

“Amended”
EPHRATA BOROUGH COUNCIL
WORK SESSION MINUTES
JANUARY 3, 2017

The Ephrata Borough Council Work Session was called to order by Vice President Thomas Reinhold at 7:10 PM on January 3, 2017 in the Council Chambers of the Borough Office, 124 South State Street. President Susan Rowe was absent.

The meeting began with a moment of silence followed by the Pledge of Allegiance.

In attendance in addition to the Vice President were President Pro Tem Melvin Weiler, Council Members Timothy Barr, Linda Martin, Ricky Ressler, Victor Richard, Greg Zimmerman, and Mayor Ralph Mowen.

Also in attendance were Treasurer Christine Moore, Police Chief William Harvey, and Borough Solicitor James R. McManus, III, Esq. Borough Manager D. Robert Thompson was absent.

Attending for the press was Gary Klinger of The Ephrata Review. The following visitors were present:

Todd Shoaf, Pioneer Management, LLC
Leon Martin, ACI Construction
Julie Hocking, 615 East Main Street, Ephrata
Scott Cover, 300 West Chestnut Street, Ephrata
Roxanne Gehman, 1191 Marilyn Avenue, Ephrata
Mark Zimmerman, 1530 Clay Road, Lititz
Dave Worth, Ephrata Re-Uzit

Opportunity for Citizens to be Heard

There were no comments or remarks from attendees.

Discussion of Committee Actions

Budget and Finance Committee

Mr. Richard said the Budget and Finance Committee will have one item tonight to come forward for recommendation later. Mr. Richard said this is from the Finance Department. We had conversation with the School District as far as not charging us tax on borough owned properties. The agreement in the packet was done by the School District. The School District would like to have this approved by the County. Mr. Richard said he will come forth later with a recommendation to approve this since we need to have it to them by Thursday so it can be approved by the County next week.

Development Activities Committee

Mrs. Martin said the Committee had their meeting prior to the Work Session today; the Committee discussed the Ephrata Re-Uzit Stores sketch plan. Mrs. Harris was in attendance and said it looks good. There were some comments that are in the packet. Mrs. Martin said all the Committee is bringing forth next week is the recommendation to release the comments for the sketch plans. Mrs. Martin said there were quite a few comments, but they are going to be addressed, and Mrs. Martin thinks Re-Uzit has already modified some of their plans.

Mr. Weiler said the gentlemen are here in attendance and have the sketch plans. Mr. Weiler said the area in question is between South State Street, Pointview Avenue, and Linden Avenue on the south side of town. Mr. Weiler said right now there are other buildings there. The Re-Uzit store already has a store near the Meineke. Meineke is staying there until August of 2018. Mrs. Martin said then they will condense everything in one building and the store downtown will move out of downtown and will move into the new building. Mrs. Martin said the building downtown will then probably be up for sale at that point. Mrs. Martin said Meineke will be gone then and they will raise that building as well. Mr. Weiler said the building will be nearer to Linden Avenue; the parking will be between the new building and Parkview Heights.

The site developer of the Re-Uzit property explained some specifics of the project and access points.

Mrs. Martin said they also discussed the Hocking Apartments final plan. The Committee talked to Mrs. Harris about it, and staff members think they have addressed all the comments made previously. Mrs. Harris has no issues with anything. The Committee will be recommending approval of the final plan for the Hocking Apartments.

Mr. Richard asked Ms. Hocking how high is the wall. Ms. Hocking said twelve feet high and less. Mrs. Martin said twelve feet at the highest point and then lower on the sides.

Mrs. Martin said the Committee when they met this evening talked about the Subdivision and Land Development Agreement. Upon approval of the agreement in a form acceptable by the solicitor the Committee will recommend approval of the agreement. The Committee will also be recommending next week approval of the Hocking Apartments Operation and Maintenance Stormwater Agreement in a form acceptable to the solicitor.

Public Safety Committee

Mr. Weiler said the Committee has five items bringing and recommending to Borough Council.

Mr. Weiler said the first item is that Council ratify an agreement to provide and fund law enforcement resources within the Ephrata Area School District through a School Resource Officer. This will be years 2017-2019.

The Public Safety Committee will also recommend the purchase of one 2017 Ford Interceptor SUV for the fleet through the Costars Cooperative from Whitmoyer Ford not to exceed \$39,739.48.

Mr. Weiler said the Committee also discussed and will recommend that Borough Council authorize a three year lease agreement with Santander in the amount of \$39,739.48 plus the leasing cost for the purchase of that 2017 Ford Interceptor SUV. The lease will be in a form acceptable to the Borough solicitor.

