

DEVELOPMENT ACTIVITIES COMMITTEE REPORT – AUGUST 9, 2021

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

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

The Development Activities Committee met on July 26, 2021, and discussed the following:

Action Items:

1. The Committee reviewed a land development plan for Horst Plumbing. The developer is planning on adding onto the existing building and reconfiguring the parking lot. There is a private easement that needs to be kept open per the deeds. The Committee will recommend that Borough Council approve four (4) waivers/modifications and approve the plan as a final land development plan subject to inclusion of HRG comments dated July 7, 2021. This item will appear on the August Consent Agenda.
2. The Committee reviewed one new HVAC repair invoice for the Ephrata Public Library. This invoice will be paid out of the Borough Building Maintenance Fund. The Committee is recommending that Borough Council authorize a payment of \$5,535.00 directly to Trago Mechanical, Inc., at the August Council meeting.
3. The Committee reviewed a request from Mainspring of Ephrata to serve alcohol at an additional Wednesday at the Whistle Stop event on September 15, 2021. They have requested to close the driveway from Main Street to the rear of the Railroad Station and prohibit parking along the driveway. The Committee will recommend that Borough Council approve the request at the August meeting subject to the receipt of a certificate of insurance naming the Borough as an additional insured, an incident support plan approved by Emergency Management and receipt of a copy of the PLCB special occasion permit.
4. Harris presented information on the existing fire alarm system at Borough Hall. It is original to the building. Recently there have been multiple false alarms. The problem was traced to the main control panel. The panel is obsolete and can't be replaced. A new system needs to be installed. The cost for engineering the system to comply with current codes is \$4,550 and the installation cost is \$14,120. The total cost of the project is \$18,670. Harris suggested delaying the Capital Project for the demolition of 833 Spring Garden Street until next year. The budgeted funds of \$25,000 could be used for the alarm panel replacement. The Committee will recommend that Borough Council authorize the use of the Capital Project funds allocated for 833 Spring Garden Street for the fire alarm system replacement at Borough Hall at their August meeting.

Discussion Items:

1. The Committee reviewed the second quarter budget report for activities under their purview. There were no concerns regarding the budget report raised at this meeting.
2. No Zoning Hearing Board meetings were held in July so there are no decisions.
3. There are no new applications for the August Zoning Hearing Board Meeting.

Old Business Items:

1. None.

Miscellaneous Items:

1. None.