Adamstown Borough Council **September 3, 2019**

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, Mark Bansner, Jessica Kelly, Alex McManimen, Shad Lewis

Visitors Present: Tom Shumaker, Steve Roth, Tom Unger, Phil Leinbach, Kevin Weaver, Marj Hyrb, Carolyn Reiste, Sue Weinhold, Mike Marti, Alec Leschner, Bob Stork, Roger Weir, Paul Marx, Heather Marx, Ethan Marx, John Schmidt, Deb Schmidt, Courtney Dougherty, Carol Johnson, Timothy Butz, Matthew Butz, Stacey Dinatally, Jason Dinatally, Gary Mellinger Jr., Vickie Mellinger, Michele Walter Fry

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

MINUTES: The minutes from the August 6, 2019 meeting were approved with a motion from D. Matz, seconded by M. Bansner and unanimously carried.

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

POLICE and/or FIRE REPORT:

The August Police Report was read by Tom Shumaker. He also provided the January to June Summary Report.

The August Fire Report was read by Chief Roth. There will be a chicken BBQ on September 28th beginning at 10:00AM.

VISITORS BUSINESS:

Alec Lescher, Eagle Scout Troop 4318 – Alec addressed Council regarding building a gaga ball pit in the Adamstown Grove as his Eagle Scout project. Gaga ball is played in a hexagon-shaped enclosure and participants use a ball to throw into opponents' legs. If you are hit with the ball you are out of the game. He is proposing that it be located near the restrooms in the grove. He obtained two quotes, the lesser one being from Coach Cliff's GaGa Ball Pit which is $6K for a wooden pit. If approved, he will work to raise money for the project with a goal of building in the spring. C. Schweitzer recommended consulting with M. Palm regarding the location.

Motioned by A. McManimen, seconded by D. Matz and unanimously carried to allow the gaga ball pit to be built in the grove, with the Borough donating $3K towards the project.

Boy Scouts Pack 61 – Members from the Boy Scouts Pack 61 addressed Council by thanking them for their support in the annual Christmas tree-lighting in the Adamstown grove and they are looking to participate in the tree-lighting this Christmas season. They are requesting help with hanging the lights again. The tree-lighting ceremony will be held on December 1st and will begin at 5:30PM with the actual tree-lighting at 6:00PM. There will be stories told, hot chocolate, Santa and music.

Motioned by D. Matz, seconded by M. Bansner and unanimously carried to allow Boy Scouts Pack 61 to do the tree-lighting ceremony this Christmas season and to donate $500 towards the event.

Scout leader Tim Butz asked Council if the restrooms at the grove will be winterized so that they can remain open. A. McManimen is meeting with M. Palm and ABI to go through both cabins and to discuss what needs to be done to winterize the restrooms.

Phil Leinbach – AEM Architects – Mr. Leinbach said that they received a second review letter from SDE and the majority of those items have been addressed. He ran through the remaining items, all of which are being worked on. He said that a traffic flow plan has been done which was reviewed with the school district. Traffic will run from Main Street to Adamstown Road with no traffic in the building driveway area from 8AM to 3PM, which would double as the playground area during those hours. He said they are looking for a conditional final approval this evening. D. Matz questioned where the basketball hoop will be placed. Mr. Leinbach said at least one 8' high hoop will be placed along the driveway (the area that will be blocked off during school hours). D. Matz has a concern because kids like to use the basketball court after school hours and on weekends and if it is relocated to the driveway area, there is a concern that cars could drive through the area where the kids will be playing. Mr. Leinbach said it is not a through road and therefore no traffic should be entering the driveway to the school after hours unless there is a school function. A. McManimen questioned the possibility of adding a second 8' hoop in the existing parking lot area that could only be used during non-school hours. There are also two waivers. One waiver is from the plan sheet size of 30"x42". Plans will be scaled to fit a 24" x 36" sheet for recording purposes. The other waiver is the requirement of the landscape plan to be sealed by a landscape architect.

Motioned by C. Schweitzer, seconded by M. Bansner and unanimously carried to approve the two waivers as presented.

Motioned by C. Schweitzer, seconded by M. Bansner and unanimously carried to approve the final plan conditional on engineering and attorney comments, subject to the discussion about a second basketball hoop in the parking lot and authorizing signing the SWM agreement when it is in a form acceptable to the solicitor.

