Adamstown Borough Council **June 4, 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, deLyn Alumbaugh, Alex McManimen, Paul Marx, James Johnson-Null

Visitors present: Sgt. Dan Albaugh, Derek Miller, Zach Hoffman, Fred Wagaman, Tori Motter, Heather Marx, Helen Shaak, Michele Walter Fry

Others present: Mike Palm, Nathan Welker, Julie Scherer, Sam Toffy

MINUTES: Minutes from the May 7, 2024 meeting were approved with a motion from D. Matz, seconded by d. Alumbaugh and unanimously carried.

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

POLICE REPORT:

The May Police Report was read by Sgt. Albaugh.

FIRE REPORT:

The May Fire Report was read by Chief Miller. There will be a chicken BBQ on Saturday from 10AM until sold out.

VISITORS BUSINESS:

SPECIAL TOPICS:

PUBLIC WORKS:

Intersection Markings - M. Palm is asking for a motion to accept a quote from Lincoln Pavement Services to paint the stop bars and crosswalks required to be maintained at Rt. 272 and Willow Stret for a cost of $2,850. Payment will be made from the liquid fuels fund.

Motioned by d. Alumbaugh, seconded by P. Marx and unanimously carried to approve the quote from Lincoln Pavement Services at a cost of $2,85.

SDE Plan Review Timeframe - M. Palm and R. Good met with T. Unger of SDE and discussed permit reviews. R. Good said in the past, SDE was providing review letters to applicants the day of the PC meeting, giving them no time to review prior to discussion. He is looking to possibly require plans to be submitted 4 or 5 weeks prior to a PC meeting to give the engineer time to review and comment and for the applicant to review afterwards.

Cabin Improvements in Grove - We have $20K budgeted for the scout cabin for siding, spouting, soffit and repairing of the bottom of the outside of the structure. We should have 3 quotes in August for approval.

Sewer Repair - M. Palm said a sewer repair was done on a broken sewer line along Bowmansville Road.

ADAMSTOWN 2026:

Music in the Grove – d. Alumbaugh said that Bob's Big Foot will be playing in the grove on June 22nd from 6PM to 9PM and New Individuals will be playing on August 24th from 5PM-8PM.

BUILDING:

A. McManimen said there will be a Committee meeting on the 20th, which he will report on at the July meeting.

COMMUNITY:

Boy Scouts Chicken Dinner – The boy scouts will be holding a chicken dinner on June 6th from noon until 5PM at the Park Place Diner parking lot.

FINANCE: None.

FIRE/SAFETY:

Mayor Schmidt is looking to get a monthly report of ambulance calls for Adamstown. J. Johnson-Null said that Reinholds had 21 calls, Reams had 5 and Fivepointville had 2 for the month of May.

IT: None.

PERSONNEL: None.

RECREATION:

J. Johnson-Null said the pool is up and running and everything is looking good.

ROADS AND BRIDGES: None.

WATER/SEWER/MS4:

Warwick to Ephrata Rail Trail (WERT) Extension Study – D. Matz presented a summary of the WERT study and the concerns and issues involved with extending it from Ephrata to Reinholds. One of the biggest hurdles is that the rail line in this location is still active. Fred Wagaman, guest speaker involved with the WERT project, said this is a long-term project and it will take much time and work to be accomplished, most likely taking years to complete. They would like to get the public involved, hearing their questions and concerns.

UNFINISHED BUSINESS:

Multi Modal Grant Update – R. Good said we are reapplying for this grant for improvements at Rt. 272 and Willow Street and it should cost us between $1,000 to $1,200 for SDE to update the numbers and resubmit the grant application.

40 Willow Street Small Project SWM Agreement – The Agreement was presented to Council for work being done at 40 Willow Street. It has been approved by the solicitor and the engineer.

Motioned by D. Matz, seconded by A. McManimen and unanimously carried to approve the Small Project SWM Agreement as presented.

A. McManimen asked how we keep track of all of the recorded Agreements. M. Palm said that if we had an MS4 program, we would be required to annual inspections. Since we received an MS4 waiver, we currently only maintain them when there is an issue. At some point, when we are no longer exempt, we will be responsible for annual inspections. R. Good said we need to review our fee schedule to be sure we cover our costs.

NEW BUSINESS:

Text Amendment – A proposed Text Amendment ordinance was presented to amend the Adamstown Borough Code of Ordinances, Chapter 320, Zoning, to revise regulations governing the Highway Commercial (HC) District.

Motioned by D. Matz, seconded by d. Alumbaugh and unanimously carried to approve sending the Text Amendment to LCPC and Adamstown PC for review and to advertise the hearing for the Text Amendment to be held on August 6th at 7PM at the Adamstown Waste Water Treatment Plant.

Cell Tower – The solicitor reviewed and approved the draft contract with Crown Castle. The lease runs out in February 2027. By signing the new lease, we will receive a bonus of $10K and the rent will increase by 67%, with a 5% increase every 5 years and new base rent of 2% annually. We are currently also receiving $300/month because Dish has a device on the tower. In the future, we will receive 30% of anyone additional that is added to the tower. The lease is for 25 years.

Motioned by D. Matz, seconded by d. Alumbaugh and unanimously carried to approve executing the lease agreement with Crown Castle with terms as outlined above.

Adjournment:

Motioned by d. Alumbaugh, seconded by D. Matz and unanimously carried to adjourn.
The meeting ended at 7:52PM.

Attested: _____
Sam Toffy, Adamstown Borough Administrative Secretary