

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, Zach Hoffman, deLyn Alumbaugh, Paul Marx

Visitors present: Dan Weider, Sgt. Michelle Cook, Wendy Kerschner, Heather Marx, Donna Zaun, Helen Shaak, Becky Goodman, Kelly Ryan, Jordan Wissinger, Brenda Bixler, Cindy Hoffner, Russell Renninger, Ken Goodman, Pat Reese, Carol Wakefield, Ralph Vedder, O'Brien Byrnes, Jim Bretz, Elizabeth Kauffman, Matt Hollinger, Paul Trzos

Others present: John Schmidt, Mike Palm, Julie Scherer, Sam Toffy

MINUTES: Minutes from the January 5, 2026 meeting were approved with a motion from D. Matz, seconded by A. McManimen and unanimously carried with changes as noted.

BILL LIST: Motioned by P. Marx, seconded by D. Matz and unanimously carried to approve all bills and receipts presented. M. Palm explained that the C.S. Davidson, Inc. bill is for a program used to map out the borough's infrastructure.

POLICE REPORT:

The January Police Report was read by Sgt. Cook.

FIRE REPORT:

The January Fire Report was read by Deputy Chief Wieder.

VISITORS BUSINESS:

Borough resident Elizabeth Kauffman told Council that UGI utilities gas division made a request to the PA Utilities Commission to raise distribution prices for gas. This increase would affect many borough residents, and it comes after a rate increase that was implemented in October of 2025. She submitted a letter to the PA Utilities Commission asking them to consider affordability, and she is asking others to do the same.

SPECIAL TOPICS: None.

PUBLIC WORKS:

M. Palm is asking Council to approve the purchase of 2 doors, 4 windows and hardware for the Community Days cabin in the grove at a cost of \$2,783.

Motioned by d. Alumbaugh, seconded by J. Johnson-Null and unanimously carried to approve this purchase in the amount of \$2,783.

The roof at Well 3 needs to be replaced. This item has been budgeted for.

M. Palm gave an update on the drought situation, and said that based on our drought contingency plan, Well 4 is now in a Stage 2 drought emergency. This requires the borough to alert DEP and notify residents to conserve water.

M. Palm said we applied for a consumptive use grant through the SRBC. We currently have 840 water meters that are read on a quarterly basis, 200 of which have been replaced in the last two years. A request for 640 meters and radios was made in the grant, 2 new meters in the wellhouses to replace the production meters, new transducers which measure water levels and 32 leak detection pods to be put in the system to actively monitor for leaks. We are asking for \$353K and we should find out the status in April, and monies will be awarded in July. It is a 20% matching grant, but the borough increased its amount by \$50K for a more favorable outcome.

The borough applied for grants for several projects which were put on hold until the grants were awarded. The pump station at the pool parking lot is over 30 years old and in need of repair. It will be removed, and a gravity fed line will be installed. There is also a sewer interceptor line that runs through the wetlands that needs to be relined, and a streambank that needs to be restored to its original location. In addition, there is a stormwater line at Adamstown Road & W. Main Street that needs to be replaced. All 3 projects will be fully funded by the borough if work proceeds.

The borough will be working with the LCCD for a low volume road grant for work on Second Avenue. Much of this work will be done in-house.

Well 4, drilled 400' deep in the late 1970's, will need to be redrilled to a depth of approximately 300'. The well pump is currently only sitting about 170' below grade and there is no way to rehab the well. M. Palm is working with HRG on this project.

M. Palm asked Council to provide him a final decision on signs for the recreation courts so he could get quotes for the March meeting.

COMMITTEE REPORTS:

Community/Recreation - J. Johnson-Null

- After Hours Conference Room Policy - This will be reviewed and a policy discussed at the March meeting.

Finance/IT - Paul Marx

- Payroll - R. Good said that for 2026 we will be using an outside company to do payroll. The cost will not increase significantly.

