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, Mark Bansner, Alex McManimen, Mike Wetherhold

Visitors Present: Sgt. Shupp, Steve Roth, Helen Shaak, Carol Johnson, Donna Wetherhold, Julia Jay, Mark Schweitzer, Ralph Vedder, Bob Stork, Chuck Hess, Troy Weaver, Joseph Shirk, Shad Lewis, Christine McHenry, Pam Cruz, Greg Krick, Michele Walter Fry, Val Lacis

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

Prior to the meeting commencing, R. Good announced that there will be an Executive Session immediately following the regular meeting to discuss the possible purchase of real estate and to appoint a committee to handle negotiations.

MINUTES: Minutes from the August 2, 2016 meeting were approved with a motion from M. Bansner, seconded by D. Matz and carried by a vote of 4-0-3 (R. Good, J. Kelly and M. Wetherhold abstained due to their absence from the last meeting).

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

POLICE and/or FIRE REPORT:

The August Police Report was read by Sgt. Shupp.

The August Fire Report was read by Chief Roth.

VISITORS BUSINESS:

Julia Jay – 146 E. Main Street – Ms. Jay submitted an application to replace curb and/or sidewalk at her property. She is also requesting to remove a portion of the curb and extend the driveway entrance approximately 6' in front of her property. A copy of the Curb & Sidewalk Ordinance as well as a Street Opening Permit Application were provided to the property owner.

Motioned by C. Schweitzer, seconded by M. Bansner and unanimously carried to approve contingent upon the Zoning Officer's confirmation that there will be no issues with her request to extend the driveway entrance.

Christine McHenry – Pickleball Presentation – Ms. McHenry and Pam Cruz presented Council with information on the sport of pickleball and asked if Council would consider creating dedicated pickleball courts. This can be done by lining an existing tennis or basketball court with different colored lines and would require the purchase of mobile pickleball nets which run approximately $145 per net. Ms. McHenry will research the cost of lining the courts. R. Good turned this over to the Recreation Committee.

Charles Hess (McCarthy Engr.) – Troy Weaver Minor SWM Plan – Mr. Hess submitted a Minor SWM Plan for a proposed 4,000SF garage/accessory building at 22 Hawk Hill Road. They received a clean review letter from Hanover Engineering after making several revisions to their original submittal, and they also received a review

letter from the Borough Solicitor. They are requesting a conditional approval at this time. Council questioned Mr. Weaver and Mr. Hess regarding the plan submission and use of the garage. Mr. Weaver indicated to Council that he does not plan to use the garage for his business, it will be used to store vehicles and yard equipment. He intends to pursue his hobby of working on diesel trucks. Mr. Hess also advised that he suggested to his client that the SWM permit be pursued first followed by the building/zoning permit process. Mr. Hess further added that he feels there is no conflict with zoning regulations.

Motioned by C. Schweitzer, seconded by D. Matz and unanimously carried to grant a waiver from the requirements of Section 307.C.2.a(2) of the Storm Water Management Ordinance and, having granted such waiver, approve the Minor Storm Water Management Plan Troy Weaver – Proposed Garage prepared by McCarthy Engineering Associates, Inc. subject to all of the following conditions:

1. *Applicant shall comply with all requirements in the letter of the Borough Engineer dated August 30, 2016.*
2. *Applicant shall post financial security in a form acceptable to the Borough Solicitor.*
3. *Applicant shall obtain a permit under the Zoning Ordinance and a permit under the Uniform Construction Code prior to commencing any work, including but not limited to grading, on the property.*
4. *Any violation of these conditions is a violation of the Storm Water Management Ordinance and will be subject to the penalties and remedies of the Storm Water Management Ordinance.*

Mr. Weaver indicated that he is in agreement with the conditions in the motion.

SPECIAL TOPICS: None.

PUBLIC WORKS:

Community Pool – With the season now over, the pool is in the process of being shut down and the cover will be put on in the next week or two. R. Good thanked M. Palm for the great job his department did on the pool this season.

TREASURER:

2017 Budget – L. Crouse is working on the 2017 budget and asked everyone to get any budget items to her as soon as possible so they can be included in the draft budget.

