

1 **Borough of Akron Council Meeting – April 13, 2026**

2

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

5

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

8

9 **Visitors:**

10 Thomas Murray, Jr., Public Works Supervisor

11 Megan Thompson, Cherry Bekaert

12 John Taylor, 218 S 8<sup>th</sup> St Akron

13 Anthony Sheaffer, 110 Main St Akron

14 John McBeth, 410 Edgehill Rd Akron

15 Chief Higgins, WEPD

16 Sue Glick, 119 S 10<sup>th</sup> St Akron

17 Baybars Charkas, Zoom

18 Michael, Zoom

19

20 **Roll Call**

21 Tracy Fisher – present

22 Tonya Haynes – present

23 Ryan Cochran – present

24 Paul Swangren, Jr. – absent

25 Kleon Zimmerman – present

26 Justin Gehman, Vice President – absent

27 Nathan Imhoff, President – present

28 Mayor Susan Davidson – present

29

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

31

32 **Approval of Minutes**

33 Tonya Haynes made a motion to approve the minutes of the March 23, 2026 Akron Borough Council  
34 meeting; second by Kleon Zimmerman. No discussion, motion carried.

35

36 **Visitors/Comments from the Public**

37 **Megan Thompson – Cherry Bekaert – Akron Borough Audit**

38 Megan Thompson shared the Akron Borough 2025 Audited Financial Report. The Borough of Akron  
39 received a clean audit opinion on a regulatory basis. Revenues for 2025 came in 8% over budget: due to  
40 larger property sales, transfer tax income was more than anticipated, a receipt of a grant that carried  
41 over from 2024, and an insurance reimbursement that was not budgeted all contributed to the overage.  
42 Expenditures for 2025 came in 2% under budget: savings in administrative and road maintenance costs,  
43 savings in salaries with less time spent on park projects, and pension and worker’s compensation  
44 insurance exceeded the budget. Tonya Haynes asked how grants affect the financial reports. Thompson  
45 explained that the cash-basis accounting system allows for grant money to be recorded as revenue, and  
46 the expenditures when the invoice is actually paid. When grants and projects extend from one year into  
47 the next, it can skew slightly.

48

1 Vice President Justin Gehman entered the meeting at 6:47pm.

2  
3 **Bills**

4 Ryan Cochran moved to approve the April 2026 Borough of Akron disbursements and fund the  
5 appropriate account for the disbursements as reviewed by the Finance Committee: General Fund  
6 \$177,270.50, Community Fund \$39.22, Water Fund \$28,591.70, Sewer Fund \$17,579.08, General Capital  
7 \$75,368.60, Water Capital \$5,589.69, Liquid Fuels \$707.90, totaling \$305,146.69. Second by Kleon  
8 Zimmerman. Ryan Cochran highlighted a few items: the Code Administrators invoice is reimbursable and  
9 is higher than usual due to a large commercial building permit, Kinsley Construction is set to be paid  
10 \$3,500 for the work done at the rain garden in Roland Park, and C.M. High has completed the work on  
11 the rail trail pedestrian flashing lights for \$21,900. No further discussion, motion carried.

12  
13 **Reports/Announcements**

14 **Police Report**

15 Chief Higgins shared that two individuals were arrested in connection to the recent car break-ins; there is  
16 a warrant issued for a third suspect. Chief Higgins will be meeting with Mayor Davidson on Tuesday.  
17 National Night Out planning meetings will begin soon. The March 2026 police report has been sent to  
18 Council. A new hire will be sworn in tonight at West Earl Township’s Supervisor meeting. WEPD is in its  
19 third year of the accreditation cycle which means they will be reassessed this year for accreditation  
20 renewal. Nathan Imhoff asked when meetings will begin to discuss the renegotiation of the police  
21 contract; he would like to see a contract agreement reached prior to budget discussion at the end of  
22 summer. Kleon Zimmerman asked if the vehicles that had been stolen were recovered. Chief Higgins  
23 replied that both vehicles had been recovered, one was found in the parking lot of Park Place  
24 Automotive. John McBeth asked Chief Higgins asked how many DUI arrests are alcohol-related compared  
25 to drug-related. Chief Higgins responded that the majority of DUI arrests that West Earl Township Police  
26 has made are alcohol-related.

