

EPHRATA TOWNSHIP SUPERVISORS' MEETING

February 15, 2022

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

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

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

A motion was made by Tony Haws to dispense with the reading of the February 1, 2022 Supervisors' minutes and to approve them as presented. The motion was seconded by Ty Zerbe and carried unanimously.

DISCUSSION ON POSSIBLE ZONING ORDINANCE AMENMENT ELECTRONIC VARIABLE MESSAGING SIGNS

At the February 1, 2022 meeting, Peter Wertz of McNeese Wallace Nurick, LLC was present to discuss a proposed Zoning Ordinance Amendment concerning electronic variable messaging signs on behalf of his client Good's Store. Peter Wertz on behalf of Good's Store requested authorization to submit the Zoning Ordinance Amendment for Electronic Variable Messaging Signs to the Ephrata Township Planning Commission and the Lancaster County Planning Commission 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. Claudia Shank of McNeese Wallace Nurick, LLC along with the owner, Ken Burkholder of Good's Store was present. A new draft of the Zoning Ordinance Amendment was prepared and submitted to the Board of Supervisors for their review prior to the meeting. Manager Sawyer gave a summary of the most recent added language to the Board. Claudia was available to answer any questions on behalf of her client and requested that the Board approve the submittal of the revised Zoning Ordinance Amendment to the Lancaster County Planning Commission and Ephrata Township Planning Commission for their review and comment.

A motion was made by Ty Zerbe to approve the submittal of the Zoning Ordinance Amendment for Electronic Variable Messaging Signs as presented to the Lancaster County Planning Commission and Ephrata Township Planning Commission for their review and comments. The motion was seconded by Tony Haws and carried unanimously.

STAFF REPORTS

Police Department – Monthly Report.

Chief Petrick provided the Supervisors with a summary of the calls for service within Ephrata Township for the month of January totaling 333 incidents. There were 11 arrests and 10 traffic citations. The monthly report was provided to the Township and will be kept on file in the office.

Chief Petrick notified the Board of Supervisors that a new police officer was recently hired to fill the place of a retired officer.

Manager Steve Sawyer

- **Ephrata Crossing 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 lighting as part of the streetlight assessment for the streetlights on Quarry Ridge Drive. The Board of Supervisors tabled their decision at their February 1, 2022 meeting. Manager Sawyer gave more details to Rick Stauffer's request and stated that this would be treated the same as the other streetlights within the Township and will become part of the annual street light assessment billing.

A motion was made by Tony Haws to approve the Township being the PPL account holder for the streetlight located along Pleasant Valley Road with the condition that this streetlight be part of the annual streetlight assessment billing for the streetlights on Quarry Ridge Drive. The motion was seconded by Ty Zerbe and carried unanimously.

- **Ephrata Youth Soccer Club – Field Reservation Request.** Ephrata Youth Soccer Club has requested to use the soccer field area at the Community Park as they have in prior years from March 21st through June 30, 2022 for youth soccer ages 4 through 12. A Certificate of Insurance was also provided.

A motion was made by Ty Zerbe to approve the Ephrata Youth Soccer Club Field Reservation Request as presented. The motion was seconded by Tony Haws and carried unanimously.

- **Request by Weaver Precast to Eliminate Dumpster Enclosure.** Ephrata Township received a request from Gary Weaver of Weaver Precast to eliminate the dumpster enclosure that is shown on the recorded Land Development Plan.

Manager Sawyer stated that the Township Subdivision and Land Development Ordinance requires an enclosure primarily for aesthetics and to prevent trash from being blown out of the dumpster area. The location of the dumpster will remain the same as shown on the plan and placed onto a concrete pad and is not visible to any neighboring property owners. Manager Sawyer suggested that the Board consider deferring the installation of the dumpster enclosure until such time as the Township, in its sole discretion, determines that the enclosure is necessary.

A motion was made by Ty Zerbe to disapprove the Waiver request to eliminate the dumpster enclosure as shown on the recorded Land Development Plan but allow the applicant to defer the installation of the enclosure until such time the Township at its sole discretion deems it necessary. The motion was seconded by Tony Haws and carried unanimously.