PPL Street Lights – The Borough can switch the 12 existing PPL streetlights to LEDs at no charge for a monthly cost savings of $2.75. An Agreement and Resolution 2016-03 will be necessary to move forward.

Motioned by D. Matz, seconded by M. Bansner and unanimously carried to approve signing the PPL agreement as presented and adopting resolution 2016-03 which authorizes moving forward with converting the 12 PPL streetlights to LEDs at no charge to the Borough.

MetEd Street Lights – The Borough can switch all of the MetEd cobra head streetlights at a cost of approximately $15K with a 3-year payback. The lights can be switched out in lots of 12 to 50 lights at a time

and L. Crouse is recommending starting with the first section of lights near the park. An Agreement is necessary to move forward.

Motioned by C. Schweitzer, seconded by M. Bansner and unanimously carried to approve signing the MetEd agreement which authorizes moving forward with converting the first section of MetEd streetlights to LEDs.

Pension MMO – L. Crouse presented to Council the 2017 Minimum Municipal Obligation (MMO) for the Adamstown Borough Pension Plan.

Motioned by C. Schweitzer, seconded by D. Matz and unanimously carried to approve the 2017 Minimum Municipal Obligation (MMO) in the amount of $15,125.

FINANCE:

Finance Committee Meeting – The Finance Committee is meeting on October 4, 2016 at 5:00PM and they will have a draft budget to present at the Council meeting that evening.

WATER & SEWER: None.

COMMUNITY:

Parking on Borough-Owned Properties – The Community Committee was given the task of reviewing unauthorized parking on Borough-owned property. M. Wetherhold noted that there is only one lot in question located off of Chestnut Street but it was determined that due to lack of public parking in that area, permission was granted to allow cars to be parked on the Borough-owned lot.

Draft Sidewalk Ordinance – M. Wetherhold presented a final draft sidewalk ordinance for approval to advertise for adoption at the October Council meeting. C. Schweitzer raised concern that there are still procedural issues with the draft which should be resolved before advertising. She did note a conflict between Sections 114.1 and 116. The issue of 60 days to complete repairs (Section 116.) was also a concern and it was decided to revise that time frame to 6 months in the final draft.

Motioned by D. Matz, seconded by M. Wetherhold and carried by a vote of 6-1-0 to approve advertising the draft sidewalk ordinance (with the change noted) for adoption at the October Council meeting (C. Schweitzer voted no).

ROADS AND BRIDGES: None.

PERSONNEL: None.

RECREATION:

Abel Fence Quote – J. Kelly presented a quote from Abel Fence to replace 160LF of existing fence at the community pool with black ornamental fence to match the existing new fence and one gate at a cost of $13,500. This is a budgeted item.

Motioned by J. Kelly, seconded by M. Bansner and unanimously carried to approve the installation of a black ornamental fence and gate at a cost not to exceed $13,500.

Pool Lights – There are two options available for upgrading the lights at the pool to stadium lights. The first option would be to replace the existing halogen lights to match the existing stadium lights at a cost of approximately $10K. The other option would be to replace all of the existing steel poles with fiberglass poles and replace the halogen lights to match the existing stadium lights at a cost of approximately $45K. The Rec Committee is recommending the first option.

Motioned by C. Schweitzer, seconded by M. Bansner and unanimously carried to approve option one, replacing the existing halogen lights to match the existing stadium lights at a cost of approximately $10K.

LDQ4ACAUSE – J. Kelly is requesting the donation of one 2017 family membership pass to the community pool for a raffle at a silent auction to raise money for a local family. The organization is trying to raise money for the wife and mother of three who is suffering from cancer.

Motioned by D. Matz, seconded by M. Bansner and carried by a vote of 6-0-1 to approve the donation of one 2017 family membership pass for a fundraising raffle sponsored by LDQ4ACAUSE (J. Kelly abstained due to her involvement in the fundraising campaign).

FIRE/SAFETY: None.

