

1 **Borough of Akron Council Meeting – December 8, 2025**

2

3 **Council Members Present:** Nathan Imhoff, President; Paul Swangren, Jr.; Ryan Cochran; Bonnie Young;
4 Kleon Zimmerman; Tonya Haynes (Justin Gehman, Vice President absent)

5

6 **Others Present:** Mayor John McBeth; Sean Molchany, Borough Manager; Valerie Wagner, Director of
7 Finance

8

9 **Visitors:**

10 Chad Peters, C.S. Davidson, Inc.

11 John Affriol, C.S. Davidson, Inc.

12 Eric Lions, LandStudies, Inc.

13 Abby Balmer, Ephrata Public Library

14 Tracy Fisher, 109 N 9th St, Akron

15 Glen Beiler, 117 Broad St, Akron

16 Thomas Murray, Jr., Public Works Supervisor

17 Dennis Freed, 11A S 11th St, Akron

18 Sue Glick, 119 S 10th St, Akron

19 Katee Wodarczyk, LNP

20 John Taylor, 218 S 8th St, Akron

21 Anthony Sheaffer, 110 Main St Akron

22 Officer Ryan Blessing, West Earl Police

23

24 **Roll Call**

25 Tonya Haynes – absent

26 Bonnie Young – present

27 Ryan Cochran – present

28 Paul Swangren, Jr. – present

29 Kleon Zimmerman – present

30 Justin Gehman, Vice President – absent

31 Nathan Imhoff, President – present

32 Mayor John McBeth – present

33

34 President Nathan Imhoff opened the meeting at 6:34pm with the Pledge of Allegiance.

35

36 **Approval of Minutes**

37 Ryan Cochran made a motion to approve the Akron Borough Council meeting minutes of the November
38 18, 2025 meeting; second by Kleon Zimmerman. Motion carried. Paul Swangren, Jr. moved to approve
39 the Akron Borough Council meeting minutes of the November 24, 2025 meeting; second by Ryan
40 Cochran. Motion carried. Tonya Haynes entered the meeting at 6:37pm.

41

42 **Visitors/Comments from the Public**

43 **A. C. S. Davidson, Inc. & LandStudies, Inc.** - Chad Peters introduced John Affriol and Eric Lions, and
44 gave brief overview of project at Roland Park. He believes that the project has been very
45 successful in terms of the stream bank restoration, and acknowledged that there are concerns
46 over the functionality, or lack thereof, of the large rain garden located near the parking area.
47 C. S. Davidson (CSD) believes the project was constructed correctly as designed and the

1 contractor, Aquatic Resources Restoration Company (ARRC), has upheld their end of the bargain;
2 the issue is the inability of the plant materials to take root in order to function as designed.
3 Unlike a paving project or a sewer project, Peters described the rain gardens as a “living,
4 breathing thing” and said that sometimes it takes a little bit of time for it to get on track. Peters
5 reminded Council that there is a 2-year performance bond on the contractor. CSD will have
6 ARRC visit in spring and ideally it will be a less wet spring. Some measures could be taken to
7 expedite the drying process, such as an underdrain. However, the underdrain mildly defeats the
8 purpose – Chad Peters feels that should be a last resort. Peters then provided an overview of
9 the MS4 requirements.

