Adamstown Borough Council **July 2, 2019**

The meeting was called to order at 7:00PM at the Adamstown Municipal Building, 3000 N. Reading Road, Adamstown by Council President Randy Good.

Council Present: Randy Good, Dave Matz, Jessica Kelly, Alex McManimen, Shad Lewis

Visitors Present: Tom Shumaker, Steve Roth, Tom Unger, Kathy Thren, Marj Hyrb, Tom Hyrb, Bob Stork, Natalie Howe, Roger Weir, Carol Johnson, Mike Wetherhold, Robert Russo, Susan Russo, John Schmidt, Helen Shaak, Paul Marx, Heather Marx

Others Present: Mike Palm, Lisa Crouse

MINUTES: A correction was made by D. Matz to the June 4, 2019 minutes under Public Works. The motion to remove 4 trees at the scout cabin was motioned by A. McManimen, seconded by S. Lewis and carried by a vote of 4-1-0 (D. Matz objected). The minutes from the June 4, 2019 meeting were approved with a motion from A. McManimen, seconded by S. Lewis and unanimously carried with that correction.

The revised May 7, 2019 minutes were approved with a motion by M. Bansner, seconded by D. Matz and unanimously approved.

BILL LIST: Motioned by D. Matz, seconded by C. Schweitzer and unanimously carried to approve all bills and receipts presented. The check for the baby pool is being held pending payroll review.

POLICE and/or FIRE REPORT:

The June Police Report was read by Tom Shumaker. R. Good brought up his concern for the high amount of traffic accidents in the construction area along Rt. 222 and asked if the State is going to do anything about it. T. Shumaker said that construction zones are State Police responsibility for enforcement as well as crash investigation. He suggested contacting the state elected official with any concerns.

The June Fire Report was read by Chief Roth. There will be a chicken BBQ on August 3rd.

VISITORS BUSINESS:

Robert Russo, Stoudtburg Village Resident – Mr. Russo said he owns the property above the dumpster in Stoudtburg Village (being utilized by the Village Haus Restaurant). He said he is aware that the borough is in the process of addressing the issue and he was inquiring about the status. T. Unger said that they are in communication with the tenant. S. Russo said she is concerned because it is located between two gas meters. T. Unger will have an update at the August meeting.

Bob Stork, Adamstown Resident – Mr. Stork asked if there is anything that can be done to expand the parking lot at the pool. He said that the last couple of Sundays the parking lot has been full. R. Good is referring this to the Rec Committee for further discussion.

SPECIAL TOPICS: None.

PUBLIC WORKS:

Cabin Roofs Approval – M. Palm received 3 quotes to replace the roofs in the grove, with the lowest quote being $7,855 from Enos Fisher. If they need to do any deck repair, that will be billed at $30/hour plus materials.

Motioned by A. McManimen, seconded by M. Bansner and unanimously carried to approve the quote from Enos Fisher to replace the two roofs in the grove for $7,855.

Sewer Specialty Services Quote – About two months ago the sanitary sewer lines were cleaned and televised. There were numerous leaking joints found. He received a CoStars price to have the company come back in to air test each joint and inject grout in the leaking joints. After discussing with the Sewer Committee, they would like to request $20K to do the work.

Motioned by D. Matz, seconded by M. Bansner and unanimously carried to approve $20K with an additional $5K if needed for Sewer Specialty Services to air test the joints and repair necessary areas.

Pool Fence – M. Palm said they would like to replace another section of the existing galvanized fencing (100') with black vinyl fencing. He has a price A.K.A. The Fence Company of $2,180 which includes two posts.

Motioned by C. Schweitzer, seconded by S. Lewis and unanimously carried to approve the quote from A.K.A. The Fence Company to replace 100' of existing galvanized fencing and two posts with vinyl fencing for a cost of $2,180.

Winter Traffic Services Agreement 2019-2020 - 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 $175.89/year.