- **Ferris Mower Purchase.** Manager Sawyer notified the Board of Supervisors that the 2022 capital budget included the purchase of a new commercial mower that is used to maintain the Ephrata Township Parks. The Township received a proposal from Martin's Repair Shop LLC which was submitted to the Board of Supervisors for their review prior to the meeting. The proposal included the current Co-Star price for the new mower along with Martin Repair Shop's price for the new mower which is less than the Co-Star's price. The proposal also included trade-in amounts for the Township's current Ferris mower and two push mowers. Randy Groome, Township Road Superintendent was present and stated that he has been very pleased with the service and warranty work that Martin's Repair Shop has provided to the Township over the past years. Manager Sawyer requested authorization to purchase a new Ferris Mower from Martin Repair Shop in the amount of \$8,742.20.

A motion was made by Tony Haws to approve the purchase of a new Ferris Mower from Martin Repair Shop in the amount of \$8,742.20 as presented. The motion was seconded by Ty Zerbe and carried unanimously.

- **Custom Computer Quote.** Manager Sawyer presented to the Board of Supervisors a proposal to convert the Township's current email to Microsoft 365 which is a cloud base email service for security reasons as recommended by Custom Computers. The Township has had several issues recently with the email that is being provided by Blue Ridge as part of the franchise agreement. Manager Sawyer requested the Board approve the proposal by Custom Computer in the amount of \$1700.00 for the Microsoft 365 email migration and required monthly service fees.

A motion was made by Tony Haws to approve the proposal to cover the Township's email to Microsoft 365 in the amount of \$1700.00 and to approve the monthly service fees as quoted by Custom Computer. The motion was seconded by Ty Zerbe and carried unanimously.

- **Township Building-Tenant Renovation Project.** Carol Musser, of Life Point Counseling Service, who is currently the tenant on the lower level of the Ephrata Township Municipal Building has requested approval of a renovation project to

create two separate offices in the former police training room. Manager Sawyer stated that he spoke with the tenant regarding heating and cooling in this area. The Township recently provided a new heating and cooling system and there would not be heat or cooling in the proposed office areas. Carol Musser has agreed to contact Vertex Mechanical to add the necessary HVAC equipment needed as part of the project. The entire cost of the project would be paid for by Life Point counseling. Manager Sawyer stated that this area is part of the square footage that she is currently leasing.

A motion was made by Ty Zerbe to approve the renovations as presented with the HVAC upgrade to be completed by Vertex Mechanical. The motion was seconded by Tony Haws and carried unanimously.

Engineer Jim Caldwell reported that there are several plans in the review process and construction observation phase:

- East Mohler Church Road Subdivision
- Ephrata Mennonite School – Site Work Inspections
- CB Burkholder

Jim Caldwell stated that the DCNR Permit for the Autumn Hills Project should be received in the near future and requested that the Board of Supervisors give conditional approval to begin the bid advertising so that the Township could award the bid at the first Supervisors Meeting in April.

A motion was made by Ty Zerbe authorizing Rettew Associates to advertise the bid for the Autumn Hills Project conditional upon all of the required DCNR approvals. A motion was made by Tony Haws and carried unanimously.

Jim Caldwell also stated that the Ephrata Township Park clearing project was also ready to be advertised for bid per the Township's approval. There was discussion of making a slight change specifically for the type of grass seeding mix.

A motion was made by Tony Haws to authorize Rettew Associates to advertise the Ephrata Township Park clearing project subject to a seeding change to a low mow seed mix. The motion was seconded by Ty Zerbe 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.

CORRESPONDENCE

Tony Haws stated that he had nothing additional to add to the meeting.

February 15, 2022 Supervisors' Meeting minutes continued

A motion was made by Tony Haws to adjourn the meeting at 8:49 A.M. The motion was seconded by Ty Zerbe and carried unanimously.

Clark R. Stauffer

Anthony K. Haws

J. Tyler Zerbe