

**BOROUGH OF EPHRATA  
COUNCIL MEETING AGENDA  
JANUARY 9, 2017**

**INVOCATION** Reverend Deryl Hurst, DOVE Westgate Church

**PLEDGE OF ALLEGIANCE**

**ATTENDANCE/ROLL CALL**

**APPROVAL OF MINUTES**

Borough Council Work Session Minutes – December 6, 2016  
Borough Council Regular Meeting Minutes – December 12, 2016

**SPECIAL ACTION OF COUNCIL**

Public Safety Committee Recommendations

Police Officers' Oath of Office

**COUNCIL RECESS FOR MEET AND GREET**

**COUNCIL MEETING RECONVENES**

**OPPORTUNITY FOR CITIZENS TO BE HEARD**

**ACCEPTANCE OF REPORTS**

Development Activities Committee  
Public Safety Committee  
Highway Committee

December General Ledger Report  
Lincoln Fire Company December 2016 Report  
Pioneer Fire Company December 2016 Report  
Ephrata Community Ambulance Association December 2016  
Emergency Management Coordinator December 2016 Report  
Police Civil Service Commission Minutes

**NEW BUSINESS ITEMS**

**Consent Agenda (includes the following approvals)**

1. That Borough Council approve the final land development plan for Hocking Apartments, dated November 22, 2016, containing 12 sheets prepared by Harbor Engineering, Inc., Manheim, PA, subject to the following:
  - A. The applicant must address the comments from the December 13, 2016 memorandum of Nancy Harris, Planning and Engineering Manager.
  - B. The applicant must address the comments contained in the HRG letter dated December 9, 2016. (Development Activities Committee)

2. That Borough Council authorize the Council President and Secretary to execute a Subdivision and Land Development Agreement for the Hocking Apartments land development plan with the developer, Julie A. Hocking, in the amount of \$263,459.90 subject to it being in a form acceptable to the borough solicitor. (Development Activities Committee)
3. That Borough Council authorize the Council President and Secretary to execute an Operation and Maintenance Agreement for the Hocking Apartments land development plan with the developer, Julie A. Hocking, subject to it being in a form acceptable to the borough solicitor. (Development Activities Committee)

### **Standing Committee Recommendations**

Budget and Finance Committee  
Development Activities Committee  
Highway Committee

### **Approval of Checks 28670 through 28984 and the ACH Register dated December 29, 2016**

### **OPPORTUNITY FOR CITIZENS TO BE HEARD**

### **DISCUSSION/ANNOUNCEMENTS**

### **ADJOURNMENT**

### **DEVELOPMENT ACTIVITIES COMMITTEE REPORT– 1/9/2017**

The Development Activities Committee met on January 3, 2017 and discussed the following:

1. The Committee reviewed a sketch plan for Ephrata Re-Uzit Stores, Inc. located at 1054 South State Street. The plan is proposing to demolish all the existing structures, combine the lots and construct one new 36,000 square foot structure and accessory parking lot that would consolidate the furniture sales and the sales from their downtown location. The Committee will recommend that Borough Council authorize the staff to issue Planning Commission review comments to the applicant at their January meeting.
2. The Committee reviewed the final land development plan for the Hocking Apartments located along Tom Avenue. The plan is proposing to construct two multi-family buildings with 10 units in each building and two accessory parking lots. There will be stormwater improvements on a neighboring developed property owned by the applicant. The Committee will recommend that Borough Council approve the plan as a final land development plan subject to inclusion of staff comments dated December 13, 2016 and HRG comments dated December 9, 2016. This item will appear on the January Consent Agenda.
3. The Committee reviewed a Subdivision and Land Development Agreement for the Hocking Apartments. The amount of the agreement is \$263,459.90. The Committee will recommend that Borough Council authorize the Council President and Secretary to execute the Subdivision and Land Development Agreement with the developer, Julie A. Hocking, subject to it being in a form acceptable to the borough solicitor. This will appear on the January Consent Agenda.
4. The Committee reviewed a stormwater Operation and Maintenance Agreement for the proposed stormwater improvements associated with the land development plan for the Hocking Apartments. The Committee will recommend that Borough Council authorize the

Council President and Secretary to execute an Operation and Maintenance Agreement with the developer, Julie A. Hocking, subject to it being in a form acceptable to the borough solicitor. This will appear on the January Consent Agenda.

5. Visitor Dale Hertzog asked if there have been any changes to the west end of Third Street – specifically the hospital access. The staff reported that WECH has submitted a request to continue to use the stub of Third Street for vehicular access. The request will be placed on the January 23, 2017 Highway Committee agenda. No further action is required.
6. There were two decisions from the December Zoning Hearing Board meeting. Dale High was granted a special exception to enclose a porch at 154 East Main Street and WellSpan Ephrata Community Hospital was granted a use variance for a parking lot at 166 Martin Avenue.

