Adamstown Borough Council **October 1, 2019** **DRAFT**

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, Jessica Kelly, Alex McManimen, Shad Lewis

Visitors Present: Chris McKim, Steve Roth, Tom Unger, deLyn Alumbaugh, Susan Hess, Carol Johnson, Natalie Howe, Sue Weinhold, Carolyn Reiste, Brandon Williams, Peter Wertz, Matthew Garman, Connie Youndt, Wilson Youndt, Danielle Ogborn, Abe Stick, Mark Wallace, JC Kinback, Kyle Ruth, Denise Orlowski, Jason Dinetally, Stacey Dinetally, Deb Schmidt, Joyce Sweasy, Courtney Dougherty, Timothy Hufnell, Michele Walter Fry

Others Present: Josele Cleary, Dean Johnson, Mike Palm, Lisa Crouse, Sam Toffy

MINUTES: The minutes from the September 3, 2019 meeting were approved with a motion from D. Matz, seconded by S. Lewis and unanimously carried with corrections as noted.

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

POLICE and/or FIRE REPORT:

The September Police Report was read by Chris McKim. R. Good announced that the proposal to put a shooting range in the Borough has been withdrawn.

The September Fire Report was read by Chief Roth. Fire Prevention Open House will be held on Sunday, October 6th from 1PM to 3PM.

VISITORS BUSINESS:

Brandon Williams, Matt Garman & Peter Wertz – 6 Jason Avenue Proposed 10-Unit Apartment Building – Mr. Wertz from McNees, Wallace & Nurick, LLC addressed Council regarding the parcel of land located in the Brookview Development at Rt. 272 and Jason Avenue in the Highway Commercial District where they are proposing a 10-unit apartment building. The owner (IC Properties) previously submitted an application to the ZHB for a use variance but was denied, deeming that it was a legislative issue. IC Properties then submitted a Petition for a Text Amendment to the Zoning Ordinance on July 30, 2019 which received recommended approval by the Adamstown Planning Commission. The LCPC has not yet met to discuss and Borough Council opted to wait to receive feedback from them prior to moving forward with advertising. On September 26 the LCPC issued a draft memorandum recommending the Borough approve apartment buildings as a conditional use in the HC District. Their formal recommendation will be issued after their October 15 meeting. Mr. Wertz is asking that either it moves forward with an amendment to the petition or alternatively have the petition proceed with apartment buildings as a by-right usage. C. Schweitzer said she is concerned that as a by-right, it would not only pertain to this specific parcel, but to all parcels in the HC District. Mr. Williams from Garman stated that there are only a small handful of properties in the HC District that would have all of the criteria to allow apartments to be built. They are open to amending their petition for a conditional use. Mr. Wertz said that if Garman is not allowed to build apartments, they will ultimately re-list the property to be sold commercially. R. Good said that if he is to vote in favor of this, he needs to be sure that Council has some input into what happens on the other HC parcels that could potentially build apartment buildings in the future. The majority of Council said that they would be in support of 8 units/acre but Garman reps said they cannot feasibly do less than 10 units. R. Good said that if they were willing to do 8 units, they would get approval but they will not give approval for 10 units.

Carolyn Reiste, Adamstown Area Library – Ms. Reiste presented Council with a power point presentation regarding a 2018/2019 data comparison as well as ongoing programs offered to the public.

Adamstown Elementary School – Borough Engineer Tom Unger said that everything is ready to go for the elementary school project. Borough Solicitor J. Cleary said that the plan cannot be released until the Developer's Agreement is signed. The school will not act on it until their October 11 meeting. The SWM Agreement has already been signed by school representatives and can be recorded once fully executed by the Borough.

SPECIAL TOPICS: None.

PUBLIC WORKS:

Charging Stations – M. Palm said that the electric charging stations have been installed and the next step is for Mr. Weaver from Slice of Sky to install the transformers and complete the setup.

Bowmansville Road Work – The inlets have been ordered for the improvements proposed along Bowmansville Road. A portion of the work will be done this fall and a portion will be done next spring.

Wall at 217 E. Main Street – The permit was received to repair the wall which is starting to fall in. A portion of pipe will be extended down to underpin the wall.

Ultraviolet Light Parts – M. Palm has a quote from Kappe Associates with CoStar pricing for ultraviolet light parts which are needed to meet the new intensity requirements for the permit.

Motioned by D. Matz, seconded by A. McManimen and unanimously carried to approve the purchase of ultraviolet light parts from Kappe Associates at a cost of $4,582.40.

Baby Pool Cover – M. Palm has a quote for $4,577 from Premier Commercial Aquatics for a baby pool cover and installation.

Motioned by C. Schweitzer, seconded by D. Matz and unanimously carried to approve the purchase of a baby pool cover from Premier Commercial Aquatics at a cost of $4,577.

TREASURER:

2020 Budget – L. Crouse is working on the budget and asked everyone to get their items to her by next Monday.

Laughing Rock Laptop & Computer Quote – L. Crouse said that she is having issues with her computer and she is requesting to purchase a new one along with a docking station. Laughing Rock provided a quote for $1,513.19. A new computer was budgeted for this year. S. Lewis recommended that she upgrade to 16GB.

