

DEVELOPMENT ACTIVITIES COMMITTEE REPORT – JULY 12, 2021

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

Attendees: Zimmerman, Chairman; Barr, Member; Harris, Staff; Rowe; Ressler: Thompson, Staff; 2 Visitors (Caruthers, Beres)

The Development Activities Committee met on June 28, 2021, and discussed the following:

Action Items:

1. Harris reviewed proposed changes to the Borough Building Maintenance Capital project with the Committee. Several changes have occurred throughout the year. The budgeted FMG rain garden is not needed. The Eicher roof came in less than budgeted. The playhouse was supposed to be repainted and repaired, but it was discovered there was extensive rot to the siding and a larger project will need to be budgeted next year. Harris is recommending to substitute the painting of the playhouse for a video surveillance system at the playhouse. There has been vandalism at the park and the playhouse. This will offer enhanced enforcement options for the police. The Police department is requesting money for carpeting in the training room. The carpeting is damaged and becoming a tripping hazard. The cost of the carpet is \$3,286.93 and when added to the previously approved painting request, it brings that total to \$13,286.93. After a budgeted server project was completed at the Electric garage, it was discovered that Public Works connectivity is at risk. Public Works is tied into Electric and needs to be moved onto its own server and firewall. The proposed changes total approximately \$90,000 and \$100,000 was budgeted. The Committee will recommend that Borough Council authorize the changes to the Borough Building Maintenance Capital project for 2021 at their July meeting.
2. The Committee reviewed a final drawdown request for land development improvements for the new Ephrata Re-Uzit Store at 1054 South State Street. The improvements have been completed and inspected. The applicant is requesting the release of their remaining funds. The Committee will recommend that Borough Council release \$58,452.00 at the July Borough Council meeting. This will appear on the consent agenda.
3. The Committee reviewed a request from the Ephrata Performing Arts Center (EPAC) to install two keyless entry systems and change the locks on the building for enhanced security. The costs of this will be paid for by EPAC, but as a tenant they need the landlord's permission. The Committee is recommending that Borough Council grant EPAC's request at the July Borough Council meeting.
4. The Committee reviewed a request from the Ephrata Performing Arts Center (EPAC) to serve for-sale wine and beer at performances, but not at youth programs. The sales would occur before the performances, during intermission and after the performances. The Committee will recommend that Borough Council grant the request to sell wine and beer at EPAC performances as noted on the request dated June 26, 2021 at the July Borough Council meeting subject to receipt of a copy of the special occasion permit, receipt of a certificate of insurance naming the borough as additional insured and the condition that no one can leave the building at any time with alcoholic beverages.

Discussion Items:

1. Harris provided additional information to the Committee regarding the easement request for 1 East Main Street (former LNP building). The current trail easement along 21 East Main Street (the former Gehret building) is exclusive to the Borough. The trail easement along the Mill (former Wenger property) is not an exclusive easement, but the Borough has a say in any easement assignments. The LNP employees use both easements to access the parking spaces. The Borough can't grant approval for the use of the easements since they don't own them. The staff will need to have further discussions with the new owners.
2. No Zoning Hearing Board meetings were held in June so there are no decisions.
3. There are no new applications for the July Zoning Hearing Board Meeting.

Old Business Items:

1. None.

Miscellaneous Items:

1. Councilperson Barr requested that the staff put together a list of vacant lots where tiny houses and a parking space could be placed. He is hoping to offer some affordable housing opportunities. Manager Thompson advised that this could be a very laborious task for the staff to evaluate the lots and put together a list. Harris suggested that the staff prepare a fact sheet about tiny houses that includes what interested parties need to consider along with guidelines based on the Borough's requirements. When completed this will be placed on the Borough's website.