

## **EPHRATA TOWNSHIP SUPERVISORS' MEETING**

**August 20, 2019**

The Ephrata Township Supervisors met this date at 7:00 a.m. at the Ephrata Township Office Building, 265 Akron Rd., Ephrata, Pennsylvania.

Present were Supervisors: Clark Stauffer  
Tony Haws  
Ty Zerbe  
Manager: Steve Sawyer  
Engineer: Jim Caldwell  
Admin Assist: Jennifer Carvell

The meeting was called to order by Chairman Clark Stauffer followed by the Pledge of Allegiance to the Flag.

### PUBLIC COMMENTS NON-AGENDA ITEMS

A motion was made by Ty Zerbe to close the Public Comment Period. The motion was seconded by Tony Haws and carried unanimously.

### APPROVAL OF MINUTES

Clark Stauffer stated that he had two (2) corrections to the August 6, 2019 minutes. On page 2 under August ZHB Hearings the second sentence should read Conestoga Valley Mennonite Church is proposing to build a new church at 587 Stevens Road. The 535 Indian Run Road is their current mailing address. The second correction is on page 3 under Solicitor Tony Schimaneck and should read "Attorney Schimaneck discussed the status of the Short-Term Rental Ordinance that is currently being reviewed by Lancaster County Planning Commission".

A motion was made by Tony Haws to dispense with the August 6, 2019 minutes and to approve them as corrected. The motion was seconded by Ty Zerbe and carried unanimously.

### LT. SHUMAKER & DET. LOCKHART – 2020 POLICE CAPITAL PROJECT

Lt. Shumaker and Det. Lockhart were present to request the Township's support of a 2020 Capital Project for the Ephrata Police Department. They are proposing police firing range project at a property owned by Adamstown Borough. They have estimated the project to cost \$40,000.00 in 2020. Ephrata Township's portion would be \$10,240.00.

The Board of Supervisors were given a map of the area and the proposed improvements for the fire range. The Police Department is currently using the Northern Lancaster Regional PD's firing range. Scheduling the 4 mandatory training sessions a year is difficult because the range is being used by multiple police departments. The Board of Supervisors asked questions concerning projected initial costs and future costs, impacts to neighboring properties and a long-term use agreement with Adamstown Borough. The Board stated that they are not opposed to the project, but the items discussed would need to be addressed before they would commit to funding. Lt. Shumaker and Det. Lockhart were directed to report back to the Board at a future meeting with additional information.

### STAFF REPORTS

**Engineer Jim Caldwell** reported that there are several plans in the review process.

MS4 Autumn Hill Project  
501 Alexander Drive – Poultry Processing Plant  
Gary Weaver – One Lot Subdivision  
Ephrata Crossing – Hotel Site Work – HOP  
Creek Corner Heights – Site Work  
Glenwood Foods – Traffic Study  
Weaverland Mennonite Homes – Site Work  
MH Eby – As-Built Plans  
515 North Reading Road – Site Work

A Road Occupancy Draft Ordinance is being reviewed by the Township's Attorney's Office. A draft should be completed and presented to the Board of Supervisors for consideration at a meeting in September.

### **Manager Steve Sawyer**

- **Ron Vogt – Rail Trail Bench.** At the last Supervisors' Meeting, Manager Sawyer presented to the Board of Supervisors an email he had received from Ron Vogt requesting to donate a bench and plaque in honor of his wife, Laurie Vogt who recently passed away. A similar plaque has been placed on a bench in Ephrata Borough. Mr. Vogt contacted the Borough and was told that they charged approximately \$1000.00. Mr. Vogt is offering the same dollar amount to Ephrata Township. Mr. Vogt was in attendance to discuss the donation. Manager Sawyer stated that he contacted Ephrata Borough and confirmed that they charge \$950.00 for an individual to donate a bench. Mr. Vogt would like to have the plaque placed on an existing bench and would be willing to pay the Township \$950.00. The Township could use these funds to erect a new bench along the rail trail. The Board approved the project and directed staff to order a plaque for the bench. Mr. Vogt also stated that he has friends and family members that would like to donate money for other improvements along the rail trail. The Board of Supervisors stated that there is currently a Rail Trail Committee that consist of

members from each municipality and they thought it would be a good idea if the other proposed improvements would be discussed at the next rail trail committee meeting.

