drive over Lots 46, 47 and 48 to provide sewer service to 6 Jason Avenue; (3) the notes on the Brookview Estates plan provide for sewer service by the Borough for all lots other than Lot 79 located within East Cocalico Township; (4) Applicant included the sanitary sewer easement on Sheet 2 of the plan; (5) Applicant failed to comply with Section 265-38.C of the Subdivision and Land Development Ordinance to identify all prior plans and notes and restrictions on prior plans which would have demonstrated that Borough sewer service was proposed; (6) there is no agreement between the Borough and East Cocalico Township Authority which would authorize East Cocalico Township Authority to provide service in the Borough; and (7) the Sewer Service and Partnership Agreement among this Borough, East Cocalico Township Authority and East Cocalico Township dated as of September 25, 1995, as amended by the Amendment to Sewer Service Partnership Agreement dated as of October 4, 2004, cited by Applicant does not authorize East Cocalico Township Authority to serve properties within the Borough.

And further that Council grant waivers from the requirements of Subdivision and Land Development Ordinance Sections 265-13 concerning submission of a preliminary plan; 265-20.B(2) concerning existing features within 200 feet; 265-21D(20) concerning landscaping and 265-27 concerning an environmental assessment and, having granted such waivers, approve the Jason Avenue Office Building Final Land Develop Plan prepared by Dautrich Engineering with the waivers and plan approval subject to the following conditions:

- 1. Applicant shall change the plan to provide for sanitary sewer service connection to the Borough Sewer System as required by Section 265-47 of the Subdivision and Land Development Ordinance with the design of such connection meeting all applicable Borough ordinances and regulations.*
- 2. Applicant shall comply with all requirements of the Borough Engineer's review letter dated January 5, 2021.*
- 3. Applicant and the record owners of the land shall enter into a storm water management agreement with the Borough providing for the long-term operation and maintenance of the storm water management facilities in a form acceptable to the Borough Solicitor before the plan is released for recording.*

4. *Applicant shall post financial security to secure completion of the required improvements in an amount acceptable to the Borough Engineer and in a form acceptable to the Borough Solicitor.*

And further that evergreen trees be planted along the east property line between the deciduous trees and that SDE confirm that the property lines match the Phase 2 Development recorded plans.

Stoudt's Subdivision Time Extension – Victor Grande from Rettew submitted an extension request until March 2, 2021.

Motioned by D. Matz, seconded by A. McManimen and unanimously carried to approve Rettew's request for a time extension until March 2, 2021.

January 2021 Regional Elected Officials Meeting Rescheduling – Denver Borough requested that, due to the current Covid situation and their desire to meet in person not via Zoom, the upcoming Regional Elected Officials meeting be rescheduled for March 23, 2021. Denver Borough will host the meeting at the Denver Recreation Center. Council is in favor of moving the meeting to March 23, 2021. S. Toffy will notify the other municipalities.

SDE 2021 Professional Services, SEO and UCC/Zoning/SWM Fee Schedules – SDE provided Council with their 2021 fee schedules. There is no increase to the SEO and UCC/Zoning/SWM fee schedules. The Professional Services fees increased by 2.5%.

Motioned by d. Alumbaugh, seconded by A. McManimen and unanimously carried to approve SDE's 2021 fee schedules.

Snow Removal at Adamstown Area Library – During the recent snowstorm, Borough personnel assisted the Library with snow removal at their new location. M. Palm said that the Public Works Department has a full schedule during snow events and A. McManimen feels that since they moved snow removal should be their responsibility. Jonathan Valerio, a Library board member said that Council has already done so much for the Library and it is time they take over. R. Good asked him to discuss his thoughts with the rest of the Library board to get their thoughts then come back to Council.

Wireless Ordinance – L. Crouse participated in a webinar regarding small cell distributed antenna systems being erected by wireless companies such as ATT, Verizon and T-Mobile. Companies are able to come into municipalities and erect these systems in the R/Ws. As a preventative maintenance plan, an ordinance could be adopted that would outline conditions of installing a system pertaining to aesthetics (height from ground, color, etc.). An application could be created and fees could be established to cover review, approval and inspection of the system.

Motioned by D. Matz, seconded by d. Alumbaugh and unanimously carried to begin process of establishing a regulation and referring this to the Roads & Bridges Committee to handle.

EXECUTIVE SESSION: Council went into executive session at 8:05PM to discuss personnel.

The regular meeting resumed at 8:10PM.

Motioned by A. McManimen, seconded by J. Thomason an unanimously carried for Council to give a \$500 bonus to Borough office staff and Public Works staff.

Adjournment:

Motioned by D. Matz, seconded by d. Alumbaugh and unanimously carried to adjourn.
The meeting ended at 8:11PM.

Attested: _____
Sam Toffy, Adamstown Borough Administrative Secretary