27  
28 **Mayor’s Report**

29 Mayor Davidson thanked the Borough for allowing the use of the pavilion at Roland Park for the Akron  
30 Lions Club Easter Egg Hunt. The annual event was a large success and Mayor Davidson thanked President  
31 Nathan Imhoff for his assistance with the siren for the start. Mayor Davidson also shared that a former  
32 Council Member and former Mayor, George Wolf, passed away recently. George Wolf had served 20  
33 years on Council and one term as Mayor, having been an Akron resident and business owner for many  
34 years. Some of the projects that George was involved with included the current Akron Borough office  
35 building and the Akron Pines Playground at Roland Park. Mayor Davidson spoke highly of Mr. Wolf,  
36 adding that he was a mentor to her and many others, and shared her condolences to the family.

37  
38 **Manager’s Report**

39 **Administration & Finance**

40 March 2026 month-end financials have been reconciled. April 2026 payables were reviewed by the  
41 Finance Committee.

42  
43 **Parks & Property**

44 Bathrooms and Pavilions have been cleaned and put into use as of April 1, 2026. Grass was cut for the  
45 first time last week. Met with East Cocalico regarding equipment from Reamstown Park and will be  
46 acquiring several pieces of used playground equipment from them.

1 *Streets*  
2 Diamond Street to Proceed date is April 15, 2026 and end of construction date is June 10, 2026.  
3 Tentative start date is May 13, 2026.  
4  
5 Staff have met with contractors regarding the Miller Road culvert and failure of the pipe. We are awaiting  
6 cost proposals to fix the culvert, end wall, and piping. Miller Road remains closed.  
7  
8 *Public Utilities*  
9 Staff has reached out to C.S. Davidson to coordinate a Zoom meeting with RK&K to finalize a proposal.  
10 C.S. Davidson is in the process of setting up a date and time for this meeting. Meeting on hold until we  
11 get proposal from Pittsburgh Tank and Tower.  
12  
13 *Community Relations – No Report*  
14 *Planning & Zoning*  
15 Planning Commission meeting will be held May 7<sup>th</sup> at 6:30pm for a lot add-on plan for 1238 and 1234  
16 Main Street.  
17  
18 *Personnel – No Report*  
19 *Other Business – None*  
20  
21 *Board Vacancies*  
22 Building Code Appeals Board  
23  
24 Tonya Haynes asked about the progress with the standpipe. Sean Molchany replied that currently the  
25 Borough is evaluating an alternative repair strategy to utilize a rubberized coating internally to extend  
26 the lifespan of the standpipe. Once the proposal for this is received, it will come before Council for a  
27 decision. Should Council choose to repair the existing standpipe, staff will work with RK&K Engineering  
28 to change the scope of the project in regards to how the repair is completed and how it will affect the  
29 existing system. Should Council decide not to move forward with a repair, the discussion will return to  
30 what will be built and where can it be built. Nathan Imhoff shared that he and Justin Gehman found  
31 Pittsburgh Tank and Tower and were very interested in the rubberized coating that could extend the life  
32 of the current standpipe up to another 50 years. Sean Molchany advised that he was expecting the  
33 proposal back by now, but it is likely that they are waiting on the results from the exterior paint samples  
34 that were taken. Molchany said the proposal will include the coating on the interior as well as paint on  
35 the exterior. Tonya Haynes expressed her concern that RK&K Engineering would decide to back out  
36 because Akron Borough has not made a decision. Sean Molchany assured Council that RK&K  
37 understands the situation and has agreed to wait to hear back from Akron Borough. Construction and  
38 engineering costs will likely be much lower if the standpipe can be repaired. Nathan Imhoff asked staff to  
39 reach back out to Pittsburgh Tank and Tower if nothing is heard by Wednesday. Tonya Haynes then asked  
40 about the quotes for the culvert repair on Miller Road and how that is going. Sean Molchany replied that  
41 a quote has been received from one contractor, but we are still waiting for three. Haynes asked if it is  
42 typical to wait for three quotes; Molchany answered that due to the nature of it being an emergency  
43 repair, only two quotes are needed, but three were requested. A formal bid is not required. The Borough  
44 Engineer will review the quotes to ensure accuracy and then the quotes will be shared with Council.  
45 Ryan Cochran asked if the contractor that had quoted the repair for the culvert before the pipe failed  
46 was capable of completing the reconstruction, Sean Molchany said it is not in the scope of that  
47 contractor’s work. Once quotes are received, they will be examined to see if Borough staff can complete  
48 any of the work such as demolition to save on costs. Next, Ryan Cochran asked if the portion of the

