

# EPHRATA TOWNSHIP SUPERVISORS' MEETING

December 15, 2020

The Ephrata Township Supervisors met this date at 7:00 a.m. The meeting was conducted virtually. Notice was posted on the Township building and on the Township's website.

Present Virtually:                   Supervisor Clark Stauffer  
  Supervisor Ty Zerbe  
  Supervisor Tony Haws  
  Township Manager Steve Sawyer  
  Ephrata Police Chief John Petrick  
  Township Engineer Jim Caldwell

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

## PUBLIC COMMENT PERIOD

A motion to close the public comment period was made by Ty Zerbe. The motion was seconded by Tony Haws and carried unanimously.

## APPROVAL OF MINUTES

A motion was made by Tony Haws to dispense with the reading of the December 1, 2020 Supervisors' Minutes and to approve them as written. The motion was seconded by Ty Zerbe and carried unanimously.

## STAFF REPORTS

### Police Report – Chief John Petrick

- **Monthly Report.** Chief Petrick reviewed the November monthly report with the Board. He also reported that Lieutenant McKim met with the management staff at the new Hilton Home 2 Suites. According to the Home 2 Suites management, there has been a large number of guests that are temporarily employed by a local distribution company with a work shift ending at 2 AM. Therefore, there has been more activity over night. The police will increase patrols in the area to provide a strong police presence especially during the overnight hours.

## STAFF REPORTS

### Manager Steve Sawyer

- **Ephrata Crossing Phase 2 – Request for Modification of Landscaping.** At their December 1, 2020 meeting, the Board tabled action on a request from Richard Stauffer, Developer of Ephrata Crossing, to modify the landscaping approved as part of the land development plan. Manager Sawyer and Jim

Caldwell met onsite with Richard Stauffer on December 10, 2020 to verify the location of the property lines and the 12-foot wide alley easement to verify if there was sufficient room to install landscaping in the area without encroaching into the alley easement. Mr. Stauffer confirmed there is at least seven feet between the retaining wall and the alley easement. He is proposing to plant emerald green arborvitae in this area that grow to 15-20' tall and 4-5' wide. The emerald green arborvitae would be planted along the entire western property line of lot 5 and the northern property line of lot 4. Mr. Stauffer is also requesting approval to plant Norway spruce instead of oriental spruce along the western property line of lot 4. Staff recommended approval of the modification to the landscaping plan being proposed by Mr. Stauffer.

A motion was made by Ty Zerbe to approve Mr. Stauffer's request to modify the landscaping plan for Ephrata Crossing Phase 2 based on the condition that the maximum spacing for the emerald green arborvitae is six feet and the maximum spacing for the Norway spruce is fifteen feet. The property owner of lots 4 and 5 of Ephrata Crossing is responsible to ensure that the landscaping does not encroach into the 12' wide alley easement. The motion was seconded by Tony Haws and carried unanimously.

- **Comcast Final Utility Plan – Area D.** Rettew Associates has completed their review of the final utility plans for Comcast Area D. The Board was given a copy of a Rettew Associates letter dated December 3, 2020 Ephrata Township and Manager Sawyer informed the Board that Comcast Area D includes Ashland Drive, Delray Drive, part of Millway Road, Briarcross Drive, Echo Valley Drive, Brook Circle and part of Maple Farm Road.

A motion was made by Tony Haws to approve the Comcast Final Utility Plan for Area D based on the Township's Engineer's letter dated December 3, 2020. All street openings shall be core bored and vacuumed instead of open cut and restoration shall follow the PennDOT approved core bore / vacuum / flowable fill procedure for restoration that is on the approved plans. If the final restoration is not satisfactory to the Township, Comcast will be required to replace the asphalt following the core bore restoration detail on the approved plans. The motion was seconded by Ty Zerbe and carried unanimously.

- **Carpenter Road Bridge.** The Board reviewed a letter dated September 22, 2020 from ELA Group, Inc., Township Engineer for Warwick Township, concerning the Carpenter Road Bridge. The bridge is jointly owned by Warwick Township, Clay Township and Ephrata Township. The municipalities are pursuing a project to abandon Carpenter Road and turn the ownership of the bridge over to the adjacent landowner. This project will be pursued in 2021. PennDOT currently planning to begin a project to replace the Lincoln Road Bridge in early 2021. Because the Carpenter Road bridge is posted with a three-ton weight limit and is used as a shortcut between Lincoln Road and Clay Road, Warwick Township has recommended closing Carpenter Road during the PennDOT bridge project.

A motion was made by Ty Zerbe to authorize the temporary closure of the Ephrata Township's portion of Carpenter Road for the duration of the PennDOT Lincoln Road Bridge Project to prevent damage to the Carpenter Road bridge. The motion was seconded by Tony Haws and carried unanimously.

- **Pioneer and Lincoln Fire Companies – Truck & Equipment Funding Requests.** At their December 1, 2020 meeting, the Board of Supervisors reviewed a letter from the Pioneer Fire Company requesting additional funding for the purchase of a new ladder truck in 2021. The Board also reviewed a letter from the Lincoln Fire Company requesting additional funding in 2021 for their hydraulic rescue tool project. The Board had a lengthy discussion regarding both funding requests.

A motion was made by Ty Zerbe to approve a one-time capital contribution of \$15,000 to Lincoln Fire Company for their hydraulic rescue tool project and a one-time capital contribution to the Pioneer Fire Company of \$15,000 for their new ladder truck. This 2021 contribution will be made from the Township's capital reserve fund and will be in addition to the general fund fire company contributions included in the approved 2021 Ephrata Township general fund budget. The motion was seconded by Tony Haws and carried unanimously.

**Engineer Jim Caldwell** reported that the following plans are in the review process:

Ephrata Crossing – Phase 2 Construction Observation  
Comcast Utility Plans – Area D and E  
AB Martin – Lot Add-on  
Glenwood Foods Land Development Plan  
Keli Young Sketch Plan

#### **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.

#### **CORRESPONDENCE**

There was no additional information to report.

*December 15, 2020 Supervisors' Meeting minutes continued*

A motion was made by Tony Haws to adjourn the meeting at 9:35 a.m. The motion was seconded by Ty Zerbe and carried unanimously.

---

Clark R. Stauffer

---

Anthony K. Haws

---

J. Tyler Zerbe