Adamstown Borough Council **January 7, 2025**

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, James Johnson-Null, Alex McManimen, Mark Bansner, Paul Marx

Visitors present: Derek Miller, Dan Wieder, Wendy Kerschner, Lathan Longenecker, Mike Marti, Gavin McManimen, Mason Montfiore, Helen Shaak, Jim Bretz, Michele Walter Fry

Others present : John Schmidt, Julie Scherer, Sam Toffy

REORGANIZATION :

Secretary/Assistant Treasurer – Sam Toffy

Motioned by D. Matz, seconded by P. Marx and unanimously carried to appoint S. Toffy.

Treasurer – Julie Scherer

Motioned by D. Matz, seconded by M. Bansner and unanimously carried to appoint J. Scherer.

Adamstown Representative at Police Meetings – John Schmidt

Motioned by D. Matz, seconded by M. Bansner and unanimously carried to appoint J. Schmidt.

Vacancy Board – Joe Dietrich

Motioned by D. Matz, seconded by M. Bansner and unanimously carried to appoint J. Dietrich.

Cocalico Area Appeals Board – Zach Hoffman

Motioned by D. Matz, seconded by J. Johnson-Null and unanimously carried to appoint Z. Hoffman.

Cocalico School District Municipal Rep & Alternate for LCTCB – Tommy Ryan & Michael Hession (Alt)

Motioned by P. Marx, seconded by D. Matz and unanimously carried to appoint the above as listed.

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

Motioned by P. Marx, seconded by M. Bansner and unanimously carried to appoint the above as listed.

Zoning Hearing Board (3-year term to run through 12/2027) – Adlai Binger (Resolution 25-01)

Motioned by D. Matz, seconded by P. Marx and unanimously carried to adopt Resolution 25-01 as presented.

Planning Commission (4-year term to run through 12/2027) – SherrieAnn Welsh Strauss

Motioned by P. Marx, seconded by M. Bansner and unanimously carried to appoint SherrieAnn Welsh Strauss.

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

Motioned by D. Matz, seconded by J. Johnson-Null and unanimously carried to appoint the above as listed.

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 P. Marx, seconded by M. Bansner 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

Motioned by D. Matz, seconded by J. Johnson-Null and unanimously carried to appoint the above as listed.

MINUTES: Minutes from the December 3, 2024 meeting were approved with a motion from D. Matz, seconded by J. Johnson-Null and unanimously carried.

BILL LIST: Motioned by P. Marx, seconded by J. Johnson-Null and unanimously carried to approve all bills and receipts presented.

POLICE REPORT:

The December Police Report was included in the packets.

FIRE REPORT:

The December Fire Report was read by Chief Miller. He said that Santa made his annual through the borough on Christmas Eve. There will be a soup and sub sale next Saturday from 10AM until sold out.

VISITORS BUSINESS:

James Bretz, Borough Resident – Mr. Bretz asked Council how, if a former property owner constructs something without a permit, the new owner is not held responsible for obtaining the proper permit(s). R. Good said he was told by the borough solicitor that a new property owner is not responsible for something the previous owner did. He said he will get this information in writing for Mr. Bretz.

SPECIAL TOPICS: None.

PUBLIC WORKS:

R. Good said the PW Department is still in the process of replacing old meters throughout the borough.

COMMITTEES:

Adamstown 2026:

SLC Excavating, LLC - The final Application for Payment #5 in the amount of $6,937.28 for work on the playground was presented.

Motioned by A. McManimen, seconded by M. Bansner and unanimously carried to approve release of the final payment of $6,937.28 as requested.

Building: None.

Community: None.

Finance: None.

Fire/Safety: None.

IT: None.

Personnel: None.

Recreation: None.

Roads/Bridges:

M. Bansner thanked the PW crew for a great job plowing the roads after the recent snowfall.

Water/Sewer/MS4:

D. Matz said the Committee will be meeting this month to discuss several issues.

UNFINISHED BUSINESS: None.

NEW BUSINESS:

Zoning Hearing Board Alternate - There is a vacancy for the ZHB Alternate. Anyone interested should submit their Letter of Interest to the borough office. The term is one year and runs through 12/2025.

Easements for 121/127 W. Main Street - We are currently obtaining an easement for the storm sewer between these properties. D. Matz suggested the PW Department check all other storm sewers in the borough to see if we need to obtain easements for those as well.

Short Term Rentals - R. Good said that Airbnbs in the borough do not generate the 1% income tax which is split between the borough and the school. To avoid multiple Airbnbs being run throughout the borough, causing the borough to lose revenue, the solicitor will draft an ordinance allowing Airbnbs to only be run in the Commercial District. Existing Airbnbs in other Districts in the borough will be grandfathered in.

Office Rental – R. Good said that the borough was turned down for 2 of the 3 grants it applied for, with the 3rd grant not being awarded until September. We have the opportunity to rent the old borough building from the new owner. R. Good is appointing D. Matz and A. McManimen to negotiate with the owner of the old borough building and come back to Council at the February meeting for further discussion.

SDE's 2025 UCC Enforcement, Zoning & Stormwater Fees - SDE's 2025 Fee Schedule was presented for approval.

Motioned by D. Matz, seconded by J. Johnson-Null and unanimously carried to approve SDE's 2025 Fee Schedule as presented.

ABI's 2025 Fee Schedule – ABI's 2025 Fee Schedule was presented for approval.

Motioned by J. Johnson-Null, seconded by M. Bansner and unanimously carried to approve ABI's 2025 Fee Schedule as presented.

Adjournment:

Motioned by D. Matz, seconded by A. McManimen and unanimously carried to adjourn.
The meeting ended at 7:37PM.

Attested: _____
Sam Toffy, Adamstown Borough Administrative Secretary