

1 **Borough of Akron Reorganizational Meeting – January 5, 2026**

2
3 **Council Members Present:** Nathan Imhoff; Justin Gehman; Paul Swangren, Jr.; Ryan Cochran; Tracy
4 Fisher; Kleon Zimmerman; Tonya Haynes

5
6 **Others Present:** Mayor Susan Davidson; Sean Molchany, Borough Manager; Valerie Wagner, Director of
7 Finance

8
9 **Visitors:**

10 Steven Fisher, 109 N 9th St, Akron
11 Katrina Zimmerman, 429 S 9th St, Akron
12 Sue Glick, 119 S 10th St, Akron
13 Glen Beiler, 117 Broad St, Akron
14 Katee Wodarczyk, LNP

15
16 Mayor Susan Davidson opened the meeting at 6:00pm with the Pledge of Allegiance.

17
18 **Administration of Oaths of Office by Mayor Davidson**

19 Ryan Cochran
20 Tracy Fisher
21 Tonya Haynes
22 Kleon Zimmerman

23
24 **Roll Call**

25 Tracy Fisher – present
26 Tonya Haynes – present
27 Ryan Cochran – present
28 Paul Swangren, Jr. – present
29 Kleon Zimmerman – present
30 Justin Gehman – present
31 Nathan Imhoff – present
32 Mayor Susan Davidson – present

33
34 **Nominations**

- 35 **A. Council President** – Paul Swangren, Jr. nominated Nathan Imhoff as Council President; second by
36 Ryan Cochran. No discussion, motion carried.
- 37 **B. Council Vice President** – Ryan Cochran nominated Justin Gehman as Council Vice President;
38 second by Paul Swangren, Jr. No discussion, motion carried.
- 39 **C. President Pro Tem** – Nathan Imhoff nominated Paul Swangren, Jr. as President Pro Tem; second
40 by Tonya Haynes. Haynes asked for clarification on the role of President Pro Tem: Sean Molchany
41 replied that the President Pro Tem would act as Council President in the event that the Council
42 President and Council Vice President were absent and a quorum was still present. Molchany
43 noted that this happens very rarely, if ever. No further discussion, motion carried.

44
45 At this time, Mayor Davidson requested to make a formal statement as her first order of business.
46 Davidson will not be officiating any weddings and has decided to waive her annual salary. Mayor
47 Davidson turned the meeting over to President Imhoff.

1 **Visitors/Comments from the Public**

2 Glen Beiler congratulated the newly elected and re-elected officials. Mr. Beiler asked what the timeframe
3 is for having snow/ice removed from sidewalks after a storm, and asked who is responsible for clearing
4 the Rail Trail. Glen Beiler attested to having walked the Trail recently and the Ephrata Borough portion
5 was cleared and dry but the Akron Borough portion had not been touched. Nathan Imhoff and Sean
6 Molchany responded that sidewalks should be cleared with at least a 30" path within 24 hours after the
7 snow event ends. Sean Molchany explained that clearing the Rail Trail of snow is not a high priority for
8 Public Works staff; once they have addressed the roads, they will get to the Rail Trail but it may not be
9 the same day. If this happens, on the next working day Public Works will address the Rail Trail and
10 sidewalks on Borough property. Ephrata Township and Akron Borough have a working agreement
11 between them to help the other clear portions of the Rail Trail as they come upon it; however, Ephrata
12 Township does not clear their portion of the Trail on the other side of Millway Rd. Tonya Haynes noted
13 that she is fairly certain that there is a sign posted on the gate stating as much.

14
15 **Appointments**

16 **A. Akron Borough Tax Collector**

17 **1. Resolution 26-001 Appointing the County of Lancaster to Collect the Real Estate**
18 **Tax Imposed by the Borough of Akron for 2026 and 2027** – Ryan Cochran moved to
19 adopt Resolution 26-001 Appointing the County of Lancaster to Collect the Real
20 Estate Tax Imposed by the Borough of Akron for 2026 and 2027; second by Kleon
21 Zimmerman. Tonya Haynes asked if this is a position that could be filled by Borough
22 Staff; Sean Molchany replied that it is an elected position, it is not an additional cost
23 to appoint the County as the Tax Collector, and historically it has been a smoother
24 experience with the County as Tax Collector. No further discussion, motion carried.

