Adamstown Borough Council **November 5, 2013**

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, Cindy Schweitzer, Ben Zentner, Joe Dietrich, Ed Zander

Visitors Present: George Beever, Mark Schweitzer, Donna Wetherhold, Mike Wetherhold, Eric Dickson, Noelle Fortna, Rich McComb, Terry Eckert, Donna Zaun, Jonathan Zaun, Helen Shaak, Deb Schmidt, Ken McCrea, Ralph Vedder, Lavern Sweigart, Ron Shank, Roslyn Bansner, Mark Bansner, Val Lacis, Kent Lesher, Jane Lesher, James McGinnis

Others Present: Mayor Buckwalter, Lisa Crouse, Mike Palm, Bob Lynn, Sam Toffy

MINUTES: Minutes from October 1, 2013 were approved with a motion from D. Matz, seconded by J. Dietrich.

BILL LIST: Motioned by D. Matz, seconded by J. Dietrich and unanimously carried to approve the bills and receipts presented.

POLICE and/or FIRE REPORT:

Chief Beever reviewed his report.

VISITORS BUSINESS:

Mark Schweitzer: Mr. Schweitzer was present on behalf of the Planning Commission to discuss several issues with the current Zoning Ordinance. Council supports the PC reviewing the Zoning Ordinance and make suggestions/recommendations for revisions that would more clearly define gray areas of interpretation.

SPECIAL TOPICS:

Police Coverage: A revised Amendment to the Police Services Agreement between East Cocalico Township and Adamstown Borough was presented which outlines amendments to the existing police services agreement between East Cocalico Township and Adamstown Borough. The amendment covering 2014 costs of $215,364.96, provides for cost caps for years 2015 through 2018, wage concession from the police union in 2015 and reallocation of pension payments from East Cocalico for years 2015 and 2016.

Motioned by D. Matz, seconded by J. Dietrich and unanimously approved to adopt the revised Amendment to the Police Services Agreement between East Cocalico Township and Adamstown Borough for police services covering 2015-2018 and contract police services from East Cocalico in 2014 at a cost of $215,364.96.

Police Board: Ralph Vedder submitted a request to serve on the Police Advisory Board as the citizens' representative. C. Schweitzer currently represents Adamstown as the elected official on the Board.

Motioned by D. Matz, seconded by B. Zentner and unanimously approved to appoint Ralph Vedder as the citizens' representative for Adamstown on the Police Advisory Board.

Bob Lynn – Hanover Engineering:

- Act 167 – B. Lynn presented a power point regarding Act 167 which outlines what the Borough will require of property owners regarding storm water compliance. Hanover Engineering is currently working on a draft stormwater ordinance which will set the stormwater standards as dictated by Act 167 and the County Stormwater Plan.

- Stoudtburg Road Sewer Extension – The pending litigation regarding the resurfacing of Stoudtburg Road may be resolved in the near future thereby allowing the resurfacing of this roadway to occur in 2014. Because of this work Hanover provided a cost estimate to extend the sewer line in this roadway with a force main. One business and one residence could be added to the public sewer system through the extension of this line and the use of grinder pumps.

- Sewer Line Replacement (from Mad Hatter to sewage treatment plant) – B. Lynn has been in contact with all of the necessary agencies involved. Permitting will take 12 to 16 months. Permitting costs will run approximately $75K and total cost for engineering, permitting and construction is estimated to be between $900K and $1M. The 2014 budget does allocate the $75K to begin the permitting process with construction anticipated in 2016.

- Waterline Extension from the Meadows to Second Avenue – In conjunction with the sewer line replacement project Hanover and staff feel it is appropriate to also consider extending and looping the water line from the Meadows Development to Second Avenue. This extension/loop has been a recommendation by Hanover and the Fire Company for several years. There is cost savings by obtaining the permits during the same time as the sewer line project. This project involves adding 1,200' of 8" water line.

  C. Schweitzer suggested that as Council moves towards adopting the budget in December, they may want to approve design work for the sewer line and water line projects.

