

## **DEVELOPMENT ACTIVITIES COMMITTEE REPORT – SEPTEMBER 14, 2020**

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

**Attendees:** Barr, Reinhold, Zimmerman, Weiler, Martin, Rowe, Thompson, and Harris

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

### **Action Items:**

1. The Committee reviewed a letter from the VFW regarding the Phase III of the Ephrata Honors banners. At the end of this three-year rotation the current banners will be retired and the VFW will offer a new set of banners to the community which will be available for the summer of 2021. The banners will be part of the current banner rotation. The Committee had no objections and will recommend approval at the September Council meeting.
2. The Committee reviewed a sketch plan for the Ephrata High School, 803 Oak Boulevard. The District is proposing several additions to the existing high school building to accommodate expansion of the district office and several school programs. They will be removing some impervious surface and relocating the existing tennis courts to comply with maximum impervious surface coverages. New tennis courts will be constructed on the athletic field located across the street from the high school. They will also be constructing a small parking lot and stormwater management facilities next to the new tennis courts. The Committee will recommend that Borough Council authorize the staff to issue the sketch plan comments from the staff and HRG to the applicant at the September Council meeting.
3. In May 2020, a sprinkler head broke in the Ephrata Performing Arts Center (EPAC) and caused damaged to the interior of the structure. The Borough owns the building and is responsible for the repair. The repairs were bid and the apparent low bidder is Restoration Relief, Inc. with a bid of \$83,059.79. 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 repairs to Restoration Relief, Inc. in the amount of \$83,059.79 at the September Council meeting.
4. The request for temporary sales at the Eicher Indian Museum was withdrawn. No action is required.
5. The Committee reviewed a request to place three (3) monitoring wells on the Borough's property at the Ephrata Public Library. The Turkey Hill Minit Market located next to the library is investigating various volatile organic compounds (VOCs) found in the groundwater of the Turkey Hill property. The environmental contractor will install and monitor the wells following all PADEP guidelines. They will also remove and restore the wells once DEP approves the closure. The applicant will need to execute an agreement with the Borough that provides for removal, restoration and escrow of funds should the applicant fail to remove and restore the area disturbed. The Committee is recommending that Borough Council approve the request to install monitoring wells subject to the execution of an agreement prepared by the solicitor.

### **Discussion Items:**

1. The Committee reviewed the first quarter budget report for activities under their purview. There were no concerns regarding the budget report.

2. The staff updated the Committee on the Gross Run Streambank Restoration project. The staff will be contacting owners to review the project with them and ask for permission to perform the work on their property. Councilwoman Martin requested that the staff provide a copy of the letter to Council so they know what information is being provided to the residents. Any questions residents may have will be directed to the staff.
3. Harris reported that all the repairs to the Rec Center have been completed and inspected. The transfer of ownership that Council previously approved will move forward.
4. Councilman Barr mentioned that a Census Taker found some code enforcement issues. Councilman Barr provided the information to Harris who will make sure the code enforcement staff follows up on the three concerns.
5. There were no decisions from the August Zoning Hearing Board meeting. (Note this item was omitted from the agenda and was not discussed at the Development Activities Committee meeting)
6. There are no new applications for the September Zoning Hearing Board meeting. (Note this item was omitted from the agenda and was not discussed at the Development Activities Committee meeting)