Adamstown Borough Council **August 6, 2024**

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, deLyn Alumbaugh, Paul Marx, James Johnson-Null, Mark Bansner

Visitors present: Sgt. Dan Albaugh, Derek Miller, Tom Unger, Tori Motter, Patrice Laboranti, Jace Laboranti, Chris Laboranti, Helen Shaak, Heather Marx, Joyce Sweasy, Maryann Smolar, James Bretz, Diane Hartman, Michele Walter Fry

Others present: John Schmidt, Julie Scherer, Sam Toffy

Public Hearing – A public hearing was held immediately preceding the Borough Council meeting to discuss an Amendment of the Highway Commercial District Regulations. Ordinance #417 to amend the Adamstown Borough Code of Ordinances, Chapter 320, Zoning, to revise regulations governing the Highway Commercial (HC) District, was presented. This Ordinance would only affect properties more than 10 acres in size and the only property in the HC District this size is the IronSpire complex. DenTech Industrial, who shares the same owners as IronSpire, requested a Text Amendment to build a light manufacturing building on the east side of the complex. All manufacturing work would be done inside the proposed building and should not have an impact on borough residents.

Motioned by D. Matz, seconded by A. McManimen and unanimously carried to approve adopting Ordinance #417 as presented.

Motioned by D. Matz, seconded by d. Alumbaugh and unanimously carried to close the hearing.

MINUTES: Minutes from the July 2, 2024 meeting were approved with a motion from d. Alumbaugh, seconded by J. Johnson-Null and carried by a vote of 6-0-1 (D. Matz abstained).

BILL LIST: Motioned by D. Matz, seconded by d. Alumbaugh and unanimously carried to approve all bills and receipts presented.

POLICE REPORT:

The July Police Report was read by Sgt. Albaugh.

FIRE REPORT:

The July Fire Report was read by Chief Miller. The Fire Company will be celebrating their 150th anniversary on September 22nd at IronSpire from 12PM-4PM. All are welcome to join in on the celebration!

VISITORS BUSINESS:

Library Personnel Update – A. McManimen announced that Carolyn Reiste, the Library's Director, resigned her position and will be relocating to the Lititz Library. Laura Russell will be filling in as her substitute replacement until they find a permanent replacement. The Library will have a Trustee at the next several Borough Council meetings to answer any questions Council may have.

Jace Laboranti, Boy Scout Troop 61 – Jace returned to give Council an update regarding installing benches and blue bird houses at the grove as part of his Eagle Scout project. He will also be cleaning the grills in the grove and adding trash cans. The project is expected to run from July 24th through September 24th. So far he received $650 in donations towards his project. A motion was originally made to donate $500, but after additional discussion it was increased. D. Matz suggested amending it to $2K and once Jace reaches $1K in donations on his end, he should come back to Council to give another update.

Motioned by d. Alumbaugh, seconded by J. Johnson-Null and unanimously carried to approve donating $2K towards Jace's Eagle Scout project.

Diane Hartman & MaryAnn Smolar, Neighborhood Concerns – Ms. Hartman addressed Council regarding her concerns about neighborhood kids riding bikes in the street almost daring drivers to hit them, taunting people and causing damage in the grove after dusk. She said they come out at night and stay out until 12:30/1:00AM and they are trying to break into the kitchen and restrooms, causing damage and graffiti in the grove. She said her neighbor M. Smolar is afraid to walk her dog at night. She said the leader lives at 323 W. Main Street and Ms. Smolar added that the kids congregate at this location. R. Good said the Fire & Safety Committee is working on getting security cameras installed. A. McManimen suggested taking pictures to show the police. Sgt. Albaugh instructed Ms. Hartman and Ms. Smolar to call the police emergency number (911) when they see it happening, as this would be the quickest way to get someone out there. He also said he will recommend the police change their control strategy by using the bike more as well as officers on foot.

SPECIAL TOPICS: None.

PUBLIC WORKS:

Failing Storm Sewer System Update – T. Unger gave an update on two stormwater projects he is working on with M. Palm. The first one is at the intersection of W. Main Street and Adamstown Road. This would involve removal and replacement of 5 structures and 191LF at a cost of $123K and includes 20% contingency. The other project is the storm sewer that runs from the library area down to Rt. 272. Of the area of pipe that will be remediated, a section will be replaced, and another section will be lined. The cost for this project is $108K and due to the condition of the pipe, improvements will be made as an emergency project and materials will be purchased through Costars.

Trunkline Update – T. Unger gave an update on the next phase of trunkline improvements. For the upper section they will begin in the area of the MH that is under the stream down and will be re-lining the pipe. From the lower section they will re-line, lining through every other MH. This project could be completed this year.