1 repair that includes rebuilding Miller Road would be eligible to use Liquid Fuels funding – yes, it could be  
2 eligible. Staff are also investigating whether or not insurance can cover a portion of the repair costs.  
3 Cochran also asked about PA Small Water & Sewer grants and if there are any eligible projects that Akron  
4 Borough can apply for. Sean Molchany explained that a plan has to be in place to secure the matching  
5 funds required before applying for grants, otherwise if a grant is awarded and the matching funding can't  
6 be supplied it looks bad and the chance of getting approval on another grant is low. Tom Murray, Jr.  
7 believes the grant is capped at \$500,000. Discussion followed regarding how to get the most out of grant  
8 opportunities.

9

10 **Visitors/Comments from the Public**

11 **Abigail Balmer – Ephrata Public Library**

12 Abigail Balmer provided an update on the Junior Friends Group's escape room fundraiser, sharing that  
13 they raised \$2,105.00 and got such a positive response that they are hosting additional sessions  
14 throughout the spring. Ms. Balmer spoke about a car accident that occurred a few months ago in the  
15 parking lot that damaged the outdoor book drops. One book drop, including the cart inside, was  
16 completely destroyed and cannot be repaired. The other book drop is severely damaged, but is still able  
17 to be used for the time being. The car insurance is covering the replacement cost of both book drops and  
18 the carts inside them; before the accident the Junior Friends Group was raising money to replace the  
19 book drop carts, and now they are using their fundraiser to purchase two additional carts. Invoices have  
20 been provided by the Library for consideration by Council as eligible expenses to be paid by Akron  
21 Borough's budgeted donation. Mayor Davidson asked if there was an update on the passport  
22 acceptance. Balmer replied that there isn't an update unfortunately; however, it is currently sitting in  
23 committee with both the Senate and the House. The issue is that the situation does not affect other  
24 states the same way it affects Pennsylvania. In PA, 80% of the libraries are structured as non-profits,  
25 whereas in other states the libraries are mostly operated by local governments. Ephrata Public Library  
26 has sold the adjacent property which will help their operating budget. Ryan Cochran asked if the staff  
27 from the passport office were laid off; Abigail Balmer shared that unfortunately six staff were laid off.  
28 The Digital Literacy and Workforce Development grant has not been renewed for another round due to  
29 lack of Federal funding. Ephrata Public Library will still continue to offer technology classes and  
30 assistance as possible.

