

EPHRATA TOWNSHIP SUPERVISORS' MEETING

February 21, 2017

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
John Weber
Ty Zerbe
Manager: Steve Sawyer
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 to close the public comment period was made by Ty Zerbe. The motion was seconded by John Weber and carried unanimously.

APPROVAL OF MINUTES

Chairman Stauffer pointed out a typographical error on page two in the Paver Bids – Joint Purchase Agreement section. 4th sentence, second word should be changed from “the” to “they”. Chairman Stauffer also stated an additional sentence should be added on page 4, 1st paragraph to clarify that Ephrata Township’s cost for the engineering design services shall not exceed \$11,750.00.

A motion was made by John Weber to dispense with the reading of the February 7, 2017 Supervisors’ minutes and to approve them as corrected. The motion was seconded by Ty Zerbe and carried unanimously.

ALDI FINAL LAND DEVELOPMENT PLAN

Ryan Gram from Kimley-Horn and Associates was present on behalf of ALDI Grocery Store. ALDI is proposing a 4,000 square foot addition to the existing CK Sportswear building located at 830 East Main Street. The project will include expanding and reconfiguring the existing parking lot. The Board of Supervisors received a review letter from Rettew Associates dated February 13, 2017, the Ephrata Township Planning Commission recommendation, and the Lancaster County Planning Commission comments prior to the meeting.

A motion was made by Ty Zerbe to conditionally approve the Final Plan for ALDI Grocery store based on the Township Engineer’s letter dated February 13, 2017. The motion was seconded by John Weber and carried unanimously.

STAFF REPORTS

Manager Steve Sawyer

- **Burning Ordinance Draft.** At the last meeting, the Board was given a draft of the ordinance incorporating some of the suggestions from Attorney Jason Hess. Chairman Stauffer stated that he would like the Board to consider two changes before finalizing the draft. The first suggested change would be to replace the requirement that a responsible adult be on the property at all times to language that states there shall be an adult responsible for the fire at all times to ensure that it is under control. The second change that he requested is to add language that states "In the Agricultural Zoning District, open burning is permitted within 50 feet of a property line subject to permission by the adjoining property owner."

A motion was made by John Weber authorizing staff to make the changes suggested by Chairman Stauffer and to publish a legal notice in the Ephrata Review that the Board of Supervisors will consider adoption of the burning ordinance at their April 4, 2017 meeting. The motion was seconded by Ty Zerbe and carried unanimously.

- **Ephrata Township Community Park – Field Reservation Requests.** The Ephrata Baseball Association and the Ephrata Youth Soccer Club have submitted applications to use the fields at the community park this spring/summer. A motion was made by Ty Zerbe to approve the requests. The motion was seconded by John Weber and carried unanimously.
- **Rail Trail Bridge Pre-Design / Survey – Parking Lot Design**
Ephrata Township and Warwick Township hired Wilson Consulting to complete design work for the former railroad bridge that will be converted to a rail trail bridge. The municipal boundary is in the center of the creek so each municipality will be responsible for ½ of the costs of the bridge project. Warwick and Ephrata Township will be submitting a DCNR grant application in early April for the bridge project. Preliminary design drawings and a cost estimate are required as part of the DCNR grant application. Manager Sawyer presented the pre-design drawings and cost estimates prepared by Wilson Consulting Group for retrofit repairs and a new deck on the former railroad bridge. Wilson Consulting Group provided a preliminary design and a cost estimate for a precast concrete deck and a timber deck. Manager Sawyer recommended that the Board approve submitting a DCNR grant application using the precast concrete panel deck design and cost estimate.

A motion was made by John Weber to approve Ephrata Township partnering with Warwick Township in submitting a DCNR grant application using the precast concrete panel deck option. The motion was seconded by Ty Zerbe and carried unanimously.

- **Road Bids – Opening March 7, 2017.** Manager Sawyer informed the Board that the 2017 road project and material bids will be opened at 10:00 AM on March 7, 2017 and presented to the Board at their meeting that evening.
- **Water Quality Basin – Maintenance Garage.** Manager Sawyer presented a plan and cost estimate for the water quality basin project at the Township Maintenance garage. The Township Maintenance Department will complete the entire project with the exception of the concrete curbing. The estimated cost of the project including Township labor is \$10,164. Manager Sawyer recommended that the Board approve the project. A motion was made by John Weber to approve the project for completion in 2017. The motion was seconded by Ty Zerbe and carried unanimously.

Engineer Jim Caldwell reported that there are no new plans in the review process. Rettew Associates is currently reviewing the ALDI Final Land Development Plan and a Storm Water Plan for Meadow Creek Farms. Rettew Associates continues to work on the Township's MS4 Program. The mapping of all the storm water outlets has been completed and drainage area calculations are being completed. Mr. Caldwell informed the Board that Rettew Associates has partnered with Red Barn Consulting, the Chesapeake Bay Foundation and others in submitting an application for a \$500,000.00 Conservation Initiative Grant through the USDA for storm water projects that can be completed on farms to meet municipal MS4 project requirements.

APPROVAL OF BILLS

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

CORRESPONDENCE

John Weber reported that there was no additional correspondence to report at this time.

A motion was made by Ty Zerbe to adjourn the meeting at 8:20 a.m. The motion was seconded by John Weber and carried unanimously.

Clark R. Stauffer

John L. Weber

J. Tyler Zerbe