

Borough of Akron

Council Meeting

September 10, 2018

Council Members present

President John Williamson, Vice President Justin Gehman, Thomas J. Murray Sr., Keith Landis, Nathan Imhoff, Monica Hersh (Darryl Witmer not present)

Others present

Mayor John McBeth, Susan Davidson, Borough Manager; Lauren Fisher, Minute Taker; Dean Severson, Evan Shupp, Steve Gergely, Ryan Cochran, Randy Garber, Todd Goshert, Jeff Keith, Thomas Murray Jr., Dick Wanner, John D. Taylor, Porter Stevens, David Weaver, KL McEllehney.

Meeting opened at 7PM with Pledge of Allegiance.

Approval of Minutes

Justin Gehman made a motion to approve the minutes of August 13 and August 27, 2018 meetings, Nathan Imhoff seconded the motion. Motion carried.

Visitors

● **Akron Grace ECC**

Akron Grace ECC is asking permission to put up two signs for the November 3rd annual craft show. The signs would be put on display one month before the event. The addresses where the signs would be displayed are 530 Main Street and 1141 Main Street. Tom Murray made a motion to approve and Nathan Imhoff seconded the motion. Motion carried.

● **Lancaster Planning Commission-Dean Severson & Porter Stevens**

John Williamson and Susan Davidson presented on behalf of the Akron Comprehensive Planning Committee.

The last Akron Comprehensive Plan was completed in 1991. An updated plan began in 2016 and the Task Force has met monthly over the past 2 years.

Some of the strategic goals include health and wellness classes, utilizing Borough website and social media to share health information, Ephrata Rec Center satellite classes in Akron, and organizing community events.

Economic development goals include shared workspaces, a coffee shop, the creation of an Akron Business council, an online directory for Akron businesses, and the establishment of new businesses.

Transportation goals include a complete streets policy, the creation of a bike lane, installation of ADA compliant bus shelters, improvement of intersections, reduction of traffic congestion on 272, and the support of improvement of mass transit services to Akron.

Infrastructure goals include replacing/upgrading old water mains, Stormwater Management Capital Improvements Plan & Fee System, waiving stormwater fees for property owners who share parking facilities, exploring stormwater MS4 regional solutions, and educational programs for the public to decrease water runoff.

Park goals include capital improvements and maintenance for parks, writing state and local grants to improve the parks, exploring the creation of a dog park, encouraging volunteerism, and connecting Roland Park to WERT.

Recommendation for land use includes creating an overlay zoning district which permits some commercial uses in residential areas. It also includes conducting a shared parking study and identifying commercial parcels along Route 272 to target for redevelopment.

Housing improvement recommendations include maintaining the diversity and affordability of housing, and ensuring Property Maintenance Code is up to date.

John Williamson mentioned that Council should go over the plan in a Work Session to discuss all recommendations prior to sending the document out. It is on the agenda for the Council Work Session two weeks from today.

- **Akron Church of the Brethren**

Akron Church of the Brethren is located on 607 Main Street; the church also owns 631 Main Street. The church would like to demolish the 631 Main Street property and use this land to extend church parking. The church would like to have Council approve this plan.

Keith Landis questioned if the church would allow local businesses to use this extended parking lot when the church is not in service. The church said that if the businesses are able to coordinate parking lot use with church activities, they would be open to this idea.

John Williamson mentioned that a concern was raised in regards to parking facilities being built on land that could be used for residential or business facilities. In response, the church noted that the current residents has not been occupied for an extended period of time.

John Williamson noted that the Borough solicitors have prepared a resolution to this matter.

Tom Murray Sr. requested that a decision not be made tonight as Council did not have the proper documentation to review the prepared resolution prior to the meeting.

John Williamson noted that the decision will be made at the October 11th Council Meeting.

- **Citizens Concerns**

All of the second time offenses are receiving tickets in regards to property violations with shrubs and high grass.

Officers Reports

- **Mayor**

Nothing to report

- **Police Report**

A date will be selected to go over the 2019 proposed police budget. Tom Murray Sr. requested That he and Chief Zell discuss proposed budget items.

- **Borough Manager**

August 2018 month end financials have been reconciled.
September 2018 payables will be reviewed by the Finance Committee.
Sue Davidson has started working on the 2019 budget.

The payment has been forwarded to MacMor Construction for the Walnut/Diamond Street Project. Residents will begin curb and sidewalk installation in the next few weeks.

The air conditioning unit for the Municipal Office needs replaced. Sue Davidson would like it to be put on agenda for September 24th Work Session.

The swale at Roland Park should be completed by the end of the week.
Sue Davidson has contacted Brooklawn to get a date on the Pavilion #1 ADA Project.
Public Works will begin working on the swale in the next few weeks.

Grading is done at Colonial Park at the sidewalk and access trail. Sue will meet with Joe Rutt From Crouse Concrete to look at the previous sidewalk on Colonial Drive the week of August 13th.

Water/sewer bills were mailed on August 15th.
Sue Davidson has not heard anything back from SRBC.
Hydrant flushing will take place September 17th through September 20th.

Sue Davidson has mailed easement agreements for the Bomberger Stream Embankment Project to the residents on Bomberger Road affected by the work.

