

## DEVELOPMENT ACTIVITIES COMMITTEE REPORT – MARCH 9, 2020

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**Members:** Zimmerman, Chairperson, Barr, Reinhold, Weiler (Alternate)

**Attendees:** Barr, Reinhold, Zimmerman, Weiler, Martin, Rowe, Mowen, Moore, Harris, Visitors (4)

The Development Activities Committee met on February 24, 2020 and discussed the following:

### **Action Items:**

1. Last month Council approved waiving building permit fees for the Rec Center whirlpool room repairs. Since that approval a roof leak developed in the whirlpool room. The estimate to repair the roof is \$11,700. Jim Summers is recommending demolishing the room since the cost of the repairs to the walls and the roof exceed the cost of demolition. The room is just used for storage and those items can be stored elsewhere. The Committee is recommending that Borough Council approve the demolition of the whirlpool room at their March meeting.
2. The Borough was approached by the Lancaster County Redevelopment Authority (LCRA) in February with a grant opportunity through the Pennsylvania Historical Museum Commission (PHMC). It is a \$25,000 planning grant with a dollar for dollar match available to historic buildings within a historic district. It was suggested that the Wenger Feed Mill would be a good fit to use the \$50,000. Some possible planning tools would be an in-depth structural evaluation, architectural planning, ways to integrate the building with the trail, etc. LCRA used this grant in Marietta with great success and would like the opportunity to use the grant in Ephrata. They will apply for and manage the grant. LCRA has approached two other organizations to contribute to the \$25,000 matching funds. The hope is to have a three-way split of \$8,333, but it is possible one organization would only contribute \$5,000 which would require a commitment of \$10,000 for the other two organizations of which the Borough is one. This was not budgeted because the opportunity just presented itself. The Committee will recommend that Borough Council authorize an expenditure from the Capital Reserve Fund of up to \$10,000 matching grant funds for the PHMC grant from the Capital Project fund at their March meeting.
3. The Economic Development Company of Lancaster County (EDC) approached the Borough to partner with them and Millersville University to do a mapping project of parcels within the Central Business District (CBD). Millersville University has developed a GIS program to catalog properties with a wide variety of useful information which will be gathered by Millersville University interns. The data can be used as an economic development tool and can also be used by Codes staff for building code related issues. Lancaster City Alliance has mapped a neighborhood and found it successful. The Borough would be the first Borough in the county to do this and EDC hopes this will be a pilot program for other Borough's. The cost of the project would be \$4,100 which includes the salary for the interns to collect the data and \$500 for the professors to review the interns' information. Based on industry standards this is a very inexpensive for this amount of data collection. There would be an annual fee of less than \$100 for Millersville to maintain the information. This was not budgeted for since we just became aware of the opportunity. It is hoped that Mainspring will maintain the data in the future when changes occur. The Committee will recommend that

Borough Council authorize an expenditure from the Capital Reserve Fund of up to \$4,100 for the Millersville mapping project from the Capital Project fund at their March meeting.

4. Harris presented a request for a waiver of section 275-301.H.3 of the Code of the Borough of Ephrata for the Borough's Peaking Generator project. This section is found in the Stormwater Management Ordinance and requires that any area initially designed to be in stone must be considered impervious. 6,325 square feet of 2 inch round river rock is proposed to be placed for maintenance purposes within the fence and around the generators, The rock will keep the grass from growing, but will also allow the water to drain through it since it is round and won't compact. The rock will perform as a pervious surface by allowing the rain and runoff to drain through it. The Committee will recommend that Borough Council grant a waiver of section 275-301.H.3 of the Code of the Borough of Ephrata for the Borough's Peaking Generator project at the March meeting.

**Discussion Items:**

1. The Committee reviewed the fourth quarter budget report for activities under their purview. There were no concerns regarding the budget report.
2. The staff updated the Committee on the section of the trail between Pine Street and the Borough line. There are some discrepancies in the deeds and easements near the Public Works facility and additional deed research needs to be done. Hanover Engineering is doing the trail design and is estimating this additional work will cost approximately \$6,300 and this will be paid from the funds for this Capital project.
3. The staff reported that a survey has been ordered for the section of the Haller property where a dog park is proposed. After that is complete, the site design can begin. The Borough can provide the dog park "infrastructure"; the parking lot, fencing, stormwater, water supply, etc. Volunteers can work on the amenities. There was discussion regarding the turf in the dog park. Most think we should try grass. It was decided that during the planning phase, the dog park will be kept as an agenda item for Development Activities and after the design is completed it will be turned back to Community Services.
4. Harris followed up with American Rivers to see what the upstream impact would be to water levels if the Haller Dam would be removed and they said we would need to hire a hydrologist to determine that. The committee voted to remove this as an agenda item. No further action is required.
5. There were no decisions from the February Zoning Hearing Board meeting.
6. There is one new application for the March Zoning Hearing Board meeting. The committee does not feel it's necessary to send the solicitor to the hearing.