Mr. Weiler said the Committee discussed and will recommend that Borough Council approve the hiring Marcos Rodriguez-Muriel for the position of Police Officer effective January 16, 2017. A conditional offer pending Marcos' successful passing of a physical and psychological examination and drug screening and will be subject to a one year probationary period beginning January 16, 2017 and ending January 16, 2018.

Mr. Weiler said the Committee also discussed and will recommend that Borough Council approve the hiring of Cody Newswanger for the position of Police Officer also 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 of one year beginning January 16, 2017.

Mayor Mowen thought these hirings should have been listed as recommendations. Chief Harvey said they will be here on the 9th so we can have a meet and greet.

Highway Committee

Mr. Ressler said the Highway Committee had an abbreviated meeting tonight. The Committee will be bringing forward two recommendations for the voting session to replace Case front-end loaders that have basically reached the end of their lives last year. Last month the Committee had a meeting approving soliciting bids on replacing this used equipment.

The Committee has two bids they are going to be recommending for approval. The first one is Bid #17-1 for a 2003 or Newer, which is actually going to be a 2005 Volvo L60E with 4,050 hours on it. It will have a bid price of \$60,000. The second item is Bid #17-2, which is for a 2006 Case 21E with 2,704 hours on it. That has a quoted price of \$37,500. Mr. Ressler said the items in total come under our budgeted amount by a slight amount.

The pieces of equipment that we currently have would cost too much to repair - much more than they are worth. The usage that we have did not make it that official to have new equipment. It's more cost effective to have used.

Opportunity for Citizens to be Heard

There were no comments from attendees.

Recommendations

Budget and Finance Committee

It was moved by Mr. Richard, seconded by Mr. Weiler that Borough Council authorize the Council President and Secretary to execute the agreement between the Borough of Ephrata and Ephrata Area School District regarding tax exempt status with the Lancaster County Board of Assessment Appeals.

Mr. Richard said Mrs. Moore brought this to the Committee just last week. Mr. Richard said the last few years we had this approved just by the School District. Going forward the District wants us to have this reviewed by the County. Mr. Richard said this is a total of nine borough owned properties that are non-income producing that we are for a tax exemption on. We are asking to add the old State Police building. That was not tax exempt before, because it was income-producing, but it is no longer. We are asking that to be the ninth property to the other eight we already have. Mr. Richard said this agreement is between the Borough and the School District going to the County asking for exemption of the property tax on these properties.

Mrs. Moore said staff will be meeting with the Assessment Board next Wednesday.

Mr. Reinhold asked what the tax is on the State Police Barracks. Mrs. Moore said \$37,000.

Mrs. Martin asked if the School District can say they don't want them tax exempt. Mrs. Moore said it's not up to the school. Mrs. Moore said in the past we just contacted the school, and they granted the exoneration for the year, but this year they said they would no longer exonerate and we have to go to the County to get the exemption and they will abide by whatever the County says.

Mrs. Moore said once we get the exemption we don't have to worry about this.

The motion was unanimously passed by Borough Council.

Discussion/Announcements

Mr. Richard said he was sad to hear that the Re-Uzit Store is going to relocate out to the property near the Jemson Cabinetry. Mr. Richard said one he did hear the gentleman say is that they do have some people interested in buying the property. They have been a good neighbor, and the only business in this town that have given us payment in lieu of taxes two years in a row which is actually more than they would have paid for taxes.

Mr. Richard said he thinks the gentleman said they won't be leaving for another year. Mrs. Martin said August of 18. Mr. Weiler said Meineke has use of the garage until then, which is looking like 2018 2019.

Mrs. Martin said she it will be nice and thinks it will look nice; the aesthetic values that will be added.

Mayor Mowen addressed the Chief's Comp-Stat report for the year. You will be receiving it. Mayor Mowen said it's a very good report; we came in in very good condition. In addition to that the Police Department came in around \$200,000 under budget for the year.

Mayor Mowen said to the guests in attendance this is a very short meeting, because as mentioned not all the Committees met in December. Usually these meetings go on past 8:00-8:30. Thank you for being here.

Chief Harvey said the report is in the dropbox, February Public Safety Committee Meeting.

Mr. Reinhold said there will be an executive session immediately following to discuss collective bargaining.

ADJOURNMENT

It was moved by Mr. Barr, seconded by Mr. Zimmerman to adjourn. The meeting was adjourned at 7:35 PM.

Respectfully submitted,

D. Robert Thompson, Secretary