Spare Motors for Treatment Plant – A quote was provided by Witmer Motor Service for spare motors at a cost of $2,015.58.

Motioned by M. Bansner, seconded by A. McManimen and unanimously carried to approve Witmer Motor Service quote in the amount of $2,015.58.

Winter Traffic Services Agreement 2024-2025 - PennDOT is again offering a winter services agreement for Adamstown to provide snow removal services on Willow Street from Route 272 to Main Street at a reimbursed cost of $325.44.

Motioned by d. Alumbaugh, seconded by M. Bansner and unanimously carried to approve the PennDOT Winter Traffic Services Agreement to maintain Willow Street from Route 272 to Main Street at a cost of $325.44.

Motioned by d. Alumbaugh, seconded by M. Bansner and unanimously carried to adopt Resolution 2024-13 for an extended 5-year contract.

ADAMSTOWN 2026:

Green Light-Go Grant Update -The Green Light-Go grant had $30M in funding spread across the state, with 73 projects being approved. Only 5 municipalities in the county were awarded grants, with Adamstown Borough receiving the second highest grant amount. d. Alumbaugh said that Adamstown Borough was awarded $315,382 with the Borough's required 20% match of $78,845 for improvements at Rt. 272 and Willow Street. These improvements will improve pedestrian safety crossing the street, it will allow emergency vehicles to control the light when they have an emergency call and it will improve the overall appearance of the intersection.

Other grants we received were a DCNR grant in the amount of $100K for Phase 1 playground improvements at the grove as well as a DCNR grant in the amount of $476,500 for Phase 2 improvements including additional parking, pickleball courts, a pollinator plot, ADA accessibility and additional pathways in the grove. In total, the Borough has received $891,882 in grant monies in the past 3 years. There is a RACP grant as well as an ARPA grant for the new Borough building that are still outstanding.

By applying for and being awarded grants, and finding outside monies for Borough improvements, d. Alumbaugh said that we have been able to keep property taxes low. We will continue trying to do this for our Borough residents.

BUILDING:

A. McManimen said there was a meeting last week. R. Good gave credit to Zach Hoffman, a member of the Building Committee who is a Project Manager at Warfel. Zach's knowledge allowed him to contribute a lot of information on constructing a more efficient building using less labor. The goal is to be in the new building by December of 2025.

COMMUNITY: None.

FINANCE:

Interest Bearing Account – R. Good said we need to open an interest-bearing account at Fulton Bank to hold the playground grant funds. Signers on the account shall be the same as the other Borough accounts (R. Good, D. Matz, J. Scherer & S. Toffy).

Motioned by D. Matz, seconded by d. Alumbaugh and unanimously carried to open an interest-bearing account at Fulton Bank for the playground grant funds.

Monthly Police Services Bills – J. Scherer is requesting that Council approve paying the Ephrata Police bills as they are received so they are paid by the due date.

Motioned by D. Matz, seconded by d. Alumbaugh and unanimously carried to approve paying the Ephrata Police bills as they are received.

FIRE/SAFETY: None.

IT: None.

PERSONNEL:

PW Position – A. McManimen said that he and M. Palm met with several applicants, and they have a few more to interview. He is expecting to have someone chosen by the September meeting.

RECREATION: None.

ROADS AND BRIDGES: None.

WATER/SEWER/MS4:

13 E. Market Plaza Billing Issue – Property manager Joyce Sweasy addressed Council regarding an unusually high water bill. The meter was recently replaced, and a 24-hour read showed that water was not constantly going through the meter, therefore there was no leakage. The meter was again replaced to hopefully solve the problem. D. Matz recommended averaging the past 4 quarters and waiving the amount above the average usage. He did tell Ms. Sweasy that we only offer a one-time waiver, but if it is found that it was a faulty meter, the Committee will revisit that policy.

Motioned by D. Matz, seconded by M. Bansner and unanimously carried to average the last 4 bills and waive the amount over the average usage.

PA Housing Finance Agency (PHPA) – D. Matz would like to defer this until the October meeting to give everyone more time to review the information.

UNFINISHED BUSINESS: None.

NEW BUSINESS:

474 Adamstown Road SWM Agreement – The SWM Agreement was presented for approval.

Motioned by A. McManimen, seconded by M. Bansner and unanimously carried to approve the SWM Agreement.

40 Willow Street SWM Agreement – The SWM Agreement was presented for approval. A. McManimen said he does not recall seeing a SWM plan for this property. T. Unger said he will look into it and get back to Council. This Agreement will be tabled until the September meeting.

Adjournment:

Motioned by D. Matz, seconded by A. McManimen and unanimously carried to adjourn.
The meeting ended at 8:22PM.

Attested: _____
Sam Toffy, Adamstown Borough Administrative Secretary