

EPHRATA TOWNSHIP SUPERVISORS' MEETING

March 16, 2021

The Ephrata Township Supervisors met this date at 7:00 a.m. at the Ephrata Township Office Building, 265 Akron Road, Ephrata, Pennsylvania. The meeting was conducted in person and virtually utilizing Microsoft Teams.

A notice was posted on the Township Building and also on the Township website notifying the general public that they can attend the meeting in person or participate in the meeting by calling the number and entering the meeting ID. We also notified the public that the Township will accept public comments by e-mail or by written comments that can be dropped in the mail slot of the Township building.

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 March 2, 2021 Supervisors' minutes and to approve them as presented. The motion was seconded by Ty Zerbe and carried unanimously.

887 EAST MAIN STREET – SKETCH PLAN DISCUSSION

Participating virtually were Stephen Bensinger of Stackhouse Bensinger Inc. and Sukchain Singh, owner of the existing Sunoco Station. Manager Sawyer provided the Board of Supervisors with a Review Letter from Rettew Associates dated February 24, 2021 and a copy of the Sketch Plan showing a proposed new building with a retail use on the first floor and five (5) apartments on the second floor which would replace the current convenience store / gas station located at 887 East Main Street, Ephrata. Manager

Sawyer stated that apartments are not permitted by right or special exception in the Mixed-Use Zoning District. Manager Sawyer stated that the majority of the properties in this area are currently commercial and he did not recommend amending the Zoning Ordinance to allow apartments in the Mixed-Use Zoning District. Jim Caldwell that the SALDO requires road frontage improvements along East Main Street. Since East Main Street is a PennDOT highway, PennDOT approval will be required for the redevelopment of the site. Mr. Caldwell mentioned that the Township has developed a plan for the ultimate right of way for this corridor to accommodate a future lane on Route 322. Mr. Caldwell stated that he will forward this plan to Mr. Bensinger. In addition, the proposed main access into the site is from a private street and there is a private Access Agreement currently in place. The developer will need to investigate whether changes can be made to this access under the current agreement. Jim Caldwell recommended revising the Sketch Plan based on the comments that were discussed and resubmit for review prior to filing a preliminary land development plan.

STAFF REPORTS

Police Department – Monthly Report.

Police Chief John Petrick was in attendance. Chief Petrick provided the Supervisors with a summary of the calls for service within Ephrata Township for the month of February totaling 283 incidents. There were 4 arrests and 5 traffic citations. The monthly report was provided to the Township and will be kept on file in the office.

Police Chief Petrick provided the Township with information for the Pennsylvania Yellow Dot Program. The program provides ID cards and stickers that are placed in/on the vehicle to alert first responders of any health conditions, medications, and/or allergies of passengers in case they are unconscious when they arrive at the scene.

Chief Petrick reported that the Department's body camera grant that was submitted has been approved. The amount of the grant is still unknown.

Steve Sawyer notified Chief Petrick and the Board of Supervisors that a PennDOT project on Route 222 will begin in the near future. This project consists of milling, paving, base repairs, concrete patching, guide rail upgrades, drainage, signs and pavement markings on Route 222 from the Mohler Church road overpass in Ephrata Township to the Pool Road overpass in West Earl Township. New Enterprise Stone is the main contractor and will be conducting the work Sunday through Thursday between 10 pm and 6 am.

Manager Steve Sawyer

- **PennDOT Letter – Meadow Valley Road Speed Limit.** Manager Sawyer provided the Board of Supervisors with a letter from PennDOT in response to the Township's request for lowering the speed limit for Meadow Valley Road between Route 272 and the Fieldcrest Development. The letter states that PennDOT conducted engineering and traffic studies in accordance with 67 Pa Code §212.108 and the result of the study indicate a change in the existing 45

MPH posting is not justified at this time. Police Chief Petrick stated that he will direct his officers to increase their presence in this area.

- **Comcast Area F – Road Occupancy Permit.** Jim Caldwell provided a Review Letter dated February 19, 2021 and stated that the items have been addressed and the plans were ready for action by the Board of Supervisors.

A motion was made by Ty Zerbe to approve the Comcast Final Utility Plan Area F subject to the Township Engineer's letter dated February 19, 2021. The motion was seconded by Tony Haws and carried unanimously.

- **2021 Roadwork Bids.** Manager Sawyer provided the Board with a copy of the bid tabulation for the 2021 road bids. The bids included one widening project on Ridge Avenue and material bids for the year.

A motion was made by Ty Zerbe to award the bid for the Milling project to Rota-Mill, Inc. in the amount of \$15,037.10. The motion was seconded by Tony Haws and carried unanimously.

The Township received three bids for 540 Tons of 25MM Superpave to be delivered to Ridge Avenue. Manager Sawyer recommended awarding all bids to New Enterprise Stone, Inc. at a total price of \$58,793.50 based on the prices received and the justification provided in the bid tabulation sheet.

A motion was made by Tony Haws to award the Superpave bids to New Enterprise Stone, Inc. as follows:

- 250 Tons of 25 mm Superpave (FOB) - \$43.40/ton
- 200 Tons of 19 mm Superpave (FOB) - \$45.45/ton
- 250 Tons of 9.5 mm Superpave (FOB) - \$49.25/ton
- 540 Tons of 25 mm Superpave Delivered - \$49.15/ton

The motion was seconded by Ty Zerbe and carried unanimously.

Two bids were received for the stone materials. Manager Sawyer recommended awarding all bids to New Enterprise Stone, Inc. at a total price of \$44,770.50.

A motion was made by Ty Zerbe to award the 2021 stone material bids to New Enterprise Stone Inc. as follows:

- 1800 tons 2A Stone – FOB at \$8.50/ton
- 1330 Tons 2A Stone Delivered at \$13.85/ton
- 200 tons ASSHTO #1 FOB at \$12.00/ton
- 100 tons ASSHTO #3 FOB at \$12.00/ton
- 200 tons R4 Rip Rap – FOB - \$14.00/ton
- 100 tons ASSHTO #9 Delivered at \$22.50/ton
- 200 tons ASSHTO #57 FOB at \$12.00/ton

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:

- MS4 – Autumn Hills Project
- Mohler Church Subdivision Plan
- Creek Corner Heights – As-builts
- Comcast Road Occupancy Permits
- Ephrata Crossings – As-builts

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 correspondence to report at this time.

A motion was made by Tony Haws to adjourn the meeting at 8:28 A.M. The motion was seconded by Ty Zerbe and carried unanimously.

Clark R. Stauffer

Anthony K. Haws

J. Tyler Zerbe