Adamstown Borough Council **November 4, 2025**

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

Council Present: Randy Good, Dave Matz, James Johnson-Null, Alex McManimen, deLyn Alumbaugh, Mark Bansner, Paul Marx

Visitors present: Sgt. John Garver, Asst. Chief Jim Heale, Zach Hoffman, Wendy Kerschner, Ken Kerschner, Nathan Welker, Heather Marx, Melissa Walton, Tori Motter, Rob Melzi, Donna Zaun, Helen Shaak, Cheryl Davis, Jim Bretz, Gary Stephany, Paul Trzos

Others present: John Schmidt, Mike Palm, Julie Scherer, Sam Toffy

MINUTES: Minutes from the October 7, 2025 meeting was approved with a motion from D. Matz, seconded by d. Alumbaugh and unanimously carried.

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

POLICE REPORT:

The October Police Report was read by Sgt. Garver. There will be 3 Coffee with a Cop events held in November, where you could come out and meet your local police.

FIRE REPORT:

The October Fire Report was read by Asst. Chief Heale. There will be a soup and sub sale on November 15th.

VISITORS BUSINESS:

Gary Stephany, 40 Bissenden Way – Mr. Stephany asked Council for extended time to pay his w/s bill.

Motioned by D. Matz, seconded by d. Alumbaugh and unanimously carried to approve paying $200 by January 28th and $200 by February 28th, with no late/interest fees being applied as long as the payment plan is adhered to.

Victoria Motter, 127 W. Main Street - Ms. Motter asked Council for extended time to pay her w/s bill. She also had questions on the stormwater issue on her property. M. Palm said we are waiting for our solicitor to review revisions made to the Easement Agreement, after which time it will be provided to Ms. Motter. She also wanted to ensure that as she prepares her house to be rented, the current water issue will not hamper the rental process. A. McManimen said that since SDE does the rental inspections, they will be aware of the situation.

Motioned by D. Matz, seconded by d. Alumbaugh and unanimously carried to approve dividing the outstanding w/s balance into 3 payments to be due by January 28th, February 28th and March 28th, with no late/interest fees being applied as long as the payment plan is adhered to.

Wendy Kerschner – Ms. Kerschner asked for clarification on the need for insurance when someone is using the grove or the Lion's Club Park and has vendors at the event. A. McManimen said that the

person who is sponsoring the event would be required to have insurance coverage, which would cover any vendors working at the event. If there is an advertised event, the event would require insurance.

SPECIAL TOPICS :

PUBLIC WORKS :

M. Palm summarized his monthly report. He also had a PowerPoint presentation outlining several large projects that have been done in the past several months including work on an oxidation ditch, 2 clarifier tanks and digesters. By doing the work in-house, they have saved the borough an immense amount of money.

COMMITTEES :

Adamstown 2026:

d. Alumbaugh said in 2026, he will be combining this committee with the Community Committee so there will no longer be a 2026 Committee.

Building : None.

Community : None.

Finance :

R. Good went over the budget. There will be a 9.5% increase in real estate taxes, bringing it to 2.454 mils, a 7% increase on all sewer, and the water base rate and 4-5K gallons consumption will increase by 7% while over 5K gallons will increase from $4.50/gallon to $6.50/gallon. He also discussed several large projects coming up in 2026 as well as plans for land acquisition around Wellhouse #1 above Broad Street.

Motioned by D. Matz, seconded by J. Johnson-Null and unanimously carried to approve advertising the draft budget for adoption at the December meeting.

Fire/Safety : None.

IT: None.

Personnel : None.

Recreation: None.

Roads/Bridges : None.

Water/Sewer/MS4 :

47 W. Main Street Payment Plan Request – The property owners had two excessively high bills, and after checking for a leak, found two leaks and had them repaired. They are requesting a payment plan to pay the high balance.

Motioned by D. Matz, seconded by d. Alumbaugh and unanimously carried to approve a payment plan of $200/month on the 28th of each month starting in January for 12 months with no late/interest fees provided the payment plan is adhered to and regular quarterly bills are paid.

63 W. Main Street Sewer Waiver Request - The property owner found an underground pipe leading to the garage was leaking. He turned off the valve to solve the problem and requested a waiver of the above-average sewer portion of $4,149.70 minus the $50 waiver request fee, for a total waiver request of $4,099.70.

Motioned by D. Matz, seconded by d. Alumbaugh and unanimously carried to approve a one-time sewer waiver of $4,000 contingent upon payment of remainder of outstanding balance on the account.

UNFINISHED BUSINESS :

Local Little Library - Eagle Scout Austin Miller, is requesting that one of the local little libraries for his scout project which was approved at the May meeting, be placed at the playground in the grove. Due to ongoing vandalism at the grove, Council will look for an alternate location. R. Good will look into this.

NEW BUSINESS :

71 W. Main Street - A request was received to provide a handicap parking space for the property owner, who is elderly and has health issues. They are not requesting an ordinance to allow enforcement, just a sign and painted curb. The location is across the street from the Emmanuel Church, and parking has historically been an issue in this area. This was given to the Roads & Bridges Committee to review and come back at the December meeting with a decision.

Zoning Ordinance - There was a discussion regarding updating the Zoning Ordinance. R. Good suggested Council and the Planning Commission work together on this project.

2026 DCNR Grant Application - If we apply for a grant to replaster the pool, renovate the decking and work on the bank, a feasibility study is required.

Donations - Real Life Community Services and Welcome Home are two organizations that help people in need and Council is in favor of donating to them.

Motioned by D. Matz, seconded by M. Bansner and unanimously carried to approve a donation to Real Life Community Services and Welcome Home in the amount of $1K each.

EXECUTIVE SESSION: Council went into executive session at 8:40PM to discuss potential land acquisition, personnel benefits and personnel wages.

The regular meeting resumed at 9:20PM.

Adjournment:

Motioned by D. Matz, seconded by A. McManimen and unanimously carried to adjourn.
The meeting ended at 9:20PM.

Attested: _____
Sam Toffy, Adamstown Borough Administrative Secretary