

*****REVISED*****

DEVELOPMENT ACTIVITIES COMMITTEE REPORT – FEBRUARY 8, 2021

Members: Zimmerman, Chairman; Reinhold, Vice Chairman; Barr, Member; Weiler, Alternate; Harris, Staff

Attendees: Zimmerman, Chairman; Reinhold, Vice Chairman; Weiler, Alternate; Harris, Staff; Martin; Rowe; Thompson, Staff

The Development Activities Committee met on January 25, 2021, and discussed the following:

Action Items:

1. The committee reviewed a Subdivision and Land Development Agreement for the Ephrata High School Additions and Tennis Courts land development plan. The amount of the agreement is \$273,139.35. The Committee will recommend that Borough Council authorize the President of Borough Council and Borough Secretary to execute the Subdivision and Land Development Agreement with the developer, Ephrata Area School District, subject to it being in a form acceptable to the solicitor at the February Borough Council meeting. This will appear on the Consent Agenda.
2. The Committee reviewed a Stormwater Operation and Maintenance Agreement for the proposed stormwater improvements associated with the land development plan for the Ephrata High School Additions and Tennis Courts. The Committee will recommend that Borough Council authorize the President of Borough Council and Borough Secretary to execute an Operation and Maintenance Agreement with the developer, Ephrata Area School District, subject to it being in a form acceptable to the solicitor at the February Borough Council meeting. This will appear on the Consent Agenda.
3. *In November 2020 there was a fire at the Ephrata Performing Arts Center (EPAC). The Borough owns the building and is responsible for the damage repair. The repairs were put out for bid and the apparent low bidder is DESSCO Design & Construction, Inc. with a bid of \$100,719.33. The cost of the repairs is covered by the Borough's insurance. The only cost to the Borough is the deductible. The Committee will recommend that Borough Council award the bid for the EPAC fire damage repairs to DESSCO Design & Construction, Inc. in the amount of \$100,719.33 at the February Borough Council meeting.*
4. The Committee reviewed a drawdown request from Radio Properties, LLC for the subdivision and land development improvements for two new apartment buildings located at 40 and 44 Bethany Road. The improvements have been completed and inspected. The applicant is requesting release of \$81,744.10. The Borough will hold the remaining 15% for 18 months. The Committee will recommend that Borough Council authorize the partial release of funds at the February Borough Council meeting. This will appear on the consent agenda.

5. The Committee reviewed a request from the Ephrata Public Library to place an observation beehive at the library. The installation will put two three-inch diameter holes in one of the buildings exterior walls along with bolt holes necessary to hold the hive in place. The library is a tenant and requires the landlords permission to make changes to the exterior. The Committee would like more information including; the time period the hive will be in place, pictures of an existing installation, confirmation that the library would be willing to escrow funds to cover the cost of restoring the exterior walls to the pre-hive condition. Councilman Reinhold also inquired if a beehive would need a waiver of Section 123-1 of the Code of the Borough of Ephrata *“No person, firm or corporation shall keep any hog, cattle, goat or sheep or any hive of bees at any place within the Borough of Ephrata.”* Harris confirmed that the library would need to request a waiver. The request should be sent to the Public Safety Committee. The Committee will table the request until their February Committee meeting.

Discussion Items:

1. Last year, at their March meeting, Council approved an expenditure of \$4,100 for the Millersville mapping project. It was put on hold due to the COVID-19 restrictions. Harris reported that the mapping project with Lancaster Economic Development Corporation and Millersville University is now tentatively scheduled to begin in the fall. They will be mapping properties in the CBD for use as an economic development tool.
2. There was one Zoning Decision from the January Zoning Hearing Board Meeting. Garden Spot Auto Auction on Apple Street was granted a special exception to expand a non-conforming use.
3. There is one new application for the February Zoning Hearing Board Meeting. The committee does not feel it’s necessary to send the solicitor to the hearing.

Old Business Items:

4. None

Miscellaneous Items:

1. None