25 **B. Treasurer – 2 year 2026-2027 and Approval of Treasurer’s Bond \$1,000,000** – Kleon
26 Zimmerman moved to appoint Pamela Musser as Treasurer for the 2-year term of 2026-2027
27 with the Akron Treasurer’s bond set at \$1,000,000; second by Justin Gehman. No discussion,
28 motion carried 6-0 with Ryan Cochran abstaining due to a conflict of interest (family
29 relation).

30 **C. Borough Secretary** – Tonya Haynes moved to appoint Sean Molchany as Borough Secretary;
31 second by Paul Swangren, Jr. No discussion, motion carried.

32 **D. Zoning Officer & Flood Plain Administrator** – Justin Gehman moved to appoint Sean
33 Molchany as Zoning Officer & Flood Plain Administrator; second by Ryan Cochran. No
34 discussion, motion carried.

35 **E. Right to Know/Open Records Officer** – Paul Swangren, Jr. moved to appoint Sean Molchany
36 as Right to Know/Open Records Officer; second by Tonya Haynes. Haynes inquired what the
37 position is responsible for. Sean Molchany replied that the Right to Know Officer is
38 responsible for processing the Right to Know Law requests that are submitted to Akron
39 Borough in accordance with the rules and regulations set forth by the State. No further
40 discussion, motion carried.

41 **F. Assistant Right to Know/Open Records Officer** – Paul Swangren, Jr. moved to appoint
42 Valerie Wagner as Assistant Right to Know/Open Records Officer; second by Ryan Cochran.
43 Nathan Imhoff asked for clarification if this role is only necessary for covering with the Right
44 to Know Officer is out of office. Sean Molchany replied that he and Wagner work together on
45 most requests, with himself primarily responding to the requests concerning permitting and
46 zoning. No further discussion, motion carried.

