Adamstown Borough Council **June 4, 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: Chief William Harvey, Steve Roth, Tom Unger, Brad Stewart, Sue Weinhold, Carol Johnson, Stephanie Scheifley, Bob Stork, Natalie Howe, Helen Shaak, Michele Walter Fry

Others Present: Mike Palm, Lisa Crouse, Sam Toffy

MINUTES: Minutes from the May 7, 2019 meeting were approved with a motion from D. Matz, seconded by S. Lewis and unanimously carried.

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

POLICE and/or FIRE REPORT:

The May Police Report was read by Chief William Harvey.

The May Fire Report was read by Chief Roth.

VISITORS BUSINESS:

JSL Mechanical – Bert Nye from Red Barn Consulting addressed Council regarding the JSL Mechanical property. He recently received the 3rd review letter from SDE and to date they have satisfied all of the technical comments associated with the engineering components of the project. There will be one underground electrical line running to the pole barn to provide electric for the security and internal lights. One major concern was the impact to the Lesher property east of the proposed pole barn. There will be a row of evergreen trees planted along the property line for screening. R. Good is suggesting that the trees be staggered to give more privacy. Regarding lighting, two wall packs will be installed on the side of the building instead of a dusk to dawn light on the gable end of the building. Pavement will be added to the driveway entrance onto Stoudtburg Road to increase the turning radius which will eliminate damage to the seepage bed lining the road. R. Good commented that from the trucks driving off the edge of the road when turning in and out of the driveway entrance, they have filled the seepage bed with mud and he would like that to be restored to its original condition. There is a second access driveway off of Rt. 272 which is shared with the neighboring property (Titus Properties). There is an existing 7-1/2' wide easement centered along the common boundary between the two properties. The maintenance of that access is to be shared equally. T. Unger explained that the JSL trucks are much wider than the recorded easement, therefore it would make more sense to increase the easement to at least 24' wide. A. McManimen agreed, especially should there be a change in ownership with the Titus property. R. Good requested that signage be placed to direct drivers to enter/exit the property off of Rt. 272 as opposed to Stoudtburg Road. Mr. Nye also said that there is verbiage on the plan coversheet regarding the stormwater easement that grants the Borough access to all of the stormwater for inspections.

The following waivers are also being requested:

- Full boundary survey of the property since all proposed improvements are in the center of the property
- The setting of new monuments/markers

- Surveying existing offsite utilities within 200' since they are not hooking up to public water/sewer for this project
- Stormwater pipe diameter of 8" – a 6" pipe would be adequate to handle the stormwater and with the heavy weight of the trucks, it would make more sense to have a smaller pipe and more backfill covering it to keep it protected

Motioned by D. Matz, seconded by A. McManimen and unanimously carried to grant the waiver requests presented as recommended by the Planning Commission.

Motioned by D. Matz, seconded by A. McManimen and unanimously carried to approve the plan contingent upon the items outlined in SDE's June 3rd review letter, the seepage pit along Rt. 272 be restored, the buffer plantings along the Lesher property be staggered, signage be placed to direct drivers to use the Rt. 272 access and there be a 24' easement for the Rt. 272 driveway.

Brad Stewart, LCPC Senior Planner – Mr. Stewart addressed Council regarding the creation of an official map for the Borough. He explained an official map as being an ordinance which shows existing public lands and designations for future public lands and facilities in a municipality. Those designations can include anything from bike/pedestrian paths, intersection improvements, stormwater facilities and much more. It aids in future planning. There are no limitations on what can be included on an official map. The LCPC does not charge a fee for creating the maps. The only costs incurred by the municipality would be for creating and advertising the ordinance to adopt the official map. The map can help aid in obtaining funding for various municipal improvements. Mr. Stewart said that Planning Commission staff usually head up this project, but Council members and public works staff can also give input. R. Good asked Council to give this some thought and come back at the July meeting with ideas on how to move forward.

SPECIAL TOPICS: None.