31

32 **Finance** – Reviewed by Ryan Cochran

33 ALLOCATION TO GENERAL FUND	10,641.51
34 ALLOCATION TO COMMUNITY FUND	1,790.98
35 ALLOCATION TO WATER FUND	385,311.69
36 ALLOCATION TO SEWER FUND	475,127.12
37 ALLOCATION TO CAPITAL PROJECTS - GENERAL	932.49
38 ALLOCATION TO GENERAL CAPITAL RESERVES FUND	124,070.41
39 ALLOCATION TO PAYROLL FUND	3,741.22
40 CASH - ESCROW FUND	1,947.64
41 CASH - HIGHWAY AID FUND	427,663.35
42 CASH-NON-UNIFORM PENSION	<u>3,764.64</u>
43	
44 GRAND TOTAL ALL CASH	1,434,991.05

45

46 **Community Relations**

1 Tracy Fisher shared that a summer concert has been scheduled with Mitch and the Mood Swings for  
2 Sunday, June 28, 2026 at 6pm. Fisher will be working with Valerie Wagner to discuss sponsorships and  
3 fundraising. Nathan Imhoff suggested finding a food truck for the evening.  
4

5 ***Parks & Property***

6 Tonya Haynes provided updates on the Park House and the playground initiatives. She is currently  
7 exploring different ideas for fundraising for renovation of the Park House now that Akron Vol. Fire Co.  
8 has decided not to lease the property. A meeting has been set for Tuesday, April 14<sup>th</sup> between the Parks  
9 Committee and several Akron Lions Club members to discuss ways to partner together for park projects.  
10 Akron Lions Club has an opportunity to apply for a grant that can go towards a project. Haynes met with  
11 the Borough Manager to discuss playground maintenance and any items that need to be addressed.  
12 Borough staff met a representative from Reamstown Park to identify and discuss the equipment that  
13 Akron Borough would like to use. All swings and the tire swing, a rubber mat bridge, zip line and  
14 equipment, chains for balance, large monkey bars, a wooden dinosaur, and a wooden shark are some of  
15 the items that were selected for reuse in Akron. Unfortunately, the slides could not be reused in Akron's  
16 playgrounds because they were not the right size. Also included in the Parks & Property report was a  
17 slideshow of playground design concepts created by Play By Design for Colonial Park, Broad Street Park,  
18 and Roland Park. A cost estimate has not been received from Play By Design. If anyone is interested in  
19 being part of a committee or sub-committee, please reach out to Tonya Haynes.  
20

21 John McBeth said he thinks there should be public input on what can be done to keep the Park House in  
22 possession of the Borough. John McBeth referenced a cost opinion for repairs that was prepared by  
23 Prime Home Contracting (PHC), stating that he didn't agree with the items listed and the associated  
24 costs. Sean Molchany explained that the list of items in that document was identified by Borough staff  
25 during a walkthrough of the property, identifying items that would need to be brought up to code and/or  
26 to make it habitable as an apartment. It does not address any change in use of the property. McBeth  
27 stated that up until a year ago the property was being rented and he believes the tenants were "very  
28 happy with it". Mr. McBeth further stated that he did not know much about this company and could not  
29 find much information about the contractor, saying that "it seems like they just take everything off your  
30 hands". Sean Molchany replied that isn't the case, Prime Home Contracting is a residential contractor  
31 that was asked to prepare a cost opinion on items identified by Borough staff as needing  
32 repair/renovation, so that the Borough could make an informed decision about the property. John  
33 McBeth admitted that there is some work that needs to be done before it could be rented again, but  
34 believes it does not need everything listed on the cost opinion from PHC. Tonya Haynes replied that she  
35 personally walked through the property last summer, and as a real estate agent, she firmly believes the  
36 house needs to be gutted due to the smells from the previous tenants' animals. Haynes expressed  
37 thanks to McBeth for his concern and frugality and stated that as much as she would like to see it remain  
38 in the Borough's possession as an asset, it may be cost-prohibitive. John McBeth suggested that Public  
39 Works can do items like a bathroom remodel. Discussion followed regarding the age of the property and  
40 the work that needs to be done.  
41

42 Tonya Haynes pointed out that it will take many years of collecting rental income to recover the cost of  
43 the renovations and repairs. John McBeth said that the previous tenants had rented from Akron Borough  
44 for 20 years and estimated that in that timeframe, Akron Borough had received over \$200,000 in rental  
45 income. McBeth demanded to know where the rental income went. Mayor Davidson and Valerie Wagner  
46 replied that the rental income was used as part of the General Fund operating budget. Ryan Cochran  
47 added that over half the General Fund expenses are for police, and some of the rental income helped to  
48 offset those costs. John McBeth claimed it was "robbing Peter to pay Paul" to use the rental income to