MS4:

The MS4 Committee had the task of choosing an engineering firm to aid the Borough in staying on track with the MS4 program. They met with three firms (Hanover, Rettew and Element Environmental) who all recommended the Borough attempt to obtain a permit waiver for the next permit round. After hearing what they have to offer, it was determined that Rettew had the most experience and therefore the Committee is recommending moving forward with Rettew Engineering at a proposed cost of $11,725.80 which includes the submission of the 2015 annual report and 2018 permit waiver submission (mapping/testing/justification).

Motioned by D. Matz, seconded by C. Schweitzer and unanimously carried to move forward with Rettew Engineering MS4 proposal dated August 22, 2016, at a cost of $11,725.80.

Motioned by M. Bansner, seconded by D. Matz and unanimously carried to send a letter to Hanover Engineering requesting that they provide to the Borough any and all data files in digital format of mapping associated with the Borough's MS4 program and stormwater system.

UNFINISHED BUSINESS: None.

NEW BUSINESS:

2016/2017 LCPC Memorandum of Understanding – A Memorandum of Understanding between the Lancaster County Planning Commission and the Borough outlining both parties' responsibilities was presented to Council.

Motioned by C. Schweitzer, seconded by M. Bansner and unanimously carried to approve the 2016/2017 Memorandum of Understanding.

Temporary Signs – The issue of temporary sale signs at Willow Creek Discount Grocery was discussed. The Zoning Ordinance allows for one off-premise sign per business on each side of PA Route 272, so any more than that is a violation of the ordinance. Council recommended that S. Toffy discuss with the Zoning Officer and have him address the business owner.

Recommendations to the Zoning Ordinance – The Planning Commission was given the task of going through the Zoning Ordinance and recommending changes to any sections with multiple interpretations. Several sections were discussed including those involving fences, signs and dumpsters. R. Good stated that we should eliminate the requirement for a zoning permit wherever possible. He asked Council to get their questions/concerns together for the October meeting to be forwarded to the Planning Commission for further discussion.

Trail in the Woods – The Planning Commission was given the task of looking at the possibility of creating a public walking trail in the woods along the mountain. M. Schweitzer walked the area and has several concerns, one being that a portion of the land is private property. The other issue is that the only way to gain access to the trail is by walking through the Borough reservoir property. M. Palm said this may create issues with DEP if the public is allowed access to this area so he will contact them to see if the Borough would need to take additional measures to protect the area.

133 W. Main Street – The Library received a letter from the Fire Company asking if they could potentially lease two parking spaces at the future proposed Library location at 114 W. Main Street to meet their needs for a proposed rental unit at 133 W. Main Street. The Library Board will discuss this at their September 14th Board meeting. Council expressed general concern with the amount of variances that will be needed to turn this property into multiple rental units. M. Wetherhold will recommend to the Library Board that they hold off from honoring the Fire Company's request.

Online Agenda/Paperless Packets – C. Schweitzer addressed Council on paperless packets and explained how online agendas work. She will provide a short presentation at the October meeting to demonstrate how the online agenda process works. We already have the software and there is no additional cost other than the cost in potentially providing Ipads/tablets for Council members.

12th Annual Lancaster Road Runners Club 12K Race – The Lancaster Road Runners Club will be hosting its 12th annual 12K race which will be held Saturday, October 22, 2015 beginning at 10:00AM at the towers by the Wonderful Good Market. *This race was listed on the agenda as the Stoudt's race in error.

Motioned by D. Matz, seconded by M. Wetherhold and unanimously carried to approve the use of the Borough's roadways for the 12th Annual Lancaster Road Runners Club 12K Race contingent upon receiving a Certificate of Insurance prior to the race.

EXECUTIVE SESSION: Council went into executive session at 8:58PM to discuss the possible purchase of real estate and to appoint a committee to handle negotiations.

The regular meeting resumed at 9:10PM.

A Land Research Committee was created for the purpose of negotiations for the possible purchase of real estate. The Committee will consist of D. Matz (Chairperson), A. McManimen, D. Johnson and M. Palm.

Adjournment:

Motioned by D. Matz, seconded by M. Wetherhold and unanimously carried to adjourn.
The meeting ended at 9:12PM.

Attested: _____
Sam Toffy, Adamstown Borough Administrative Secretary