Motioned by D. Matz, seconded by S. Lewis and unanimously carried to approve the purchase of a new computer and docking station for L. Crouse not to exceed $2K.

Laughing Rock said that Windows 7 will no longer be supported in January 2020. There are two computers currently running on Windows 7, one is at the well house and the other is S. Toffy's laptop which is approximately 4 years old. The well house computer will be replaced with a new computer and Laughing Rock is recommending upgrading S. Toffy's laptop for a total cost of $1,265.49. A. McManimen suggested looking

into a new laptop for S. Toffy since the currently warranty expires after 3 years. D. Matz suggested waiting until November to budget for it.

FINANCE: None.

WATER & SEWER: None.

COMMUNITY:

S. Lewis gave an update on outstanding property maintenance and sidewalk issues.

69, 71 & 77 W. Main Street Sidewalk Request – Due to financial hardship, the property owners are asking for assistance from the Borough to pay for the required repairs to their sidewalks and to put a payment plan in place to reimburse the Borough over time. J. Cleary said that the Borough cannot loan money, but it can do the work and file a municipal lien against the property. The Committee is recommending extending the deadline for one year for all those who have not completed repairs yet and notifying them that if the repairs are still outstanding, the Borough will do the repairs and file a lien against the property.

Motioned by S. Lewis, seconded by D. Matz and unanimously carried to approve extending the deadline for sidewalk/curb repairs for one year (until October 1, 2020) for those property owners who have not yet completed required repairs. If not completed by then, the Borough will do the repairs and file a lien against the property.

NOV Billing – There were a few property owners who received NOVs and were in talks with the property maintenance code enforcement officer regarding extensions for repairs to be completed. They subsequently received invoices for unexpected early inspections prior to the repairs being completed, which they brought to Council's attention. Council determined that they would waive the inspection fees for these property owners and should not be billed by ABI for the inspections. A. McManimen cautioned that this is setting a precedence and R. Good is recommending a meeting with ABI so everyone is on the same page moving forward and will report back in November. C. Schweitzer said that it will cost the Borough money to maintain the Borough the way it would like and she suggested adding a line item in the budget going forward for property maintenance.

ROADS AND BRIDGES: None.

PERSONNEL: None.

RECREATION: None.

FIRE/SAFETY: None.

MS4: None.

UNFINISHED BUSINESS:

Ordinance 398 – Amend Chapter 290 of the Code of Ordinances – This proposed ordinance amends the speed limits, several street name changes, adds several stop sign areas and parking prohibited areas. It has already been advertised. D. Matz found an error in the wording so the ordinance will be corrected and added to the November meeting for adoption.

Ordinance 399 – Amend Ordinance 376 (Hatt Fund) – This proposed ordinance would be allowing the $650K loan to the Adamstown Area Library with a 2% interest rate for a maximum of 20 years.

Motioned by D. Matz, seconded by A. McManimen and carried by a vote of 6-1-0 to approve Ordinance 399 (C. Schweitzer opposed).

J. Cleary said that she did prepare loan documents for the Library and is waiting for answers from Council from her letter of September 9, 2019. R. Good said he will get back to her.

Ordinance 400 – Agreement with Ephrata Borough for Police Services – This is the Intergovernmental Cooperation Act to authorize signing the police agreement with Ephrata Borough.

Motioned by D. Matz, seconded by C. Schweitzer and unanimously carried to approve Ordinance 400.

NEW BUSINESS:

PennDOT Transportation Improvement Program – A letter was received regarding the improvement of three bridges in the Borough – one on Willow Street and two on Rt. 272. There will be a meeting in the next month or two and anyone on Council interested in attending is welcome.

Handicap Space Request (260 E. Main Street) – A request was received from the property owner at 260 E. Main Street regarding installing a handicap sign in front of the house. A sign will be installed and the curb will be painted but no ordinance will be adopted at this time.

7th Annual Stoudts Cross Bicycle Race – A request was received by David Borden to use the Borough's roads during the annual Stoudt's Cross Cyclocross Bicycle Race to be held on November 3rd. A Certificate of Insurance has been submitted to the office.

Motioned by S. Lewis, seconded by A. McManimen and unanimously carried to allow the bike race on November 3, 2019 contingent that any property that may be damaged is restored.

EXECUTIVE SESSION: Council went into executive session 9:05PM to discuss personnel issues, legal issues and potential litigation.

The regular meeting resumed at 9:48PM.

Motioned by D. Matz, seconded by A. McManimen and unanimously carried to eliminate the last water/sewer payment plan. Exceptions will no longer be made to allow payment plans for water/sewer bills.

Adjournment:

Motioned by D. Matz, seconded by A. McManimen and unanimously carried to adjourn.
The meeting ended at 9:50PM.

Attested: _____
Sam Toffy, Adamstown Borough Administrative Secretary