PUBLIC WORKS:

Trees at Scout Cabin – M. Palm is requesting to remove 4 trees in the grove near the scout cabin. R. Good said there is $3K in the budget to plant trees in the fall.

Motioned by A. McManimen, seconded by S. Lewis and carried by a vote of 4-1-0 to approve removing 4 trees in the grove near the scout cabin (D. Matz opposed).

Pool Testing Procedures – M. Palm said that with the new upgrades at the community pool, new equipment was also added whereby they can now log on to the chemical systems remotely to adjust chlorine and pH levels. This procedure is much more efficient and makes tracking much easier.

TREASURER:

Presentation – L. Crouse has been working on a presentation on the Borough for Senator Aument and State Representative Cox. Senator Aument was here on May 31st and State Representative Cox will be here on June 7th. R. Good will also be discussing the condition of the bridges in the Borough.

DVHT – L. Crouse attended the annual meeting for Delaware Valley Health Trust. They offer many wellness incentives which are available to employees in its program.

Electric Rates – L. Crouse reached out to our current supplier and was provided with several rates for blend and extend. The current rates run through December 2022 and at that time they may go up or down. If they wait until September they can lock in through 2023. Council agreed to wait until September to revisit.

FINANCE:

D. Matz said that the Finance Committee will be meeting on June 27th with Library staff and their contractors. The Committee will review what the Library's funding needs are based on contractors' bids and will formulate a funding plan to be presented to Council at the July meeting. They will also be seeking Council approval to authorize advertisement of an ordinance necessary to release Hatt funds which will be used as part of the funding. The ordinance, along with loan documents, will be presented to Council at the August meeting for approval.

WATER & SEWER:

Blower Project Recognition – In 2018 the Public Works Department staff took on the project of replacing the blowers which are used to add air into the digesters and agitate the wastewater. All of the installation/welding was done in-house which saved the Borough a significant amount of money. Council is recommending a performance recognition bonus of $1K to Troy Kauffman for his welding on this project, $1K to Mike Palm, $750 to Matt Brown and $750 to Jeff Formicone.

Motioned by D. Matz, seconded by A. McManimen and unanimously carried to approve the performance recognition bonuses as listed above for their work on installing the new blowers.

COMMUNITY: None.

ROADS AND BRIDGES:

Rt. 272 Bridge – R. Good said that work is scheduled to begin in January of 2023 on the bridge on Rt. 272 closest to Bowmansville Road.

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.

Motioned by D. Matz, seconded by A. McManimen and unanimously carried to authorize advertising the ordinance based on the draft (with notations and corrections made as necessary) for adoption consideration in July.

UNFINISHED BUSINESS:

6-Month Extension for Lot 3 Subdivision – T. Unger said that the applicants are requesting a 6-month extension for the plan review process.

Motioned by D. Matz, seconded by A. McManimen and carried by a vote of 4-0-1 to approve to grant a 6-month extension (R. Good abstained).

Trail Easement – T. Unger said that the recorded easement does not coincide with the actual trail. The plan was for the trail to use the sewer easement then pick up the trail easement further down. He said that the simplest solution would be to get everyone in agreement of a new easement location and have the new easement location follow the existing trail. The Community Committee will review and come back to Council with a plan at the July meeting. SDE will pin the actual existing easement.

Adamstown FunFest Donation – The YMCA is looking for donations towards their annual FunFest which will be held in the grove on July 16th from 6PM to 9PM.

Motioned by D. Matz, seconded by A. McManimen and carried by a vote of 4-1-0 to donate $250 and use of the grove for FunFest (S. Lewis voted no).

NEW BUSINESS: None.

EXECUTIVE SESSION: Council went into executive session 8:50PM to real estate issues.

The regular meeting resumed at 9:10PM.

Adjournment:

Motioned by D. Matz, seconded by A. McManimen and unanimously carried to adjourn.
The meeting ended at 9:10PM.

Attested: _____
Sam Toffy, Adamstown Borough Administrative Secretary