### **PUBLIC SAFETY COMMITTEE REPORT – 19/2017**

The Public Safety Committee met on December 19, 2016 at 6:30 PM and discussed the following:

1. School Resource Officer Contract – Lt. Shumaker presented the proposed “*Agreement to Provide and Fund Law Enforcement Resources within the Ephrata Area School District through a School Resource Officer (SRO)*”. This agreement is for 2017 through 2019. The agreement is unchanged from prior years except for costs, which have been revised and are attached. The borough solicitor has approved the agreement, along with the Ephrata Area School District and all three (3) municipal partners. – Unanimously approved by Committee.
2. Vehicle Replacement – Lt. Shumaker proposed the purchase of one (1) 2017 Ford Interceptor SUV for the fleet through the COSTARS cooperative purchasing program from Whitmoyer Ford. The amount is not to exceed \$39,739.48. This is a replacement vehicle for the one that was taken out of service on November 14, 2016. – Unanimously approved by Committee.
3. Leasing Agreement – Lt. Shumaker presented the option of a three-year leasing agreement with Santander in the amount of \$39,739.48 plus leasing costs for the purchase of one (1) 2017 Ford Interceptor SUV. The lease shall be in a form acceptable to the Borough Solicitor. – Unanimously approved by Committee.
4. Comp-stat (Nov 2016) – Chief Harvey presented November’s Compstat report – Received For Informational Purposes Only
5. EMC Report (Nov 2016) – Chief Harvey presented November’s emergency management report – Received For Informational Purposes Only

**Executive Session** -Police Officer Hiring - Personnel matter of hiring of two (2) officers and a Police Officer discipline issue.

There being no other business set before it, the meeting adjourned at approximately 7:00 PM.

The next regularly scheduled PSC meeting will be January 16, 2017 at 6:30 PM.

### **HIGHWAY COMMITTEE REPORT – 1/9/2017**

The Highway Committee met on Tuesday, January 3, 2017 and discussed the following:

1. The Committee reviewed the results of Bid #17-1 to provide and deliver one 2003 or newer Case 521 D Front End Loader with 5,000 hours or less and will recommend that Borough Council award the bid to: Jerre Martin Repair, Sales, Service & Rentals from Ephrata, PA for a 2005 Volvo L60E Front End Loader with 4,050 hours in the total bid amount of \$60,000 at their January 9, 2017 meeting. The Committee was advised that the equipment offered for sale was examined by Public Works Superintendent Paul Swangren and Borough Mechanic Steve Hull and is in good condition and declared an approved equal of the specified equipment requirements as allowed in the bid documents. The budget amount for this purchase is \$60,000.
2. The Committee reviewed the results of Bid #17-2 to provide and deliver one 2006 or newer Case 21 E Front End Loader with 3,000 hours or less and will recommend that Borough Council award the bid to: Jerre Martin Repair, Sales, Service & Rentals from Ephrata, PA for a 2006 Case 21 E Front End Loader with 2,704 hours in the total bid amount of \$37,500 at their January 9, 2017 meeting. The Committee was advised that the equipment offered for sale was examined by Public Works Superintendent Paul Swangren and Borough Mechanic Steve Hull and is in good condition and that the vendor will also provide and install new tires and a new seat prior to delivery. The budget amount for this purchase is \$40,000.

### **BUDGET AND FINANCE COMMITTEE RECOMMENDATION – 1/9/2017**

The Budget and Finance Committee recommends the following:

1. That Borough Council conditionally approve the collective bargaining agreement between the Borough of Ephrata and Local 1600 International Brotherhood of Electrical Workers, AFL-CIO subject to the ratification of the tentative agreement by the IBEW membership for the period January 1, 2017 through December 31, 2021.

### **DEVELOPMENT ACTIVITIES COMMITTEE RECOMMENDATIONS – 1/9/2017**

The Development Activities Committee recommends the following:

1. That Borough Council authorize the staff to issue Planning Commission review comments for the Ephrata Re-Uzit Stores, Inc. Sketch Plan. The comments include:
  - A. The applicant should address the comments from the December 13, 2016 memorandum of Nancy Harris, Planning and Engineering Manager.
  - B. The applicant should address the comments contained in the HRG review letter dated December 2, 2016.
  - C. The applicant will need to prepare and submit a traffic study based on the requirements contained in Chapter 281, Subdivision and Land Development with the next submission.

### **PUBLIC SAFETY COMMITTEE RECOMMENDATIONS – 1/9/2017**

The Public Safety Committee recommends the following:

1. That Borough Council ratifies the Agreement to Provide and Fund Law Enforcement Resources within the Ephrata Area School District through a School Resource Officer (SRO) for 2017 through 2019.

2. That Borough Council authorize the purchase of one (1) 2017 Ford Interceptor SUV for the fleet through the COSTARS cooperative purchasing program from Whitmoyer Ford in an amount not to exceed \$39,739.48.
3. That Borough Council authorizes a three year leasing agreement with Santander in the amount of \$39,739.48 plus leasing costs for the purchase of one (1) 2017 Ford Interceptor SUV. The lease shall be in a form acceptable to the Borough Solicitor.
4. That Borough Council approves the hiring of Marcos Rodriguez-Muriel for the position of Police Officer effective January 16, 2017. This will be a conditional offer of employment pending Marcos Rodriguez-Muriel's successful passing of a physical and psychological examination and drug screening. Marcos Rodriguez-Muriel will be subject to a one year probationary period beginning January 16, 2017 and ending January 16, 2018.
5. That Borough Council approves the hiring of Cody Newswanger for the position of Police Officer effective January 16, 2017. This will be a conditional offer of employment pending Cody Newswanger's successful passing of a physical and psychological examination and drug screening. Cody Newswanger will be subject to a one year probationary period beginning January 16, 2017 and ending January 16, 2018.

#### **HIGHWAY COMMITTEE RECOMMENDATIONS – 1/9/2017**

The Highway Committee recommends the following:

1. That Borough Council approve the purchase of a 2005 Volvo L60E Front End Loader with 4,050 hours from Jerre Martin Repair, Sales, Service & Rentals from Ephrata, PA for \$60,000 via Bid #17-1.
2. That Borough Council approve the purchase of a 2006 Case 21 E Front End Loader with 2,704 hours from Jerre Martin Repair, Sales, Service & Rentals from Ephrata, PA for \$37,500 via Bid #17-2.