

DEVELOPMENT ACTIVITIES COMMITTEE REPORT – JULY 10, 2023

Members: Zimmerman, Chairman; Barr, Vice Chairman; Buohl, Member; Martin, Alternate; Harris, Staff

Attendees: Committee: Barr, Vice Chairman; Buohl, Member
Council: Reinhold
Staff: Harris
Guests: None

The Development Activities Committee met on June 26, 2023, at 7:30 PM at Ephrata Borough Hall, 124 South State Street.

Approval of Agenda:

Ms. Harris provided confirmation of the following:

1. The meeting agenda was posted on the Borough's website and at Borough Hall no later than 24 hours in advance of the time of the meeting.
2. The meeting agenda included a listing of each matter of Borough business that will be or may be the subject of deliberation or official action at the meeting.
3. There were no changes made to the meeting agenda after it was posted.
4. The meeting agenda was made available to individuals in attendance at the meeting.

Committee Vice Chair Barr asked if there were any requests to add a matter of Borough business to the meeting agenda. Seeing none, Mr. Barr asked for a motion to accept the meeting agenda as posted. Mr. Buohl moved and Mr. Reinhold seconded to approve the meeting agenda as posted. The motion carried unanimously.

Action Items:

1. The Committee reviewed a request from the Ephrata Area School District to waive the financial security for the Subdivision and Land Development Agreement for the Ephrata Intermediate School Athletic Field Improvements Land Development Plan. The District is pledging to cover any shortfalls. This has been done in the past. The Committee will recommend that Borough Council grant the request to waive the financial security for the Ephrata Area School District at their July 3, 2023, Work Session.
2. The Committee reviewed a final drawdown request for land development improvements for the Fulton Bank located in the Cloister Shopping Center. The improvements have been completed and inspected. The applicant is requesting the release of all their funds. The Committee will recommend that Borough Council release \$10,932.00. This will appear on the Consent Agenda.
3. The Committee reviewed a Subdivision and Land Development Agreement for the Morgan Truck Body Land Development Plan. The amount of the agreement is \$151,838.50. The Committee will recommend that Borough Council authorize the President of Borough Council and Borough Secretary to execute a Subdivision and Land Development Agreement with the developer, Morgan Truck Body, subject to it being in a form acceptable to the Solicitor. This will appear on the Consent Agenda.
4. The Committee reviewed a Stormwater Operation and Maintenance Agreement for the Morgan Truck Body Land Development Plan. The Committee will recommend that Borough Council authorize the

President of Borough Council to execute the agreement with Morgan Truck Body. This item will appear on the Consent Agenda.

Discussion Items:

1. The Zoning Hearing Board did not meet in June so there are no decisions.
2. There were no new applications for the July Zoning Hearing Board meeting.

Old Business Items:

1. Ms. Harris provided an update that Staff is working with the Solicitor to prepare ordinances for the downtown strategies.