Motioned by C. Schweitzer, seconded by A. McManimen and unanimously carried to approve the PennDOT Winter Traffic Services Agreement to plow Willow Street from Route 272 to Main Street at a cost of $175.89/year.

Motioned by M. Bansner, seconded by D. Matz and unanimously carried to adopt Resolution 19-03 for an extended 5-year contract.

TREASURER: None.

FINANCE:

Library Funding Plan Update – Initially in March of 2016 Borough Council agreed to donate $150K to the Library, to be borrowed from the Hatt Fund, to be paid back by the Borough with 2% interest over a 10-year period. After another Finance Committee meeting in February of 2019, a different proposal was suggested to loan the Library up to $600K at 2% interest from the Hatt Fund for 25 years in lieu of the $150K donation. The Library was asked to come back with firm numbers from Heck Construction. They currently have 90% construction plans with Phase 1 being $1,240,000 and Phase 2 which is the community room, is $263,750 for a total amount of $1,498,750. They will also have to purchase furniture as well as other costs which brings the grand total to $1,648,750. The Library has $680K cash in the bank and $200K in pledges (this includes the

$150K donation from the Borough which would not be donated if the $600K loan is accepted). As it stands, they will need an additional $768,750 in funding to complete the entire project or $505K to complete Phase 1.

The Finance Committee met and they discussed that they could possibly follow through with their $150K donation to the Library as originally planned, in addition to the $600K loan, capping the amount being used from the Hatt Fund to $770K. This would have to be open for discussion. D. Matz said that he was on Council when the Hatt Fund was first set up, and it was to be used to better Adamstown. He said that he has an issue with this proposal because the Library is a regional library. He also said that we have the issue of the sewer line which will need to be addressed in the near future and he was hoping to use some Hatt money for that project because the trunk line is entirely in Adamstown. He also questioned the sustainability of libraries in the future and the possibility of them becoming obsolete and the Borough being stuck with a building that was designed to be a library. C. Schweitzer said that the amount being proposed to be used for the Library is more than half of the Hatt money and she has a concern with the sustainability of the Library balancing their budget as the years move forward. Municipal contributions have decreased, and our Borough is not growing so our contribution will not increase. She said that she feels they need to severely downsize the project, which has been suggested from Council members in past meetings. The Borough is not opposed to supporting the Library but it is way too much support for a regional library. A. McManimen added that he doesn't think the numbers are accurate. Once construction starts, they may run into unforeseen issues that were not budgeted for. He said that this is more of an investment opportunity as opposed to supporting a cause, and he did not get on Council for the business of investing. D. Matz also brought up the point that when the Hatt Fund was first created, although it was to be used to better the community and had to be paid back, the principal amount was to always remain at $1.5M. M. Bansner added that although the Library is a great asset, the proposed project is huge and for our small borough to fund half is a large commitment.

Adamstown Resident B. Stork said he thought the existing building was going to be used, with additional storage space on the upper floors. Library Board President Marg Hyrb said that when they began this project 3 years ago, they originally planned to use the existing building. But it was determined that it would be too expensive to bring it up to code to safely support the upper floors so they decided to raise the building. She went on to say that the numbers they got from the contractor were to come in at $1.2M but somewhere along the line they came up with 9,000SF instead of the planned 7,000SF, which raised the cost. Borough resident and Library volunteer Natalie Frankfort said that there are a lot of people who currently volunteer their time at the library and she anticipates that will continue at the new facility. She also said that with the STEM program, various arts, cultural and other programs hosted by the library, she sees it more as a community center than just a library. K. Thren said they are an education facility, not just a library.

R. Good said that he is a huge supporter of the library, but the final plan has gone off the rails. He said that the Library is in need of square footage, not a fancy-looking building on the outside. There are many ways that the proposed building can be changed to cut costs and still have phenomenal programs for the community. C. Schweitzer is recommending that the library go back to their board and architect, make the footprint smaller and come back with a smaller plan. R. Good suggested they talk with some people on Council and on their board and come up with some ideas and sketches. M. Hyrb said she would like to see the dimensions remain the same and rather cut back on the design.