SPECIAL TOPICS: None.

PUBLIC WORKS:

Ordinance to Amend Chapter 290 of the Code of Ordinances – Several changes have been made to Chapter 290 including identifying the school zone area speed limit as well as updating speed limits in several other locations and specifying stop intersections. A few corrections regarding road names must be made to the draft ordinance.

Motioned by M. Bansner, seconded by C. Schweitzer and unanimously carried to approve advertising the draft ordinance for adoption at the October meeting with changes as noted.

TREASURER:

Copier Lease – L. Crouse said that our current copier lease is up in mid-December. After meeting with several copier companies, Edwards Business Machines who we are currently leasing from, offered us the opportunity to keep our current machine and lease for the next 3 years for $73.96/month. At the end of the 3 years we could own the machine outright and only pay for maintenance costs. Another option would be to lease a new machine at a cost of $120/month. Keeping the current copier would save the Borough about $6K.

Motioned by D. Matz, seconded by M. Bansner and unanimously carried to approve keeping the current copy machine with the contract agreed upon with Edward Business Machines.

Pension MMO – L. Crouse presented to Council the 2020 Minimum Municipal Obligation (MMO) for the Adamstown Borough Pension Plan.

Motioned by C. Schweitzer, seconded by A. McManimen and unanimously carried to approve the 2020 Minimum Municipal Obligation (MMO) as presented in the amount of $19,097.

FINANCE:

Library Funding Plan Update – R. Good and A. McManimen met with Marge and Carolyn of the Library to further discuss funding. After reviewing new plans and numbers for the proposed building, the Borough is offering their original donation of $150K and a $450K first mortgage loan with a term of 20 years at 2% interest. This will help the Library to get started on Phase 1. D. Matz commented that he would like to see the loan paid back in 15 years. M. Hyrb said that if they see an influx of funding coming in, they plan to pay the loan off earlier than the 20 years.

Motioned by A. McManimen, seconded by M. Bansner and carried by a roll call vote of 5-2-0 (D. Matz and C. Schweitzer voted no) to approve $450K first mortgage loan with a term of 20 years at 2% interest.

Solicitor Josele Cleary asked if the motion includes preparing and advertising an ordinance to amend the Hatt ordinance. R. Good said that the motion includes everything legally necessary. The ordinance will be advertised for adoption at the October meeting. C. Schweitzer asked if there will be a written contract with the contractor with the specific cost and M. Hyrb said there will be. Funds from the Borough will be the last monies used. L. Crouse questioned if the loan will be a one-time payout or if it will be a draw. M. Hyrb said it will be a draw.

C. Schweitzer said that since the Borough gave the Library a donation of $150K, she would like the Borough to consider during the budget process for next year, that the Borough assume the remainder of the loan being paid back to the Hatt fund by the Fire Company. The amount still outstanding at this time is $94,485.

WATER & SEWER:

Potential Land Purchase – R. Good said that over the last 20 years, the Borough purchased or had donated to it, different parcels of land on the mountain to protect the wells and reservoir. He was approached recently by the property owner of several parcels of land on the mountain to discuss the possibility of selling some of his land which would further facilitate in protecting the well and reservoir. R. Good would like to turn this over to the W&S Committee to meet with the property owner to see if they can make a deal. The potential seller is willing to take payment over 10 to 15 years and is asking a reasonable price for the property. Several years ago the Borough received $85K for timbering on the mountain, which is done about every 15 years, so there are monies available.

COMMUNITY:

ABI Property Maintenance Billing – The Borough office has received complaints/concerns regarding billing that has gone out to property owners who were in violation of the property maintenance code. S. Lewis would like time for his committee to meet and discuss before bringing back to Council at the October meeting.

69, 71 & 77 W. Main Street Sidewalk Request – Due to financial hardship, the property owners are asking for 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. This is an option listed in the sidewalk ordinance. S. Lewis is requesting time to discuss this issue with the committee before bringing back to Council at the October meeting.