- Brookview Estates Maintenance Bond Release – Repairs are completed with the exception of some paving patch that has to be done. Burkholder Paving will be returning to complete that repair at which time a final inspection will be done.

  Motioned by C. Schweitzer, seconded by E. Zander and unanimously approved to release the maintenance bond to Garman Builders subject to a final inspection by M. Palm and Hanover to verify that patchwork is complete.

- 57-59 W. Main Street Drainage Issue – Due to the contractor using the rear property as a construction entrance during construction of the sewer line replacement, the soil has become compacted and storm water is not percolating into the ground. The Public Works Department

will install a seepage bed in the low areas to allow the storm water to percolate and seeding will be completed in spring. C. Schweitzer suggested a plan be drawn up prior to any work being done.

Motioned by D. Matz, seconded by E. Zander and unanimously approved to install a seepage bed to allow standing storm water to percolate, contingent on property owners approving a plan prior to any work being done.

PUBLIC WORKS:

Nutrient Credits – M. Palm and Farley Fry of Hanover Engineering have been working with Ephrata Borough Authority to purchase nutrient credits for the Chesapeake Bay. The Borough is required to purchase 2,500 credits to remain in compliance.

Motioned by D. Matz, seconded by E. Zander and unanimously approved to enter into an agreement with the Ephrata Borough Authority to purchase nutrient credits and if the agreement is not accepted by Ephrata Borough Authority, Adamstown Borough may enter into negotiations with any party or municipality upon best terms available and best terms to be negotiated.

SCADA Upgrade – The SCADA system currently being used to control levels in the drinking water wells does not provide a way of monitoring problems other than logging on to view the system. M. Palm presented two quotes, and is proposing going with Optimum Controls Corporation to purchase and install a WIN-911 Alarm Notification Software at a cost of $5,288. The price also includes creating a virtual machine of the current computer system which, in the event of a system failure, could restore data which would otherwise be lost. This software system would notify personnel of a problem should one arise.

Motioned by C. Schweitzer, seconded by E. Zander and unanimously approved to accept the quote from Optimum Controls Corporation for SCADA upgrades in the amount of $5,288.

Mutual Inspection Bureau (MIB) – Several years ago MIB reviewed the Borough's properties and provided a replacement value should they incur damage. Last year rather than have MIB review the properties again, Council opted to increase those values by 3% across the board. MIB could reassess the replacement value of the properties for 2014 at a cost of $350.

Motioned by E. Zander, seconded by J. Dietrich and carried by a vote of 5-1-0 (C. Schweitzer opposed, D. Gundrum absent) to contract Mutual Inspection Bureau to reassess the replacement value of the Borough's properties for 2014.

FINANCE:

L. Crouse presented the 2014 budget summary. There will be no increase in taxes or water/sewer rates for 2014. Water/sewer tapping fees will increase to compensate for inflation, and Hanover Engineering will help in determining those costs. There are several major projects coming up in 2014 that are also being budgeted for.

Motioned by C. Schweitzer, seconded by E. Zander and unanimously carried to authorize Hanover Engineering to look at the water and sewer tapping fees for any additional increases.

Motioned by C. Schweitzer, seconded by D. Matz and unanimously carried to adopt the 2014 proposed budget which will provide for public review.

WATER:

4 Riverview Drive – After reviewing the water/sewer fee waiver request from the property owner of 4 Riverview Drive, Council has agreed to waive half of the water/sewer overage above their normal usage for the last two quarters, for a total amount of $279.92.

Motioned by E. Zander, seconded by C. Schweitzer and unanimously carried to waive $279.92 for the last two billing quarters, which includes late fees and penalties, for 4 Riverview Drive.

SEWER: None.

LIGHTS, PROPERTY & PAVEMENT:

J. Dietrich said the Committee is working on getting pricing for swings as well as trees at the grove. They are also working on getting pricing for equipment at Celebration Park in Brookview Estates. C. Schweitzer expressed to Council that she hopes the $20K set aside for Celebration Park will not be spent on small pieces of equipment, but rather saved. A plan should be put in place as more money is set aside, and ultimately one large improvement can be done in the park.