Sue Davidson attended a stream restoration workshop and will send Council and Mayor a link in this regard.

Infiltration test was completed for the Municipal Rain Garden; Hanover will begin design. Nathan Imhoff suggested that more research be done with the type of concrete used considering the climate of our region. He suggested that the engineer be brought in for discussion.

- **Zoning Officer Report**

The June, 2018 and August, 2018 report was distributed.

- **Tax Collector Report**

County Real Estate Taxes collected in August 2018 \$4,444.63

Borough Real Estate Taxes collected in August 2018 \$3,542.27

- **Fire Chief Report**

Nothing to report

Borough Council Committee Reports

Finance report (Thomas Murray Sr.)

Akron Borough Month and Cash Balance

August, 2018

Thomas Murray Sr. read into the August month-end cash balance.

General Fund \$144,159.73

Water Fund \$23,397.94

Sewer Fund \$48,122.71

Highway Aid \$85,401.29

General Reserves \$173,345.26

Water Reserves \$246,560.85

Sewer Reserves \$214,501.65

Capital Projects \$70.69

Community Fund \$2,103.06

Total \$937,663.18

Escrow \$61,180.37

Thomas Murray Sr. reviewed the revenue and expenditures report for August, 2018.

Mayor John McBeth noted that he thinks we have a surface water problem due to the high expense of \$35,000 this past August.

Tom Murray Sr. suggested that the Borough Sewer Engineer recommend changes for improvement at the next meeting discussion. Sue Davidson will contact this individual tomorrow to ensure he come with solutions to present to Council.

Discussion Items

- ***Comcast Franchise Agreement***

There have been 5 municipalities who are collaborating together with Cohen Law Group. John Williamson would like to know if Council would like the Borough Solicitor to look over this as well.

John Williamson recommends that Council discuss this at the next Work Session.

- ***Zoning Fees***

This will be discussed at the next Work Session.

- ***Zoning Hearing Alternate***

Jeff Shirk and Paul Swangren will be interviewed for the Akron borough Zoning Hearing Alternate at the September 24, 2018 Work Session meeting.

- ***EAJA Agreements***

No change on this

- ***Email Server***

Nothing has been decided on this

- ***Colonial Park No Mow Area***

Keith Landis noted that the newly purchased trees should be planted 10 feet from the trail. The newly moved trees are likely in shock but should recover in a year.

Nathan Imhoff requested that a plan of tree location be drawn for Council to review, preferably with two options to consider.

- ***Request for Crop Walk on Rail Trail***

This will be held on October 20 from 9 - 11. This is a non-timed walk for walkers so it will not disrupt pedestrian traffic. Ephrata Borough is doing a motion this evening in this regard.

Nathan Imhoff suggested that Council not yet approve or disapprove this project.

- ***Latitude 17 LLC - Trailside Apartments***

They have been contacted and received their Use and Occupancy permit.

- **Short-Term Rental Amendment**

Council discussed the proposed Shorter Term Rental Amendment that was reviewed by the Planning Commission members and forwarded to Council with two changes on off-street Parking and the owner/operator living within ten miles.

There was discussion on whether or not the owner or designated operator shall live in the short Term dwelling or within ten miles. The number of vehicles shall be limited to the number of off-Street parking spaces available and shared parking.

Tom Murray Sr. requested that two clean ordinances be presented to Council for a decision at the next Work Session. Lancaster County Planning Commission is preparing guidance document for short term rentals to be available within a month. Nathan Imhoff suggested that Council wait until we receive this guidance before taking further action.

- **Bomberger Road Storm Sewer**

Sue Davidson does not have anything on this. It will be put on the agenda for the upcoming Work Session.

- **Municipal Office Air Conditioning**

Sue Davidson will get Keith Landis this information.

Action Items

- A motion was made by Nathan Imhoff for approval to pay the bills as reviewed by the Finance Committee and was seconded by Justin Gehman. Tom Murray, Sr. opposed this motion. This will be discussed at the upcoming Work Session. Motion carried.
- A motion was made by Nathan Imhoff to pay 2018 Donation remainder of \$11,900.00 to Ephrata Public Library and seconded by Monica Hersh. Motion carried. A motion was made by Tom Murray Sr. to pay the 2018 Donation remainder to Akron Volunteer Fire Company of \$15,000.00 and was seconded by Nathan Imhoff. Motion carried.
- Bomberger Stream Embankment will not be voted on until all easement agreements have been signed.
- 2019 Budget- The Borough Manager asked that Council Members forward information to her so she can include in the 2019 budget.
- The proposed Akron Comprehensive Plan will be discussed at the upcoming Work Session.

Work Session Meeting

- **Next work Session Meeting is scheduled for Monday, September 24, 2018 at 6:30 p.m.**

It was decided to table the short term rental decision for a second month instead of discussing this at the upcoming Work Session Meeting.

Items to be discussed at the Work Session

Interview Zoning Alternates

Comprehensive Plan

Sewer Issues

Comcast Franchise Agreement

Church of the Brethren

Rail Trail/Colonial park Plantings

Process for reviewing bills

Adjournment

Nathan Imhoff made a motion to adjourn the meeting and Justin Gehman seconded the motion. Motion carried. The meeting was adjourned at 9:14pm.