



EPHRATA BOROUGH COUNCIL

Voting Session Agenda

Monday, June 12, 2023

Call to Order

Moment of Silence

Pledge of Allegiance

Attendance / Roll Call

Approval of Council Agenda

Approval of Minutes:

- Borough Council Work Session Meeting Minutes – May 1, 2023
- Borough Council Regular Meeting Minutes – May 8, 2023

WellSpan Ephrata Community Hospital Check Presentation

Municipal Moment:

- Jim Summers, Ephrata Recreation Center

Opportunity for Citizens to Be Heard

Action Items:

- Approval of Reports (Includes the following approvals)**
 - Committee Reports:
 - Budget and Finance Committee
 - Development Activities Committee
 - Public Safety Committee (05/15/23 and 06/05/23 Meetings)
 - Highway Committee
 - Municipal Enterprises Committee
 - Special Projects Committee
 - May 2023 Borough of Ephrata Management Reports
 - May 2023 Borough of Ephrata Operations Reports
 - May 2023 General Ledger Report
 - Ephrata Pioneer Fire Company May 2023 Report
 - Lincoln Fire Company May 2023 Report
 - Ephrata Community Ambulance Association May 2023 Report
 - Shade Tree Commission May 2023 Meeting Minutes
 - Mainspring of Ephrata April 2023 Meeting Minutes

New Business Items:

- Approval of Consent Agenda, Including:
 1. That Borough Council approve a waiver/modification of submission of Preliminary Plan, Section 281-14 of the Code of the Borough of Ephrata for the Preliminary/Final Land Development Plan for Gables at Richard Avenue located along Hammon Avenue. (Development Activities)
 2. That Borough Council approve a waiver/modification of Loading Ratios, Section 275-302.A (2)(c) of the Code of the Borough of Ephrata for the Preliminary/Final Land Development Plan for Gables at Richard Avenue. (Development Activities)

3. That Borough Council approve a waiver/modification of Gutter Spread, Section 275-307.B (4)(b) of the Code of the Borough of Ephrata for the Preliminary/Final Land Development Plan for Gables at Richard Avenue. (Development Activities)
4. That Borough Council approve a deferral of cartway and right-of-way width along South Market Street, Section 281-34.A of the Code of the Borough of Ephrata for the Preliminary/Final Land Development Plan for Gables at Richard Avenue. (Development Activities)
5. That Borough Council approve a deferral of sidewalk installation along South Market Street, Section 281-45 of the Code of the Borough of Ephrata for the Preliminary/Final Land Development Plan for Gables at Richard Avenue. (Development Activities)
6. That Borough Council approve a deferral of curb installation along South Market Street, Section 275-307.B (4)(b) of the Code of the Borough of Ephrata for the Preliminary/Final Land Development Plan for Gables at Richard Avenue. (Development Activities)
7. That Borough Council approve the request to use slant curb per section A333-13 of the Code of the Borough of Ephrata for the Preliminary/Final Land Development Plan for Gables at Richard Avenue. (Development Activities)
8. That Borough Council approve the Final Subdivision and Land Development Plan for the Gables at Richard Avenue, dated October 7, 2022, and last revised March 6, 2023, containing 38 sheets prepared by Pioneer Management, LLC, Lancaster, PA, subject to the following:
 - a. The applicant must address the comments contained in the HRG letter dated April 14, 2023.
 - b. The applicant must address the comments contained in the Lancaster County Planning Department letter dated November 22, 2022.
 (Development Activities)
9. That Borough Council approve a waiver/modification of submission of Preliminary Plan, Section 281-14 of the Code of the Borough of Ephrata for the Preliminary/Final Land Development Plan for Ephrata Intermediate School Athletic Field Improvements located along Hammon Avenue. (Development Activities)
10. That Borough Council approve a waiver/modification of submission of Karst Area Loading Ratio 275-302.A.2.c of the Code of the Borough of Ephrata for the Preliminary/Final Land Development Plan for Ephrata Intermediate School Athletic Field Improvements located along Hammon Avenue. (Development Activities)
11. That Borough Council approve the Final Land Development Plan for Ephrata Intermediate School Athletic Field Improvements, dated March 10, 2023, containing 46 sheets prepared by JMT, Camp Hill, PA, subject to the following:
 - a. The applicant must address the comments contained in the HRG letter dated April 10, 2023.
 - b. The applicant must address the comments contained in the Lancaster County Planning Department letter dated March 28, 2023.
 (Development Activities)

12. That Borough Council authorize the President of Borough Council and Borough Secretary to execute a Subdivision and Land Development Agreement with Good Samaritan Services, subject to it being in a form acceptable to the Solicitor. (Development Activities)

☐ New Business Items

☐ *Approval of Committee Recommendations*

Budget and Finance Committee

1. That Borough Council authorize 2023 American Rescue Plan Expenditures under the Revenue Loss Provision of \$322,197 (\$294,452 for public safety compensation; \$27,690 for technology; and \$55 legal fees).
2. That Borough Council adopt Resolution #2023-16 Appointment of Board and Commissions.

Highway Committee

1. That Borough Council conditionally approve the request from Boy Scout Troop 73 to use designated parking lots to park cars as a fundraiser during the 2023 Ephrata Fair subject to Borough receipt of a satisfactory certificate of insurance naming the Borough as additional insured.
2. That Borough Council conditionally approve Fidelity Contracting, LLC's request to use designated Borough streets within a planned detour route subject to satisfactory performance of the detour route on Green Dragon Fridays.
3. That Borough Council approve DOLI Construction Corporation's request to use designated Borough streets within a planned detour route.

Municipal Services Committee

1. That Borough Council authorize Staff to pay the \$420,000 PJM Reconciliation Charges using fund balance, by removing these charges from the PCA calculation.
2. That Borough Council authorize an expense of \$4,000 for a construction easement related to the Gross Run Streambank Restoration Project.

Special Projects Committee

1. That Borough Council authorize Staff to enter into a contract with QNTM for a 4- to 6-month period for ongoing communications.

☐ *Approval of Checks and ACH Register*

- ☐ Checks 51074 through 51341 and the ACH Register dated June 1, 2023

Opportunity for Citizens to Be Heard

Discussion / Announcements

Adjournment