C. Schweitzer asked if removable bollards will be purchased to place in the pathway at the grove entrance area nearest the pool, to discourage people from driving vehicles through the grove. Staff will investigate what types of barricades might work best.

ROADS AND BRIDGES:

The Committee met regarding a request made by a member of the Immanuel EC Church on Main Street, asking Council to address the parking problem in front of the church on Sunday mornings. The Committee determined that they will consider reviewing this issue if a formal request were to come directly from the church.

E. Zander mentioned that on Sunday, November 3rd, the 2nd Annual Stoudts Cross Event bike race was held, which crossed over Stoudtburg Road. Neither the Borough nor the police were notified of the event taking place. Council advised staff to send a letter to Stoudt's advising them that going forward, they will be required to notify the Borough and to provide a current certificate of insurance naming the Borough as additional insured. They will also be required to contact the Police Department to make arrangements for traffic control.

PERSONNEL:

R. Good asked Council to review the Personnel Policy, as it will be discussed at the December Council meeting. Holiday pay (4 hours) for part time employees is one item that will be discussed.

SAFETY:

Mayor Buckwalter mentioned that there is a POD storage unit on the street in the vicinity of 68 E. Main Street that has been there almost 3 months. R. Good said there has also been a dumpster on S. Broad Street for several months. S. Toffy will send letters requesting the removal of these units.

C. Schweitzer asked Council to look at the tree at the corner of Main & Willow. It is growing into the roadway and is blocking the street light as well as the stop sign. She also recommended that the next time road painting is done, there should be a stop bar painted in that area.

UNFINISHED BUSINESS:

323 W. Main Street – The appeal period expired November 4th. M. Palm did an inspection and said they are currently in compliance to the conditions of the ZHB decision.

1975 N. Reading Road:

Council was provided with an appraisal done in 2011. R. Good stated that since that time a number of issues have surfaced which may bring the value down. More than $3.3M is currently owed between the four municipalities. Adamstown Borough is responsible for 6%.

R. Good presented a quote in the amount of $33,977.49 from Stoner Industrial Services Inc. to repair five doors, which was approved at the Leaders meeting on October 22nd.

A Memorandum of Understanding between East Cocalico Township and EDC Finance Corporation was also presented. EDC is a nonprofit group that purchases, develops or helps to market real estate. They will most likely make a proposal to help market the building or purchase the building with the intention of reselling it.

NEW BUSINESS:

Lancaster County SPCA 2014/2015 Fees – East Cocalico Township police department will be contracting services directly with the SPCA.

Community Pool Improvements – Improvements need to be made to the community pool. The large pool will need a new coating of Diamondbrite. $120K has been budgeted in 2014 for improvements to the pool. R. Good would like to get a committee together to discuss what improvements need to be made as well as long term direction for the pool. C. Schweitzer commented that the Rec Board is doing a great job and Council is not looking to replace the Board, but rather to get a fresh set of eyes. R. Good turned this over to the Lights, Property & Pavement Committee and asked that Joe work with Kim Evans from the Swim Team as well as the Rec Board, to come up with ways of improving the community pool facilities.

Cocalico Midget Football/Cheerleaders Association (CMFCA) – M. Palm, who is a board member on the CMFCA, approached Council to ask if they could hold their monthly board meetings in the Borough conference room. They are currently held at a local coffee shop eight months out of the year, but they need to find a new location.

Motioned by E. Zander, seconded by J. Dietrich and carried by a vote of 4-2-0 (C. Schweitzer and D. Matz opposed, D. Gundrum absent) to allow the CMFCA to hold their monthly meetings one night a month approximately eight months a year in the Borough conference room.

Adjournment:

Motioned by D. Matz, seconded by E. Zander and unanimously carried to adjourn.

The meeting ended at 9:40PM.

Attested: _____
Sam Toffy, Adamstown Borough Administrative Secretary