1 help pay for other expenditures, implying that the rental income should have been set aside to use for  
2 repairs and renovations. President Imhoff replied to McBeth saying that if that’s how he feels, then the  
3 elected Council that were seated 20 years ago when the property was first put up for rental should have  
4 made that decision then, instead of bringing it up now. John McBeth said he agrees the revenue was  
5 used for good causes, but continued to insist that it was still “robbing Peter to pay Paul”. Kleon  
6 Zimmerman stated that it wasn’t until he was elected on Council that any major repairs were ever  
7 considered for the property. Ryan Cochran replied to McBeth saying that McBeth’s statement makes it  
8 sound like Council has done something unethical, and using General Fund revenues to pay for General  
9 Fund expenditures is not unethical. John McBeth continued to argue by saying that “if you don’t have  
10 Peter anymore, who’s going to pay Paul? And you know who’s going to do it, we’ll raise taxes”. Discussion  
11 followed regarding all the expenses associated with maintaining the rental house and the annual income  
12 from tenants. Valerie Wagner pointed out that from a budgetary standpoint, if the rental revenue was  
13 kept in a separate fund dedicated to the maintenance of the Park House, the General Fund operating  
14 budget would still require additional income to balance out. The end result is still increasing property  
15 taxes if there is a revenue deficit. Ryan Cochran said that if Council spends the money to renovate the  
16 property to proper rental conditions, it will be at least 10 years until it would pay for itself. John McBeth  
17 said the rent should be at least \$1,500 monthly. Sean Molchany replied that rental price is going to be  
18 dependent upon the amount and quality of the repairs. Tonya Haynes said if everything was renovated  
19 and brought up to code, the property could easily bring \$2,500 monthly. Mayor Davidson requested the  
20 discussion be continued later as part of a sub-committee. John McBeth argued that if the Borough was  
21 receiving at least \$2,000 monthly for rent, it would be recuperated in only 5 years, not 10. Kleon  
22 Zimmerman said that monthly rent could only be collected if the whole house was gutted and redone,  
23 probably at a cost around \$250,000 and not the \$100,000 listed for the basic repairs. John McBeth  
24 continued to ask questions about the condition of the house, while disputing the severity of the  
25 necessary repairs. President Imhoff closed the conversation at this point and directed it to be continued  
26 during a sub-committee meeting.

27

28 ***Personnel – No Report***

29

30 ***Streets***

31 Street sweeping was completed last week by Martin’s Paving. Kleon Zimmerman commented that it was  
32 done exceptionally well this year. John McBeth said that it seems like a lot of curb and sidewalk repairs  
33 still need to be done before the paving on Diamond Street and challenged Borough staff that the  
34 sidewalk repairs are not up to the same standard as several years ago. Sean Molchany replied that all  
35 repairs have been completed by property owners and were verified by the Borough Engineer. The only  
36 portions yet to be completed are the Borough’s responsibility and will be completed prior to paving.

37

38 ***Public Utilities – No Report***

39

40 ***Public Hearings/Presentations/Appointments***

41

42 ***Old Business***

43 **A. Standpipe Proposal RK&K – discussed in Manager’s report**

44 ***New Business***

45 **A. Resolutions**

46 **B. Ordinances**

47 **C. Motions and Decisions**

48 **D. Acknowledgements**

- 1           **E. Other Business/Deliberations**
- 2           **F. Correspondence & Petitions**
- 3           **G. Executive Session**

4

5   **Adjournment**

6   Kleon Zimmerman moved to adjourn the meeting at 8:04pm; second by Tonya Haynes, motion carried.

7

8   Respectfully submitted,

9

10   Sean Molchany

11   Borough Manager/Secretary

12   SM/vw