10 Paul Swangren, Jr. agreed that the stream bank restoration portion of the project went well.
11 PSJ asked if field investigation was performed or only topographical maps. Amended soil is only
12 on the floor, berm was rebuilt. Rain Garden #3 – LandStudies designed to have a plunge pool so
13 as not to wipe out the sediment. LSI stated that there has been more rain this past year than can
14 be expected. The bottom of the plunge pool is lower than the floor of the basin. PSJ – asked
15 what maintenance has been/will be done other than removal of invasive plant material. Chad
16 Peters explained the purpose of the performance bond. Chad Peters said that CSD has not gone
17 back to ARRC to have them perform any maintenance to correct the performance. Paul
18 Swangren, Jr. feels that clay needs to be removed and replaced with a different sediment. Tonya
19 Haynes referred to the site plan that states that the contractor is responsible for the
20 maintenance until the project is turned over to the owner. Nathan Imhoff states that he feels the
21 project was engineered correctly and acknowledged the extremely wet year; however, there
22 were dry spells such as the month of August and the water was still standing in the basin or the
23 plunge pool. Imhoff referred to his previous experience in landscaping to state that perhaps the
24 soil is too compacted and/or there is too much clay material. Tonya Haynes thanked them for
25 designing the project and referenced the beauty of the park. Haynes asked if the year had not
26 been so wet, and if the plant material would have taken, would there be no pooling. Chad Peters
27 said he couldn’t say there would be no pooling, however; it would have certainly helped. Haynes
28 asked if it would be possible for the contractor to drain it monthly to allow the vegetation to
29 grow, or a second garden made to absorb the amount of rain. Peters replied that routine
30 pumping may help establish the plants, it isn’t going to solve the problem completely; it would
31 behoove the Borough to have them repair the existing project under the performance bond and
32 not to construct an additional structure. Designing an alternate facility would not be included in
33 the scope of the existing project. Chad Peters described rain gardens/bio retentions as
34 “extremely fickle” in his experience, and spoke highly of ARRC which is now part of Kinsley
35 Construction. Mr. Peters believes there is a solution to be found outside of completely
36 reconstructing. Nathan Imhoff stated that things need to move quickly due to the timeframe of
37 ten months left on the bond. Chad Peters explained that the bond can be extended if an
38 established issue is present; cannot bring up an issue after the bond has expired. Kleon
39 Zimmerman said he would feel a lot more comfortable if two of the three worked and it was
40 only one concern; however, all three have performance issues in his opinion. Tonya Haynes
41 asked about the lack of educational signage at the site. Chad Peters replied that the signage is
42 paid for by the owner; some funding sources require signage and this was not the case with this
43 project. Paul Swangren, Jr. contested the lack of signage requirement, citing public education.
44 John Affriol replied that CSD can work with Borough staff to get signage and possibly find grant

1 funding for signage. Ryan Cochran would like to establish what “acceptable performance” is
2 defined as; Nathan Imhoff wants to stick to the expectations as defined in the contract (2 inches
3 of rain, will drain over 72 hours). Affriol stated that the ideal timeline is to see some results
4 beginning in Spring 2026. CSD will reach out to ARRC and will provide clear communication back
5 to Council. Paul Swangren, Jr. asked about additional billing, he feels this all should be included
6 in the project. Chad Peters said CSD would do what they can to eliminate any billings related to
7 the concerns and modifications. John Affriol acknowledged that Akron Borough is CSD’s client
8 and that CSD has fallen a little short of Council’s expectations, appreciates the opportunity to
9 continue to make it right.

10 **B. Ephrata Public Library** – Abigail Balmer shared an update on the Library’s recent notice from the
11 U.S. Department of State regarding their status as a passport acceptance facility. The notice
12 required them to attest to their organizational status as either a non-profit or affiliated with a
13 governmental entity. Tonya Haynes asked if there was a reason provided why non-profit libraries
14 were not eligible to serve as a passport acceptance facility; Balmer said there was not a reason
15 provided in the notice that was received. Ephrata Public Library reached out to local legislators
16 for help; ultimately the Library had to reply with proof of their organizational status within 14
17 days. Balmer has met with Senator Fetterman’s policy advisors. Bonnie Young asked what kind
18 of revenue is brought in by passport acceptance. Balmer replied that annual net income is about
19 \$160,000.

20 Abigail Balmer then asked for clarity on which budget categories Akron Council would
21 prefer their donations go towards. The Junior Friends Group had recently presented their
22 escape room fundraiser towards replacement collection carts as a “matching grant” that Akron
23 Borough might want to put some of their annual donations towards. However, the amount
24 raised will likely not cover the full annual budgeted amount, which is why Ms. Balmer is seeking
25 clarity on what other expenses will be eligible for reimbursement. Nathan Imhoff shared that
26 Council’s opinion is that funding should go towards categories such as building maintenance,
27 building/equipment repairs, cleaning costs, computer equipment, collection carts, etc. Nathan
28 Imhoff asked if Abigail Balmer would please submit eligible invoices by end of May, and again by
29 the end of October each year so that Council has adequate time for review in order to process
30 the donation checks in a timely manner.