Fire/Safety - John Schmidt

- Mayor Schmidt said he reached out to our 3 EMS companies and found that we had a total of 54 ambulance calls in the borough in 2025. This was later corrected to: Reamstown EMS - 42 calls, Fivepointville EMS - 17 calls and Reinholds EMS - 53 calls, for a total of 112 calls in 2025.

Human Resources - deLyn Alumbaugh

- The borough is currently advertising for a Public Works employee.

Motioned by d. Alumbaugh, seconded by A. McManimen and unanimously carried to authorize HR to send an offer letter for the PW position to bring before Council at the March meeting.

- d. Alumbaugh said he will be interviewing all existing staff members one-on-one in the library beginning next week.

Pool - Zach Hoffman

- There are several projects coming in the next couple of years for the baby pool, so potential grant opportunities will be looked at. A Feasibility Study is required by DCNR so quotes will be reviewed as they come in which will be discussed at the March meeting.

Public Works/Infrastructure - Dave Matz

- 11 N. Village Circle Waiver Request - A new meter will be installed, after which time a 24-hour read will be done on the meter to see if there are any leaks causing the bill to be so high. This item is being tabled until the March meeting.

Strategic Long-Term Planning - Alex McManimen

- A. McManimen is working on setting up a town hall meeting for early April to review water, sewer and conservation.

UNFINISHED BUSINESS :

Ordinance #428 - An ordinance establishing guidelines for short-term rentals was presented for adoption. Mayor Schmidt has a concern for property owners who live in their homes, saying it offers no protection for the emotional and financial investment made in their homes. He went on to read an article regarding the issues with allowing short-term rentals in communities. He is requesting the vote be delayed allowing time to come up with options. d. Alumbaugh agreed with Mayor Schmidt. Both A. McManimen and Z. Hoffman stated that this ordinance and the need to obtain a Special Exception from the ZHB will aid in preventing these issues and recommended adopting the ordinance, so we have something in place then consider revising it at a later date.

Motioned by Z. Hoffman, seconded by P. Marx and carried by a vote of 6-1-0 to adopt Ordinance #428 as presented (d. Alumbaugh opposed). Mayor Schmidt vetoed the motion, so a meeting will take place within the next 10 days to further discuss.

Ordinance #429 - An ordinance establishing guidelines for noise was presented for adoption. A property owner questioned whether the police must hear the noise and Sgt. Cook said that it is not necessary as long as they are willing to testify in court. She also recommended taking a short video to show the police.

Motioned by d. Alumbaugh, seconded by Z. Hoffman and unanimously carried to adopt Ordinance #429 as presented.

NEW BUSINESS :

Arborist Enterprises - A quote in the amount of \$1,180.64 was presented to treat the new trees in 2026 that were recently planted.

Motioned by D. Matz, seconded by A. McManimen and unanimously carried to approve the quote as presented.

Resolution 2026-03 - Fees were recently updated and this resolution was presented to reestablish those fees.

Motioned by d. Alumbaugh, seconded by P. Marx and unanimously carried to adopt Resolution 2026-03 as presented.

Fee Schedule - The revised Fee Schedule was presented for adoption.

Motioned by d. Alumbaugh, seconded by D. Matz and unanimously carried to adopt the revised Fee Schedule as presented.

EXECUTIVE SESSION: Council went into executive session at 8:07PM to discuss land acquisition.

The regular meeting resumed at 8:18PM.

Discussion on short-term rentals continued. A. McManimen stated that the HOA should be more in control of what is permitted regarding short-term rentals, but both Mayor Schmidt and d. Alumbaugh said that is not feasible, but that placing a boundary restriction could possibly limit the amount allowed within a certain area. Z. Hoffman is concerned that by limiting the proximity or location, it could present a lawsuit and stressed again that the process of obtaining a license to run a short-term rental is not easy, and it offers the most protection to the borough. After a lengthy discussion, Mayor Schmidt agreed to sign Ordinance #428 governing short-term rentals.

Adjournment:

Motioned by D. Matz, seconded by P. Marx and unanimously carried to adjourn.
The meeting ended at 8:40PM.

Attested: _____
Sam Toffy, Adamstown Borough Administrative Secretary