**Road Superintendent – Randy Groome.**

- **Snow Removal – Cul-de-sac parking.** A copy of a West Cocalico Township Ordinance that prohibits parking on streets in developments during snow emergencies was provided to the Board for their review. Randy Groome requested that the Board consider a similar ordinance to prohibit parking during snow emergencies along cul-de-sacs in the Township. He provided a list of cul-de-sac streets throughout the Township. Randy stated that snow removal on cul-de-sacs is very difficult with cars parked on the street. Prohibiting parking would definitely improve efficiency and enhance safety of the snow removal. The Board of Supervisors directed staff to request an article in the Ephrata Review about the Township considering an Ordinance to inform the residents and receive their feedback.

**Manager Steve Sawyer (continued).**

- **Penn Dot Letter – Rothsville Road.** A letter dated August 12, 2019 from Jason Bewley of PennDOT was received by Ephrata Township and Warwick Township regarding the request for speed reduction along Rothsville Road. The Townships were notified in February 15, 2019 that a change in the existing speed limit was not justified. However, due to the recently built rail trail crossing, increased development, and demographic shifts, PennDOT re-evaluated the speed limit in this area and has now approved the lowering of the speed limit from 55 MPH to 45 MPH. PennDOT will be responsible to purchase, erect, and maintain the new 45 MPH signs.

**HVAC Project – Scope.** A motion was made authorizing Vertex Mechanical to prepare bidding specifications and plans for the installation of a single phase mini split HVAC system at a previous meeting. It was also discussed that the entire building could be done in one project or each floor could be done in a separate project. Manager Sawyer recommended that the Board approve the entire building in one project to ensure one contractor, eliminate the cost of heating fuel when the project is completed and to avoid possible repair costs to the existing equipment prior to the entire building being converted.

A motion was made by Ty Zerbe authorizing staff to move forward with bidding the HVAC replacement project as one complete project. The motion was seconded by Tony Haws and carried unanimously.

APPROVAL OF BILLS

A motion was made by Ty Zerbe to accept the list of checks written and to pay any bills pending. The motion was seconded by Tony Haws and carried unanimously.

Clark Stauffer excused himself from the Meeting. Ty Zerbe continued the meeting as Vice -Chairman.

Manager Steve Sawyer (continued).

- **Zoey Schnure – 62 Brookfield Drive.** Manager Sawyer stated that he recently met with a group of Eastbrooke residents who have complained about the condition of the property and the possible well-being of Zoey Schnure of 62 Brookfield Drive. This has been an ongoing issue for many years. Manager Sawyer stated he has contacted the Police Department and was informed that the residents should contact the EPD regarding the issue. Manager Sawyer recommended that this should be the first step before the Township pursues the property maintenance issues. The Board of Supervisors agreed and directed staff to contact the residents and tell them to submit in writing their concerns to the Police Department. When the police department completes their investigation, the Township can determine what needs to be done in regards to the property maintenance issues.
- **Ridge Avenue Tract – DEP Planning Module.** Gary Weaver has submitted a one lot subdivision plan to the Township. The new lot would be connected to public sewer and his existing residence would also be connected. Mr. Weaver is requesting the Township approve the DEP Planning Module Exemption as presented.

A motion was made by Tony Haws authorizing the execution of the DEP Planning Module Exemption for the Ridge Avenue Tract as presented. The motion was seconded by Ty Zerbe and carried unanimously.