- 1 **G. Borough Solicitor** – Kleon Zimmerman moved to appoint Nikolaus & Hohenadel, LLP as the
2 Akron Borough Solicitor; second by Justin Gehman. No discussion, motion carried.
- 3 **H. Labor Attorney** – Ryan Cochran moved to appoint Eckert, Seamans, Cherin & Mellott, LLC as
4 the Akron Borough Labor Attorney; second by Tonya Haynes. No discussion, motion carried.
- 5 **I. Zoning Hearing Board Attorney** – Tonya Haynes moved to appoint Barley Snyder as the
6 Akron Borough Zoning Hearing Board Attorney; second by Justin Gehman. No discussion,
7 motion carried.
- 8 **J. Auditor** – Justin Gehman moved to appoint Cherry Bekaert, LLP as the Akron Borough
9 Auditor; second by Kleon Zimmerman. No discussion, motion carried.
- 10 **K. Borough Engineer** – Paul Swangren, Jr. moved to appoint C.S. Davidson, Inc. as the Borough
11 Engineer; second by Tracy Fisher. No discussion, motion carried.
- 12 **L. Building Code Official** – Tonya Haynes moved to appoint Code Administrators, Inc. as the
13 Akron Borough Building Code Official; second by Paul Swangren, Jr. No discussion, motion
14 carried.
- 15 **M. Garage/Yard Sale Permit Officer** – Tonya Haynes moved to appoint Michaiah Collins as the
16 Garage/Yard Sale Permit Officer; second by Justin Gehman. No discussion, motion carried.
- 17 **N. Emergency Management Coordinator** – Paul Swangren, Jr. moved to appoint Bill Howard as
18 the Akron Borough Emergency Management Coordinator; second by Kleon Zimmerman. No
19 discussion, motion carried.
- 20 **O. Akron Borough Depositories and Signatories**
- 21 **1. Resolution 26-002 Designating Depository Banks and Authorizing Signatories** –
22 Ryan Cochran moved to adopt Resolution 26-002 Designating Depository Banks and
23 Authorizing Signatories, recognizing Ephrata National Bank and PLGIT (Pennsylvania
24 Local Government Trust) as Akron Borough’s depositories; second by Kleon
25 Zimmerman. No discussion, motion carried.
- 26 **P. Vacancy Board Chair (2-year term 2026-2027)** – Tracy Fisher moved to appoint John Taylor
27 as the Vacancy Board Chair for the 2-year term of 2026-2027; second by Justin Gehman.
28 Tonya Haynes asked for the purpose of this position. Sean Molchany replied that the Vacancy
29 Board Chair will appoint a successor for a vacant Borough office (Council, Mayor, Tax
30 Collector) if the Council cannot fill it within 30 days of accepting the resignation. Mayor
31 Davidson added that If the Vacancy Board fails to act within 15 days, the Court of Common
32 Pleas gets involved to fill the vacancy. No further discussion, motion carried.
- 33 **Q. Zoning Hearing Board (3-year term 2026-2028)** – Justin Gehman moved to appoint Thomas
34 Bender to the Zoning Hearing Board for the 3-year term of 2026-2028; second by Tonya
35 Haynes. No discussion, motion carried.
- 36 **R. Planning Commission (4-year term 2026-2029)** – Paul Swangren, Jr. moved to appoint Ryan
37 Cochran to the Planning Commission for the 4-year term of 2026-2029; second by Kleon
38 Zimmerman. No discussion, motion carried 6-0 with Cochran abstaining.
- 39 **S. Planning Commission (4-year term 2026-2029)** – Ryan Cochran moved to appoint John
40 Taylor to the Planning Commission for the 4-year term of 2026-2029; second by Kleon
41 Zimmerman. No discussion, motion carried 6-1 with Tonya Haynes not in favor.
- 42 **T. Akron Authority (5-year term 2026-2030)** – Justin Gehman moved to appoint Pamela
43 Musser to the Akron Authority Board for the 5-year term of 2026-2030; second by Kleon
44 Zimmerman. No discussion, motion carried 6-0 with Ryan Cochran abstaining due to a
45 conflict of interest (family relation).
- 46 **U. Akron Authority Vacancy (remainder of 5-year term 2025-2029)** – Ryan Cochran moved to
47 appoint Tonya Haynes to the Akron Authority Board to fill the remainder of the vacant 5-year

1 term of 2025-2029; second by Tracy Fisher. No discussion, motion carried 6-0 with Haynes
2 abstaining.

3
4 **Committee Assignments**

5 President Nathan Imhoff has appointed Tracy Fisher as the Community Relations Committee Chair. All
6 other Committee Chairs will remain the same as the previous term: Paul Swangren, Jr. as Personnel
7 Committee Chair, Tonya Haynes as Parks & Property Committee Chair, Ryan Cochran as Finance
8 Committee Chair, Kleon Zimmerman as Public Utilities Committee Chair and Justin Gehman as Streets &
9 Stormwater (formerly Streets) Committee Chair. Imhoff will announce the secondary committee
10 assignments at the January 12, 2026 meeting.

11
12 **New/Other Business**

13 **A. PSAB Boot Camp** – Pennsylvania State Association of Boroughs (PSAB) will be hosting a Newly
14 Elected Municipal Official Boot Camp for Lancaster County on January 23-24, 2026. A virtual
15 session is offered March 6-7, 2026. Vice President Justin Gehman added that he also highly
16 recommends the Certified Borough Official program offered by PSAB: the courses offered are
17 many of the same ones as presented in the Boot Camp but can be taken one at a time as one’s
18 schedule allows.

19 **B. 2026 Bidding Thresholds –**

- 20 • Purchases and contracts below \$13,200 require no formal bidding or written/telephonic
21 quotations.
- 22 • Purchases and contracts between \$13,200 and \$24,500 require three written/telephonic
23 quotations.
- 24 • Purchases and contracts over \$24,500 require formal public bidding.

25
26 **Adjournment**

27 Paul Swangren, Jr. moved to adjourn the meeting at 6:34pm, second by Justin Gehman. Motion carried.

28
29 Respectfully submitted,

30
31 Sean Molchany
32 Borough Manager/Secretary

33
34 SM/vw