Adamstown Borough Council **September 2, 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: Derek Miller, Sgt. Kenneth Thorp, Troy Spayd, Jessica McManimen, Corinne Brumbach, Jason Hess, Zach Hoffman, Wendy Kerschner, Dan Beiler, Amy Good, Heather Marx, Helen Shaak, Cheryl Davis, Paul Trzos

Others present: John Schmidt, Julie Scherer, Sam Toffy

MINUTES: Minutes from the August 5, 2025 meeting were approved with a motion from J. Johnson-Null, seconded by D. Matz and unanimously carried.

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

SDE ACTION ITEMS: T. Spayd of SDE presented several items which required Council's approval:

- Adamstown & W. Main St Storm Sewer Project: Replacement and realignment of existing stormwater infrastructure to mitigate intersection flooding conditions through a LSA Statewide Grant
- Safety Lights for School Zone: Traffic Study to investigate the warrants for developing and creating a School Zone and a Pedestrian Crossing, and subsequently application for a Statewide LSA Grant and/or GLG Grant
- East Main St Storm Sewer: Replacement and realignment of existing stormwater infrastructure to mitigate roadway intersection flooding conditions and re-directing stormwater discharges through a Statewide LSA Grant
- *Consider a motion to authorize SDE to proceed with SRBC grant application for replacement of water meters and related equipment

  Motioned by D. Matz, seconded by d. Alumbaugh and unanimously carried to authorize SDE to proceed with LSA and SRBC grant applications for the above items as presented.

- *Consider a motion to authorize SDE to move forward with Green Light Go project at the intersection of Willow Street and N. Reading Road
  - *Motioned by d. Alumbaugh, seconded by J. Johnson-Null and unanimously carried to authorize SDE to move forward with the Green Light Go project.*

POLICE REPORT:

The August Police Report was read by Sgt. Thorp. He also provided the rules and regulations of riding various 2-wheeled modes of transportation. This information will be posted on the Borough's website to help educate everyone.

FIRE REPORT:

The August Fire Report was read by Chief Miller.

VISITORS BUSINESS:

Corinne Brumbach, Library Director – Ms. Brumbach recapped the Summer Reading Program 2025 as well as providing an update on summer activities.

SPECIAL TOPICS:

PUBLIC WORKS:

Tree Removal – R. Good said there are several trees around Wells 2 & 3 that need to be removed. Wayne Weaver will remove the trees free of charge and pay the borough a portion of the proceeds he makes from the wood.

Grove Cabins – M. Palm received a quote from Fisher's Remodeling for $16,675 for siding improvements on the scout cabin. $20K was budgeted for this project.

.Motioned by d. Alumbaugh, seconded by J. Johnson-Null and unanimously carried to approve the quote as presented.

Solar Installation at WWTP – R. Good provided solar information to Council for review, with the intention of possibly having solar installed at the WWTP, with the electric being used at the plant and the pool. There is an application fee of $4,100 payable to PPL to see how much it would cost for the solar installation. This potential project, in order to receive 30%federal funding, would require to be started before July of 2026, with 4 years to complete the project. However, contracts would be signed and steel erected prior to July to meet the federal government's time frame for reimbursement. In addition, we will most likely not hear back from PPL by July as to what the cost will be to hook up the solar or when it will be hooked up.

Motioned by D. Matz, seconded by J. Johnson-Null and unanimously carried to approve the proposal to PPL in the amount of $4,100.

COMMITTEES:

Adamstown 2026:

d. Alumbaugh said the Committee discussed many items at their August 11th meeting including suggestions for the new pickleball courts regarding lighting, signage and rules for the court areas.

The Committee unanimously agreed to suspend the music events in the grove due to weather conditions as well as a band stand that doesn't protect the bands in the event of inclement weather.

America's 250th Anniversary will be celebrated next year, and d. Alumbaugh suggested preparing for that. He will be reaching out to the Library, Elementary School, Scouts, Fire Company and local businesses, to see what they would like to see at this event.

October 1st is the next Committee meeting.

Building: None.

Community:

National Night Out – d. Alumbaugh is looking to having Adamstown host a National Night Out next year. A. McManimen is suggesting choosing the actual date at a later time.

Motioned by d. Alumbaugh, seconded by A. McManimen and unanimously carried to approve hosting National Night Out.

SLC Excavation, LLC – Change Order #1 was presented in the amount of $70,720.60 for drainage improvements for the Phase 2 grove project.

SLC Excavating, LLC – Application for Payment #2 was presented in the amount of $61,242.12 for paving and installing fence and gates for the pickleball project in the grove.

Motioned by d. Alumbaugh, seconded by M. Bansner and unanimously carried to approve CO #1 in the amount of $70,720.60 and Application for Payment #2 in the amount of $61,242.12 as presented.

Musco Sports Lighting – A Purchase Agreement between Musco Sports Lighting and Adamstown Borough in the amount of $105K was presented for lighting at the tennis, pickleball and basketball courts.

Motioned by d. Alumbaugh, seconded by P. Marx and unanimously carried to approve Purchase Agreement in the amount of $105K as presented.