31 Ryan Cochran asked for Balmer to keep Akron Council updated on their eligibility as a
32 passport acceptance facility. Abigail Balmer explained the impact of the loss to the community if
33 this goes into effect.

34 **C. Recognition of John McBeth and Bonnie Young** – Nathan Imhoff commended Mayor John
35 McBeth for providing over 40 years of service to Akron Borough, and expressed appreciation for
36 his guidance and mentorship. McBeth was presented with an acrylic award representing his 44
37 years of service to Akron Borough. Imhoff shared many thanks for Bonnie Young’s commitment
38 during her four-year term and spoke highly of the impact of her work as chair of the Community
39 Relations committee. President Imhoff presented Young with a certificate of recognition of her
40 service to Akron Borough and a check donation made payable to the non-profit of her choice.
41 The donation is in lieu of a recognition gift, per her request.

1 **Bills**

2 Ryan Cochran moved to approve the December 2025 Borough of Akron disbursements and fund the
3 appropriate account for the disbursements as reviewed by the Finance Committee, Kleon Zimmerman
4 second. No discussion, motion carried.

5 **Reports/Announcements**

6 **Police Report**

7 Officer Ryan Blessing shared that in the last month there have been at least three crashes. Officer
8 Blessing has been working to ensure that damaged street signs (Borough property) are replaced and paid
9 for by the defendants. Officer Blessing asked Council to send speed enforcement location requests to
10 Sean Molchany who will forward them to him. Discussion surrounding line painting schedules and the
11 difficulties with speed enforcement at night in the dark. Paul Swangren, Jr. asked about the possibility of
12 using alternatives to lines painted on the ground. Discussion followed regarding the difficulties of
13 alternative methods vs. the benefits of using the lines.

14
15 **Mayor’s Report – No Report**

16
17 **Manager’s Report**

18 *Administration & Finance*

19 November 2025 month-end financials have been reconciled. December 2025 payables were reviewed by
20 the Finance Committee.

21
22 *Parks & Property*

23 Park House draft agreement has been forwarded to the Fire Company for review and comment. Public
24 Works staff has winterized the building until the Fire Company makes a decision. The Fire Company is
25 working through some insurance concerns.

26
27 The Fire Company draft lease agreement has also been forwarded to the Fire Company for review and
28 comment on November 11th. Received comment on December 4th and responded to Fire Company with
29 revised document on December 5th.

30
31 Council asked during budget meeting to get pricing on solar for Roland Park Lodge and Pavilions, a cost
32 proposal is in your books for review.

33
34 *Streets*

35 Diamond Street project award is on your agenda tonight.

36
37 *Public Utilities – No Report*

38
39 *Community Relations – No Report*

40
41 *Planning & Zoning*

42 There is a Zoning Hearing Board meeting scheduled for December 18, 2025 for Akron Elementary School.
43 Applicant would like to offer before and after school care provided by a private entity.

44
45 *Personnel – No Report*

46
47 *Other Business – None*

48

1 *Board Vacancies*
2 Building Code Appeals Board
3
4

5 **Finance** – Reviewed by Ryan Cochran
6 Fund balances November 30, 2025
7

8 **General Fund** - \$201,277.98
9 **Water Fund** - \$98,504.16
10 **Sewer Fund** - \$100,563.07
11 **Highway Aid** - \$304,059.59
12

13 General Fund Reserves	General Fund Reserves
14 Operating* - \$16,609.12	Operating* (Goal) \$202,363.00
15 Savings** - \$0.00	
16 Capital - \$121,409.85	
17 Total - \$138,018.97	Left to Meet Goal - \$185,753.88

18 **Water Fund Reserves**
19 Operating* - \$72,992.00
20 Savings** - \$140,723.26
21 Capital - \$0.00
22 Total - \$213,715.26

23 **Sewer Fund Reserves**
24 Operating* - \$121,822.00
25 Savings** - \$84,632.12
26 Capital - \$0.00
27 Total - \$206,454.12
28

29 **Capital Projects** – \$898.96
30

31 **Community Fund** - \$3,381.57
32 **Non-Uniform Pension** - \$3,764.64
33 Total - \$1,273,652.58
34 **Escrow** - \$935.74
35