WATER & SEWER: None.

COMMUNITY:

Trail Easement – S. Lewis walked the trail and said that the easements have been clearly marked. The trail follows the easement for the majority of the way, but there is a portion of the trail that does not follow the

path of the easement. T. Unger said there would be a lot of work involved to move the trail over to follow the easement in this area as there would be a lot of grading and brush clearing necessary. The Committee is recommending that the trail remain where it is and add stone in the grassy sections along the top area. Borough resident R. Stork questioned the legality of leaving the trail where it is, with one small section outside of the dedicated easement, should someone get injured there. C. Schweitzer said she feels that the Borough spent enough money on the trail and would not support spending the money to get a legal opinion on that issue.

Motioned by S. Lewis, seconded by C. Schweitzer and unanimously carried to put stone down in the upper section of the trail closest to Stoudtburg Road.

ROADS AND BRIDGES: None.

PERSONNEL: None.

RECREATION: None.

FIRE/SAFETY: None.

MS4:

MS4 Ordinance – The SWM Ordinance has been revised by Rettew Associates to simplify it. The revised ordinance removes the minor plan submission. There will now be an under 1,000 SF exemption possibility, a small project (1,000 SF – 5,000 SF) and a major project (over 5,000 SF). There will also be a resident help guide. A draft ordinance was prepared by the solicitor and the committee is recommending the following changes be incorporated:

- Page 2 – The section regarding the major stormwater permit which talks about remaining ground cover, grading, excavation in excess of one acre – the term 'one acre' should be changed to 5,100SF
- Under Definitions, the definition of impervious areas has decks included, but they should be removed as they are considered impervious as long as there is open ground beneath them
- Section 251.44.A – Remove the word 'minor' since that term is no longer used in the revised ordinance
- The consultant recommended BMP stormwater facilities inspection read 'one time in the first 5 years and a minimum of every 5 years thereafter'
- Our solicitor suggested the appendices should match the ordinance. This can be discussed at a later time since they currently are not part of the ordinance

Motioned by C. Schweitzer, seconded by A. McManimen and unanimously carried to authorize advertising the draft ordinance as presented at the June meeting with the changes incorporated as listed above for adoption at the August meeting.

UNFINISHED BUSINESS: none

NEW BUSINESS:

Demming Agreement – Mr. Demming owns 3 properties at the end of E. Main Street (one in the Borough and two outside the Borough) and the Borough had an Agreement saying we would serve the first property which is in the Borough and the other two properties through that Borough property. He has since drilled wells on the two other properties so there is no longer a need to have the Agreement to serve those two properties.

Motioned by C. Schweitzer, seconded by D. Matz and unanimously carried to authorize the Borough Solicitor to prepare, and the President or Vice President of Council be authorized to execute an agreement between the Borough and Harold E. Demming and Marilyn J. Demming to provide that the Agreement between Mr. and Mrs. Demming dated July 27, 2002, and recorded at Document No. 5118632 relating to water service to 305, 307 and 309 E. Main Street is of no further force or effect if Mr. and Mrs. Demming agree to reimburse the Borough for all costs associated with the preparation, execution and recording of such agreement.

Flooding on Willow Street – R. Good brought up the flooding near the Tex Johnson property due to the recent heavy rains, saying that this was the second time the property had to be pumped out. M. Palm said that the outfall of the storm sewer was below the level of water which caused water to back up and there is not much that can be done. T. Unger will look into this to find a possible solution.

Core Borings – T. Unger requested permission to do core borings along Bowmansville road to help determine the correct design not to exceed $2K.

Motioned by C. Schweitzer, seconded by M. Bansner and unanimously carried to approve the engineer to do core borings along Bowmansville Road not to exceed $2K.

Adjournment:

Motioned by D. Matz, seconded by A. McManimen and unanimously carried to adjourn.
The meeting ended at 8:25PM.

Attested: _____
Sam Toffy, Adamstown Borough Administrative Secretary