

## DEVELOPMENT ACTIVITIES COMMITTEE REPORT – NOVEMBER 8, 2021

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

**Attendees:** Zimmerman, Chairman; Reinhold, Vice Chairman; Barr, Member; Dudley, Alternate; Harris, Staff; Thompson, Staff; 2 Guests (Rebecca Beres, Teresa Caruthers)

Committee Chair Zimmerman called the meeting to order at 8:16 PM. It was moved by Mr. Reinhold, seconded by Mr. Dudley, and unanimously passed that Development Activities Committee approve their October 25, 2021 agenda.

The Development Activities Committee met on October 25, 2021, and discussed the following:

### **Action Items:**

1. The Committee reviewed a drawdown request from Weaverland Mennonite Homes for the land development improvements located at 1307 Apple Street. The improvements have been completed and inspected. The applicant is requesting to release the remaining funds of \$50,103.00. The Committee will recommend that Borough Council authorize the release of funds at the November Borough Council meeting. This will appear on the Consent Agenda.
2. The Committee reviewed a request to install four additional (4) monitoring wells for the Turkey Hill property at 993 South State Street. One well will be on the Ephrata Public Library property and the other three wells will be within the street right-of-way of Old Mill Road and in the sidewalk. Turkey Hill will need to work directly with the homeowners regarding restoration of the sidewalk on Old Mill Road. The previously approved agreement will need to be amended to include these additional wells. The Committee is recommending that Borough Council approve the request to install monitoring wells subject to the execution of a new or amended agreement prepared by the solicitor at the November Borough Council meeting.
3. The Committee reviewed a Subdivision and Land Development Agreement for the Horst Plumbing land development plan. The amount of the agreement is \$6,418.50. The Committee will recommend that Borough Council authorize the President of Borough Council and Borough Secretary to execute the Subdivision and Land Development Agreement with the developer, Horst Plumbing, subject to it being in a form acceptable to the solicitor at the November Borough Council meeting. This will appear on the Consent Agenda.
4. At last month's Committee meeting there were discussions about recent vandalism to the Haller property. The Committee requested that the staff get quotes for security cameras. A quote of \$8,472.75 for 6 cameras was received. After some discussion it was decided to board up the first-floor windows and install the cameras. Harris will reach out to the school district to see if they could paint the plywood visible from the street. There are funds available in the Building Maintenance Capital Project. Several planned projects have come in over budget and won't be completed. Those remaining funds could be used to pay for the cameras. The Committee will recommend that Borough Council authorize the change to the Borough Building Maintenance Capital project for 2021 to include the cost of security cameras at the Haller property at their November Borough Council meeting.

5. Manager Thompson said he was approached by the Eicher Board who asked about installing surveillance cameras at the Eicher Arts Center. The Eicher staff have found homeless people sleeping on the porch and they are concerned about safety in general. The staff will get quotes for security cameras and provide that information at the next Committee meeting.

**Discussion Items:**

1. The Committee reviewed the third 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 October so there are no decisions.
3. There is one new application for the November Zoning Hearing Board Meeting. The owner of 923 West Main Street is requesting a use variance to put retail sales (gallery) in a shed.

**Old Business Items:**

1. None.

**Miscellaneous Items:**

1. None.