ROADS AND BRIDGES:

Electric Docking Stations – M. Bansner and Kevin Weaver of Slice of Sky have been having ongoing discussions on electric docking stations. Mr. Weaver explained that a grant for $30K would provide two towers, each with 3 charging cords. For the first three years there is no cost to the Borough for the plugs. He said that the charging areas are very similar to a gas pump, but with the charging stations you would swipe your phone to use them. The billing information is gathered when the phone is swiped and the contracted billing company issues a check to the Borough after a period of time. After the first three years, each plug will cost the Borough an annual fee of $250. At that time, the Borough can determine if it is making enough money to break even, and if not or if the Borough is looking to profit, it can raise the price to use the stations. D. Matz questioned what will happen if the Borough were to sell the building. Mr. Weaver said that if the building were sold within the first three years, the new owner would have to continue to run the stations or make arrangements to pay back the money to the Volkswagon fund, which is where the grant is coming from. If the Borough would decide to break the 3-year lease early, it would have to pay back the grant money. R. Good said he would like to see more documentation prior to moving forward and D. Matz agreed.

Motioned by C. Schweitzer, seconded by M. Bansner and carried by a vote of 5-2-0 (R. Good and D. Matz voted no) to move forward with the installation of two towers.

PERSONNEL: None.

RECREATION:

Pool Staff Bonuses – J. Kelly said there was an increase in revenue this year of about $12K and she is looking to give bonuses to the guards and office staff employed by the Ephrata Rec who worked at the Adamstown Community Pool this year for a job well done. She is looking to spend no more than $1,500.

Motioned by J. Kelly, seconded by D. Matz and unanimously carried to approve bonuses to the guards and office staff of the pool not to exceed a total amount of $1,500.

FIRE/SAFETY:

Proposed Shooting Range – D. Johnson said that the F&S Committee will be meeting to discuss the proposed shooting range prior to bringing it to Council for discussion at the October meeting.

MS4: None.

UNFINISHED BUSINESS:

Ordinance Amend the Code of Ordinances – An ordinance to amend the code of ordinances was prepared as a result of a Petition that was submitted to the Borough by IC Properties specifically to allow apartment buildings in the Highway Commercial District. C. Schweitzer said she has some concerns with the maximum density of 11 dwelling units per acre in addition to the maximum height allowance of 45'. R. Good agreed and said he feels it should be a maximum of 8 dwelling units per acre and a maximum height allowance of 3 stories. C. Schweitzer

said that if an apartment building were allowed by special exception, it would be heard by the Zoning Hearing Board and if it were allowed by conditional use it would be heard by Borough Council. She asked the Borough engineer to review the proposed ordinance and come back with comments. J. Cleary said that Council can take their time in moving forward to spend more time reviewing it and she will have additional information available for the October meeting.

NEW BUSINESS:

Stoudtburg Village Completion – There are currently 5 lots left and once those are sold final improvements can begin. There is $447,106 held in escrow by the Borough to complete the improvements. The only item the escrow money can be used for is to complete the improvements shown on the Stoudtburg Village plans. The HOA will discuss with J. Cleary.

Tools for Grove – G. Good who cleans the grove is requesting a leaf blower and ladder to help with her cleaning at the grove. R. Good is authorizing M. Palm to purchase both which should cost less than $500.

Blue Ridge Cable Letter – J. Cleary said that there is not much room for negotiation with the new BRC contract. She said that we may want to have them agree to pay for the cost to prepare and advertise the ordinance. She will discuss with Bob Sisko from her office and have him contact S. Toffy.

Police Services – J. Cleary said that she received a call from the Ephrata Borough solicitor Jim McManis to say that the legislature has not moved on the statue to amend the Intergovernmental Cooperation Act to do away with having to enact a new ordinance. Therefore, in order to do a new agreement, there will have to be an Intergovernmental Cooperation Act Ordinance and a document. He asked if she would prepare it, making the appropriate changes which were agreed to, and prepare the ordinance. J. Cleary has them in draft and they should be going out at the end of the week. The cost is being split with West Cocalico Township. Council can authorize advertising at the October meeting for adoption at the November meeting. The new Agreement will terminate the existing Agreement one year early and there will be a new 6-year contract beginning January 1, 2020.

New Library Director – M. Hyrb introduced everyone to Carolyn Reiste, the new library Director who took Kathy Thren's place effective July 2019.

Adjournment:

Motioned by D. Matz, seconded by A. McManimen and unanimously carried to adjourn.
The meeting ended at 8:36PM.

Attested: _____
Sam Toffy, Adamstown Borough Administrative Secretary