

DEVELOPMENT ACTIVITIES COMMITTEE REPORT – SEPTEMBER 11, 2023

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

Attendees: Committee: Zimmerman, Chairman (via Zoom); Barr, Vice Chairman; Buohl, Member
Council: Reinhold, Musser
Staff: Harris
Guests: Steve Aronson, Joy Ashley, Sue Fisher, Rick Jackson

The Development Activities Committee met on August 28, 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. Harris requested that two Action Items be added to the agenda. Mr. Barr asked for a motion to accept the meeting agenda as amended. Mr. Buohl moved and Mr. Reinhold seconded to approve the meeting agenda as amended. The motion carried unanimously.

Action Items:

1. The Committee heard a presentation from Rick Jackson, ELA Group, about the Historic Cloisters' Stormwater Project. The Committee will recommend that Borough Council approve four waiver/modification requests (waivers of planning, financial security, easements, and application fees) and approve the final plan subject to the inclusion of HRG's comments.
2. Joy Ashley presented a request to the Committee to paint a mural on the retaining wall of the Franklin Street parking lot. This is part of a Mainspring initiative to introduce art into the community. The Committee will recommend that Borough Council approve Mainspring's request to paint a mural on the Franklin Street parking lot wall subject to an Agreement prepared by the Solicitor.
3. The Committee reviewed a Subdivision and Land Development Agreement for the Ephrata Intermediate School Athletic Field Improvements Land Development Plan. 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, Ephrata Area School District, 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 Ephrata Intermediate School Athletic Field Improvements Land Development Plan. The Committee will recommend that Borough Council authorize the President of Borough Council to execute the agreement with Ephrata Area School District. This item will appear on the Consent Agenda.

Discussion Items:

1. Staff provided a list of suggested leases to begin renegotiating. Three of the four may have to wait until a decision is made regarding addressing free electric accounts.
2. Manager Harris informed the Committee that there will be a bid award for Exterior Painting and Siding Renovations for EPAC for the Work Session review. Due to a tight timeline and Staff's desire to complete this capital project this year, the results will not be available until later this week.
3. The Zoning Hearing Board did not meet in August so there are no decisions.
4. There were no new applications for the July Zoning Hearing Board meeting.