Adamstown Borough Council **October 7, 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: Chief Chris McKim, Dan Weider, Melissa Wentzel-Miller, Jessica McManimen, Corinne Brumbach, Wendy Kerschner, Tim Soley, Patrick Soley, John Soley, Michael Graeff, Trevor Graeff, Ruxin Graeff, Heather Marx, Russell Renninger, Ben Janke, Donna Zaun, Helen Shaak, Cheryl Davis, Paul Trzos

Others present: John Schmidt, Mike Palm, Sam Toffy

MINUTES: Minutes from the September2, 2025 meeting and September 16, 2025 special meeting were approved with a motion from D. Matz, seconded by J. Johnson-Null and unanimously carried.

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

POLICE REPORT:

The September Police Report was read by Chief McKim. He also briefly discussed an arrest that was recently made.

FIRE REPORT:

The September Fire Report was read by Deputy Chief Weider.

VISITORS BUSINESS:

Tim Soley requested permission to have Scout Pack 61 participate in the annual tree lighting ceremony on November 30th. He would like to begin festivities at 5:30PM and use the pavilion if there is inclement weather.

Motioned by d. Alumbaugh, seconded by M. Bansner and unanimously carried to approve Mr. Soley's request and added that the borough would like to donate $500 to the event, as done in past years.

Corinne Brumbach, Library Director - Ms. Brumbach gave a detailed year-end presentation of Library statistics as well as an update on funding and long and short-term goals. The Library has been authorized to issue passports for quite some time, but they were recently notified that the Department of State will be removing the ability for non-profits to be passport facilities. Passports have been a large source of income for the Library, as they brought in $50K in 2024 and $30K in 2025 to date.

Motioned by A. McManimen, seconded by M. Bansner and unanimously carried to send a letter to our 2 State senators and Federal representatives inquiring how they intend to make up for the revenue deficit placed on non-profits for cutting funding for passports.

SPECIAL TOPICS:

PUBLIC WORKS:

M. Palm summarized his monthly report.

COMMITTEES:

Adamstown 2026:

There was a recent Committee meeting to come up with ideas for celebrating our nation's 250th anniversary next year.

d. Alumbaugh would like to appoint borough resident Zach Hoffman to the 2026 Committee.

Motioned by d. Alumbaugh, seconded by P. Marx and unanimously carried to approve appointing Z. Hoffman to the 2026 Committee.

Building: None.

Community:

MVE Group - A proposal was received by MVE Group to provide labor and materials for lighting for the recreation areas and pathway at a cost of $145,216 through Co-Stars.

Motioned by d. Alumbaugh, seconded by M. Bansner and carried by a vote of 6-0-1 (R. Good abstained).

Finance:

R. Good said there will be a budget meeting on October 20th, and a draft budget will be presented at the November meeting for adoption at the December meeting.

Fire/Safety:

Deputy Chief Dan Weider of the Fire Company addressed Council regarding radio issues and the need for funding to purchase upgraded radios. The project will cost $152,150 and they are asking the borough to contribute 40%, or $61K. He would like to have the new radios ordered by May/June 2026. R. Good said we will budget for it in 2026.

IT: None.

Personnel: None.

Recreation: None.

Roads/Bridges:

M. Bansner said there will be a road project in the spring of 2026 at Adamstown Road and W. Main Street which will involve extensive excavation to work on stormwater pipes and inlets. Grants were applied for, but we are waiting for the State budget to see if we are awarded anything. Once the underground work is completed, the road will have to be repaved. There are several properties in the area that need curb remediation. This work should be done prior to doing the milling and paving, which they are hoping to have completed by August, before

school starts. He is recommending a letter be sent to the residents informing them of the need to have their curb repaired prior to the final roadwork being done.

Water/Sewer/MS4 :

Ordinance 424 - An ordinance was drafted to revise Chapter 304, Water, to include that curb stops will become the ownership of the Borough. It also adds that all residential water meters shall be supplied by the Borough, and all repairs shall be made by the Borough. In part, it also states that all nonresidential meters shall be supplied by the consumer and must be approved by the Water Superintendent, compatible with the Water System and installed at a location approved by the Water Superintendent.

Motioned by D. Matz, seconded by d. Alumbaugh and unanimously carried to approve advertising for adoption at the November meeting.

UNFINISHED BUSINES S:

Copy Machine - Edwards Business Systems provided an updated quote for leasing a Konica Minolta bizhub C2511 copy machine at a cost of $133.83/month.

Motioned by P. Marx, seconded by D. Matz and unanimously carried to approve leasing a Konica Minolta copy machine for $133.83/month.

Ordinance 422 - Revisions were made to Chapter 190, Parks and Recreation Areas, which was advertised.

Motioned by d. Alumbaugh, seconded by J. Johnson-Null and unanimously carried to adopt Ordinance 422 as presented.

Ordinance 423 - Ordinance 423 was presented to authorize the Borough to acquire fee title to the property held of record by William H. McMichael, III, deceased within East Cocalico Township identified as Lancaster County Tax Account No. 080-06276-0-0000 by eminent domain or by deed in lieu of condemnation.

Motioned by A. McManimen, seconded by d. Alumbaugh and unanimously carried to adopt Ordinance 423 as presented.

Ordinance 421 - Chapter 320, Zoning, Short-Term Rentals and Signs - A draft ordinance was presented for short-term rentals and revisions to the existing Signs ordinance, for approval to advertise. d. Alumbaugh commented that the short-term ordinance is well-written and detailed. But he would like to see something included which would limit how close together short-term rentals could be to one another. His suggestion was no closer than 500' to 600'. He feels that if there is not a limit in place, areas could potentially be saturated with short-term rentals, and you lose a sense of community. M. Bansner said there are areas in the borough that are better suited for short-term rentals such as Main Street, and he doesn't agree with the proposed restriction. R. Good added that the borough would lose tax revenue with every property that is utilized as a short-term rental. M. Bansner suggested charging an annual fee of $500 to $1K to cover that loss. A. McManimen feels the ordinance is over-complicated and his biggest concern is enforcing it. He would not feel comfortable voting for it until we'd have a way to enforce it. d. Alumbaugh said he would also like a clause added to the ordinance stating that if a short-term rental property is sold, it cannot remain a short-term rental property. The new owner must go through the ZHB process to have it approved. D. Matz said that at the September meeting, Council voted to require the ordinance to state that a property owner must be current on utility bills, or they are not able to run it as a short-term rental.

That verbiage is not included in the draft ordinance. d. Alumbaugh said the draft ordinance requires that to have a short-term rental, there needs to be a sprinkler system installed as well as alarms and fire codes required for a new building. R. Good feels that is overkill and doesn't agree that a sprinkler system should be required. He is tabling it until next month, to give Council time to get their comments in.

NEW BUSINESS:

Noise Ordinance - The borough recently received several complaints regarding loud music coming from a home. The surrounding property owners contacted police multiple times, but the situation has not improved. D. Matz said that Reading has a very effective noise ordinance, and it is the most used ordinance in the city. d. Alumbaugh said that if we were to have a noise ordinance, it would have to have exceptions in the event of festivals or other events. A. McManimen said it would be difficult to enforce. He said we have a current nuisance ordinance, and he will check with the police to see if they could use that to control the excessive noise. Although it will be difficult to enforce, Council was in favor of adopting a noise ordinance.

Adjournment:

Motioned by D. Matz, seconded by d. Alumbaugh and unanimously carried to adjourn.
The meeting ended at 8:20PM.

Attested: _____
Sam Toffy, Adamstown Borough Administrative Secretary