- **Tour DaVita Charity Bicycle Ride.** Ephrata Township received an email from Stefan Teichert regarding a Tour DaVita Charity Bicycle Ride scheduled for Monday, September 23, 2019. The proposed route would use several Township roads and two state roads within the Township. They have requested an approval letter from the Township so that they can get PennDOT approval to use the state roads. Manager Sawyer stated that the Board's policy in the past was to not issue approval letters. Manager Sawyer emailed Chief Harvey for his review and comments prior to the meeting. Since they are open road tours and a self-supported ride Chief Harvey did not have any concerns or objections at this time.

A motion was made by Tony Haws to direct staff to respond to Stefan Teichert that the Township does not object to the Tour Da Vita Charity Bicycle Ride but that the Township will not issue an approval letter. The motion was seconded by Ty Zerbe and carried unanimously.

- **SRO Agreement Renewal.** The Township received an email from Lieutenant Thomas Shumaker of the Ephrata Police Department stating that the SRO Agreement will need to be renewed by end of 2019. The proposed new agreement will be for three (3) years and Lieutenant Shumaker provided a breakdown of the costs. The Ephrata Area School District will be responsible for 50% of the cost and the municipalities within the Ephrata Area School District will split the remaining 50% based on student enrollment from each municipality. Manager Sawyer was directed to notify Lt. Shumaker that the Township plans to continue to participate and is in favor of renewing the SRO Agreement for an additional three (3) years.
- **501 Alexander Drive – Organic Poultry.** A letter dated August 15, 2019 from Ed Ostrowski on behalf of 501 Alexander Drive granting the Township an additional 90-day time extension to act on the Land Development Plan. The plan will be reviewed by the Ephrata Township Planning Commission at the next meeting on August 27, 2019.

A motion was made by Tony Haws accepting the 90-day Time Extension granted by 501 Alexander Drive for the Township to act on the Land Development Plan. The motion was seconded by Ty Zerbe and carried unanimously.

- **Tree of Life – Rental Agreement.** Manager Sawyer stated that he has meet with Bob Miller of Tree of Life regarding the lease agreement for the lower level of the Township Building. The main issue is that the Township is currently paying 100% of the cost of utilities, taxes, snow removal, trash service and other building costs. In 2018, these costs totaled \$17,635. Tree of Life's lease runs through March 1<sup>st</sup> of 2020 and they are currently paying \$12.50 / square foot. Manager Sawyer recommended that the Board consider increasing the rent to \$14.00 / square foot beginning March 1, 2020. This will increase the rent by \$5,454 per year which will help offset the cost of utilities, taxes, etc. The Board was in favor of increasing the rent to \$14.00 / square foot beginning March 1, 2020 and instructed Manager Sawyer to send a letter to Bob Miller.
- **210 Bomberger Road – Second Driveway Request.** Manager Sawyer stated that a residence at 210 Bomberger Road has recently been purchased and the new owner is requesting to install a second driveway due to the location of an accessory building. A plot plan showing the location was presented. The home has a very large frontage and could potentially be subdivided into building lots in

the future. The board requested that staff get some additional information from the resident prior to making a decision.

CORRESPONDENCE

Tony Haws reported that he attended the first Fire Study meeting along with the other Township representative Larry Ray. Mr. Jerry Ozog provided the committee with information concerning the trends and difficulties encountered by volunteer fire companies throughout Pennsylvania. Supervisor Haws stated that Mr. Ozog has requested to meet with the elected officials from the three municipalities to get their input. Manager Sawyer stated that this meeting should occur at an advertised Board meeting or that Mr. Ozog would have to meet with each Supervisor individually. Manager Sawyer was directed to contact Mr. Ozog.

Tony Haws reported that there was no additional correspondence to report at this time.

A motion was made by Tony Haws to adjourn the meeting at 8:48 a.m. The motion was seconded by Ty Zerbe and carried unanimously.

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Clark R. Stauffer

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Anthony K. Haws

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J. Tyler Zerbe