36 *Formerly called “Restricted”
37 **Formerly called “Operating”
38

39 **Community Relations**

40 Bonnie Young complimented Tonya Haynes and her committee for the recent Annual Tree Lighting held
41 on December 6, 2025. Young loved the Letters to Santa box and the ornaments on the tree made by
42 Akron Elementary School. Bonnie Young hopes for good publicity and turnout at the Christmas Luminary
43 Walk event scheduled for December 13, 2025.
44

45 **Parks & Property**

46 Tonya Haynes recapped her committee’s initiatives for each park to the audience, and explained that
47 Leathers, Inc. is the manufacturer of the playground equipment at Akron Pines Playground in Roland
48 Park. Haynes is currently in discussion with an assessor from Leathers, Inc. to schedule a site visit at

1 Akron Pines Playground. Tonya Haynes is pleased that the lease agreement has been renewed for the fire
2 station and expressed appreciation for Akron Volunteer Fire Company and all that they do for the
3 community. She also thanked Katrina and Kleon Zimmerman for kicking off the Annual Tree Lighting and
4 laying the framework for such a special event.

5
6 **Personnel**

7 Paul Swangren, Jr. thanked John McBeth and Bonnie Young and wished them the best in their future
8 endeavors.

9
10 **Streets – No Report**

11
12 **Public Utilities – No Report**

13 A revised proposal from RK&K for the standpipe is in the works with the removal of the site location at
14 the school. Sean Molchany hopes to have something before the end of the year.

15
16 **Public Hearings/Presentations/Appointments**

17
18 **Old Business**

19 **A. Akron Volunteer Fire Lease Agreement** – discussed in Manager’s Report.

20 **B. Park House Lease Agreement** – discussed in Manager’s Report.

21 **New Business**

22 **A. Resolutions**

23 **B. Ordinances**

24 **C. Motions and Decisions**

25 **1. Roland Park Water Resources Restoration Payment #6** – Paul Swangren, Jr. moved
26 to approve Payment #6 to Aquatic Resources Restoration Company in an amount not
27 to exceed \$10,000; Tonya Haynes second. No discussion, motion carried. Paul
28 Swangren, Jr. referenced the Engineer’s Report where there is mention of repairs to
29 the rain garden and a quote that was sent to the Borough. Sean Molchany replied
30 that it was briefly discussed at a Council meeting but nothing was authorized so it
31 wasn’t sent out.

32 **2. Donation to Ephrata Public Library** – Bonnie Young moved to approve the second
33 half of the donation payment to the Ephrata Public Library in the amount of
34 \$10,000. Tonya Haynes asked if the motion could be amended to reflect the
35 payment is granted upon the submission of the invoices included in the Council book
36 that do not include curriculum or circulation materials. Young amended her motion;
37 Tonya Haynes seconded the amended motion. Paul Swangren, Jr. expressed his
38 dissatisfaction with the invoices submitted by Ephrata Public Library, particularly the
39 invoice for the annual audit that is payable to the Library System of Lancaster
40 County. Swangren feels very strongly that no money should go towards the Library
41 System of Lancaster County. Motion carried 5-1 with Paul Swangren, Jr. not in favor.

42 **3. Diamond Street Maintenance/Paving Bid Award** – Kleon Zimmerman moved to
43 award the Diamond Street Maintenance/Paving Project to Pennsy Supply, Inc. in the
44 amount of \$198,797.80; Ryan Cochran second. No discussion, motion carried.

45 **D. Acknowledgements**

1 1. Tonya Haynes thanked Sean Molchany for his work on the Roland Park Stream
2 Restoration Project and acknowledged that the discussions surrounding the project
3 have not always been easy. Haynes thanked Molchany and Valerie Wagner for the
4 work done on the budget planning and the amount of time spent preparing for the
5 budget discussions. Nathan Imhoff wholeheartedly agreed and echoed the
6 sentiments on behalf of all of Council.

- 7 **E. Other Business/Deliberations**
- 8 **F. Correspondence & Petitions**
- 9 **G. Executive Session**

10
11 **Adjournment**

12 Paul Swangren, Jr. moved to adjourn the meeting at 8:26pm; second by Bonnie Young, motion carried.

13
14 Respectfully submitted,

15
16 Sean Molchany
17 Borough Manager/Secretary

18
19 SM/vw