

DEVELOPMENT ACTIVITIES COMMITTEE REPORT – FEBRUARY 10, 2020

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

Attendees: Barr, Reinhold, Zimmerman, Weiler, Martin, Rowe, Thompson, Harris, McManus, Visitor

The Development Activities Committee met on January 27, 2020 and discussed the following:

Action Items:

1. The Committee reviewed a request from Mainspring of Ephrata to use Whistle Stop Plaza for the 2020 Party on the Plaza on four Saturdays between May and September. The request includes using the entire property from East Main Street to Rose Alley, providing electric for the event and selling beer and wine during all the dates. The Committee will recommend that Borough Council approve the request at the February meeting to use the plaza and to sell beer and wine only subject to the receipt of a certificate of insurance naming the Borough as an additional insured, an incident support plan approved by the Police Chief and receipt of a copy of a PLCB special occasion permit.
2. The Committee reviewed the annual professional services agreement with HRG. HRG provides review services for Subdivision and Land Development and Stormwater Management. The Committee will recommend that Borough Council execute the annual agreement with HRG for 2020 at the February Council meeting and authorizes the President of Borough Council and the Borough Secretary to execute the agreement subject to it being in a form acceptable to the Borough Solicitor.
3. The Rec Center is making repairs to the whirlpool room. These repairs are necessary before the transfer of the property from the Ephrata Borough Authority to the Borough can occur. The repairs require a building permit and inspections. Mr. Zimmerman suggested that Council might want to consider waiving the building permit fees since the property will be turned over the Borough. The fees for the building permit are \$1,057.50. That includes a building permit fee, inspection fees, and a state required UCC fee of \$4.50. The UCC fee is an out of pocket expense. The Committee is recommending that Borough Council waive all the fees except the UCC fee of \$4.50 at the February meeting.
4. The Committee reviewed a proposal from Hanover Engineering to provide engineering design services for the salt storage shed to be located at the Public Works Facility. Hanover will design the building and prepare plans for bidding for a fee of \$24,500. The Committee will recommend that Borough Council authorize the President of Borough Council to sign the proposal with Hanover Engineering at the February meeting subject to it being in a form acceptable to the solicitor.

Discussion Items:

1. During a storm this summer the Haller Dam was damaged by fallen trees. During a follow-up inspection by the consulting firm that inspects the dam for the Borough, the consultant mentioned that there is an initiative to remove dams and restore waterways to their original condition. The Committee discussed a similar proposal that was presented several years ago and would have resulted in a significant loss of flow through Grater Park. There is concern

that would still be an issue. Harris will follow up with American Rivers to see what the upstream impact would be to water levels and report back to the Committee next month.

2. On a motion from Reinhold and seconded by Barr, the Committee went into executive session to discuss a real estate matter.
3. The staff told the Committee that additional deed research needs to be done on the section of the trail between Chestnut and Pine Streets. Hanover Engineering is doing the trail design and is estimating this additional work will cost approximately \$4,400 and will be paid from the funds for this Capital project.
4. There were no decisions from the December or January Zoning Hearing Board meeting.
5. There are no new applications for the February Zoning Hearing Board meeting.