

# EPHRATA TOWNSHIP SUPERVISORS' MEETING

February 1, 2022

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

Present were:                      Supervisor Clark Stauffer  
   Supervisor Tony Haws  
   Administrative Asst. Jennifer Carvell  
   Township Engineer Kara Kalupson  
   Township Solicitor Tony Schimaneck

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 Tony Haws. The motion was seconded by Clark Stauffer and carried unanimously.

## APPROVAL OF MINUTES

A motion was made by Tony Haws to dispense with the reading of the January 18, 2022 Supervisors' Minutes and to approve them as presented. The motion was seconded by Clark Stauffer and carried unanimously.

## CLAUDIA SHANK – DISCUSSION ON POSSIBLE ZONING ORDINANCE AMENDMENT – ELECTRONIC VARIABLE MESSAGING SIGNS

Peter Wertz, Esquire of McNees Wallace Nurick, LLC was in attendance on behalf of his client Good's Store. The Board of Supervisors at the January 18, 2022 Supervisors' Meeting gave direction as to what amendments that they would consider and notified Claudia Shank of McNees Wallace Nurick, LLC to prepare a Petition to Amend the Zoning Ordinance of Ephrata Township Pursuant to Section 901 for review and authorization to submit to the Ephrata Township Planning Commission and Lancaster County Planning Commission for their review and recommendations. A Petition was prepared and submitted to the Township for review prior to the meeting. Peter Wertz on behalf of Good's Store requested authorization to submit the Zoning Ordinance Amendment for Electronic Variable Messaging Signs as presented. The Board of Supervisors did not object to the amendments as they were presented, but stated that they would like to see language added allowing Local Public Alerts and Awareness to be added into the sign rotation.

A motion was made by Tony Haws to table the request to submit the Zoning Ordinance Amendment for Electronic Variable Messaging Signs to the Ephrata Township Planning Commission and Lancaster County Planning Commission. The motion was seconded by Clark Stauffer and carried unanimously.

STAFF REPORTS

- **ARPA Funds.** PSATS held an educational webinar for informational purposes regarding the ARPA Funds for local Municipalities. Manager Sawyer participated in the webinar and provided the Board of Supervisors with information which outlines how the funds may be spent in the future.
- **ETSA Appointment.** The Sewer Authority is in need of a replacement for Leon Kurtz who resigned the end of 2021. Clark Stauffer and Steve Sawyer reached out to Don Good who is a Township resident with building construction industry experience to request that he consider serving on the Sewer Authority Board. Don Good is willing to serve and the Sewer Authority at their last meeting agreed that Don Good would be a good candidate and requested that the Board of Supervisors appoint Don Good as a Sewer Authority Member.

A motion was made by Tony Haws appointing Don Good as a Sewer Authority Member to complete Leon Kurtz's current term. The motion was seconded by Clark Stauffer and carried unanimously.

- **Streetlight -Pleasant Valley Road.** An email was provided to the Board of Supervisors from Rick Stauffer of Property Investing and Management Inc. and Justin Shelton from Springwood Hospitality regarding a streetlight located on Pleasant Valley Road at the entrance to the Ephrata Crossings East development. Rick Stauffer is requesting that the Township agree to have PPL invoice the Township for the cost of the streetlight. Both PIM, Inc. and Springwood Hospitality have agreed to pay their prorated cost of this light as part of the streetlight assessment for the streetlights on Quarry Ridge Drive.

A motion was made by Tony Haws to table the decision for the streetlight billing on Pleasant Valley Road until the next Supervisors' Meeting at which time more information could be presented. The motion was seconded by Clark Stauffer and carried unanimously.

- **Joint Bid Resolution.** Staff requested that the Board of Supervisors approve a Resolution to participate in a Co-Operative Bidding and Purchasing Agreement for the Procurement of road work identified as chip seal coating and line painting with multiple municipalities. The Township would participate in the bidding for Chip Seal Coating of 47,404 square yards of #8 stone single application seal coating, 23,144 square yards of 1/4" stone single application seal coating and Line Painting for 164,947 feet of double yellow line and 184,000 feet of single white line.

A motion was made by Tony Haws to approve the Resolution to participate in a Co-Operative Bidding and Purchasing Agreement for the Procurement of roadwork identified as chip seal coating and line painting with multiple municipalities as presented. The motion was seconded by Clark Stauffer and carried unanimously.

- **Ephrata Crossing Phase 4 LD Plan – Time Extension.** An email was received by Ephrata Township dated January 20, 2022 from RGS Associates requesting a sixty (60) day time extension to record the Ephrata Crossing Phase 4 LD Plan. The new deadline will be April 5, 2022.

A motion was made by Tony Haws to approve a 60-day time extension to record the Ephrata Crossing Phase 4 Land Development Plan. The motion was seconded by Clark Stauffer and carried unanimously.

- **CB Burkholder LD Plan-Time Extension.** The Township received a letter from Diehm & Sons on behalf of CB Burkholder dated January 26, 2022 requesting a ninety (90) day time extension to record the Land Development Plan. The Developer is awaiting their NPDES permit.

A motion was made by Tony Haws to approve the 90-day time extension to record the CB Burkholder Land Development Plan. The motion was seconded by Clark Stauffer and carried unanimously.

**Solicitor Tony Schimaneck**

Tony Schimaneck stated that he did not have anything additional that would require information from him at this time.

**Engineer Report – Kara Kalupson** reported that there are several plans in the review process and construction observation phase:

- MS4 Permit Application
- DCNR Approval targeted for this month
- Ephrata Township Park – Construction Bid Documents
- East Mohler Church Road Subdivision
- Ephrata Crossing Phase 4
- CB Burkholder Land Development Plan
- Ephrata Mennonite School – Site Work Inspections

**APPROVAL OF BILLS**

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

**CORRESPONDENCE**

Tony Haws stated that there was no additional correspondence at this time.

*February 1, 2022 Supervisors' Meeting minutes continued*

A motion was made by Tony Haws to adjourn the meeting at 7:48 p.m. The motion was seconded by Clark Stauffer and carried unanimously.

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Clark R. Stauffer

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Anthony K. Haws

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J. Tyler Zerbe