Finance:

R. Good asked everyone to get their items together for the 2026 budget.

Pension MMO –Council was provided with the 2026 Minimum Municipal Obligation (MMO) in the amount of $33,906 for the Adamstown Borough Pension Plan.

Motioned by P. Marx, seconded by M. Bansner and unanimously carried to approve the 2025 MMO in the amount of $33,906.

J. Scherer said she worked on getting the SAM ID, which is something that must be done annually.

J. Scherer said we received a clean liquid fuels audit for 2023 and 2024.

Fire/Safety:

2025 Lancaster County Hazard Mitigation Plan – Resolution #25-09 was presented establishing the 2025 Lancaster County Hazard Mitigation Plan.

Motioned by D. Matz, seconded by d. Alumbaugh and unanimously carried to adopt Resolution #25-09 as presented.

IT:

Dell Computers – Laughing Rock provided a quote to replace S. Toffy's desktop computer as well as the computer for the SCADA system at the WWTP at a cost of $1,279.55 per computer.

Motioned by P. Marx, seconded by d. Alumbaugh and unanimously carried to approve the quote as presented.

Personnel: None.

Recreation:

J. Johnson-Null said there will be one more event, the doggie swim, before the pool closes for the season. It was decided that early bird applications will be accepted through September 8th, online only.

Roads/Bridges: None.

Water/Sewer/MS4:

Muni-Link Billing System – After numerous issues with our current billing system and much research into alternative water/sewer billing companies, a recommendation was made to contract with Muni-Link beginning 2026 with a setup cost of $17,500 and an annual software fee of $6,300.

Motioned by D. Matz, seconded by P. Marx and unanimously carried to approve moving to Muni-Link in 2026 as outlined above.

UNFINISHED BUSINESS:

Trees – R. Good is looking for a motion approve the purchase of 8 trees NTE $1,800 – 3 oaks around the scout cabin and a new evergreen tree to serve as our future Christmas tree and 4 in Celebration Park. Hollinger Landscaping will be used to plant, mulch and stake the trees at a cost NTE $2,250.

Motioned by D. Matz, seconded by d. Alumbaugh and unanimously carried to approve the purchase and planting of trees as outlined above.

NEW BUSINESS:

Copy Machine – The office copy machine will no longer be serviced by Edwards Business Machines at the end of 2025 due to replacement parts becoming obsolete. We received two proposals for replacement copy machines, one being slightly higher in cost than the other. This item will be tabled until the October meeting.

Ordinance #421, Short Term Rentals & Signs – Z. Hoffman explained minor revisions to the draft Short Term Rental ordinance our solicitor drew up for a past Council meeting. A. McManimen requested that we add to the ordinance that if you are not current on your utility bills, you are not eligible. Minor revisions were also made to the existing Signs ordinance.

Motioned by A. McManimen, seconded by d. Alumbaugh and unanimously carried to authorize the solicitor to make the changes as discussed then forward the ordinance to the Borough Planning Commission and the County Planning Commission, and advertising consideration of the ordinance for Council's November meeting pending revisions being made.

Ordinance #422, Parks and Recreation Areas – Z. Hoffman went over the revisions to be made to the ordinance in anticipation of the pickleball courts being completed.

Motioned by J. Johnson-Null, seconded by d. Alumbaugh and unanimously carried to authorize the solicitor to advertise Ordinance #422 for adoption at the October meeting.

McMichael Property – In an effort to preserve the land around the borough wells, the borough has attempted to acquire a parcel adjacent to the well property. The property owner has passed away and with no success purchasing from the owner, the borough will seek eminent domain.

Motioned by A. McManimen, seconded by d. Alumbaugh and unanimously carried to authorize the Borough Solicitor to prepare and advertise an ordinance under Section 1502.1 of the Borough Code 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 D. Matz, seconded by A. McManimen and unanimously carried to authorize the Borough Secretary to obtain an appraisal of the property.

Lancaster County Planning Department MOU – A Memorandum of Understanding between the Lancaster County Planning Department and the borough was presented.

Motioned by D. Matz, seconded by M. Bansner and unanimously carried to approve the MOU as presented.

General Code Rate Increase – General Code's cost for services to update the Borough Code increased by $100, bringing the annual cost to $1,292.

Motioned by d. Alumbaugh, seconded by J. Johnson-Null and unanimously carried to approve the increase.

Annual 5K for Johnnie K – Lynn Palmer submitted her annual request to hold the 5K for Johnnie K race in the borough on October 26th.

Motioned by d. Alumbaugh, seconded by A. McManimen and unanimously carried to approve the race contingent upon providing a Certificate of Insurance at least one week prior to the event.

EXECUTIVE SESSION: Council went into executive session at 9:21PM to discuss legal issues and wages.

The regular meeting resumed at 9:37PM.

Motioned by A. McManimen, seconded by d. Alumbaugh and unanimously carried to authorize the borough solicitor to send tenant rights letter to the tenants of 84 W. Main Street.

Adjournment:

Motioned by D. Matz, seconded by d. Alumbaugh and unanimously carried to adjourn.
The meeting ended at 9:37PM.

Attested: _____
Sam Toffy, Adamstown Borough Administrative Secretary