

**EPHRATA TOWNSHIP SUPERVISORS' MEETING**

**October 19, 2021**

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  
Ty Zerbe  
Tony Haws  
Manager: Steve Sawyer  
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 Tony Haws to close the Public Comment Period. The motion was seconded by Ty Zerbe and carried unanimously.

APPROVAL OF MINUTES

A motion was made by Tony Haws to dispense with the reading of the October 5, 2021 Supervisors' Minutes and to approve them as presented. The motion was seconded by Ty Zerbe and carried unanimously.

240 NORTH READING ROAD – SWM PLAN / EARTH DISTURBANCE PLAN

Property owner Scott Cover and his engineer, Ed Ostrowski from ELA Group, were in attendance to present the plan to the Board. Mr. Ostrowski stated that the property is a 2.3-acre tract located at 240 North Reading Road. The property is the former 10,000 Villages and the current use is a consignment store. The consignment store needs additional parking so Mr. Cover is pursuing a project to expand the parking lot to the rear of the tract. There is significant limestone in this area so the proposed plan is to excavate and export approximately 8,500 cubic yards of fill from the site which will be hauled to Mr. Cover's 515 North Reading Road project and 471 North Reading Road project. The excavated area will be stabilized while ELA prepares the land development plan for the parking lot expansion. The timing for the parking lot expansion is 8-12 months.

A motion was made by Ty Zerbe to deny a waiver to Section 409.1.B.2 – Modeling of Existing Impervious Area but allow the applicant to defer the requirement to model 20% of the existing impervious area as meadow with any future plan to increase any impervious area on the property. The motion was seconded by Tony Haws and carried unanimously.

A motion was made by Tony Haws to approve the storm water management plan / earth disturbance plan subject to the condition that the applicant install a fence or other barrier to prevent the public from using the newly excavated area for parking prior to the full improvements that will be part of a future land development plan. The motion was seconded by Ty Zerbe and carried unanimously.

**ORDINANCE – SMALL WIRELESS FACILITIES AND USE OF PUBLIC R-O-W**

Manager Sawyer informed the Board that due to the recent issues impacting the Lancaster Newspapers, the ordinance was not advertised as required. Manager Sawyer has resubmitted the legal advertisement to the Ephrata Review for the Board to consider action at the November 2, 2021 meeting.

A motion as made by Ty Zerbe to table action on the proposed ordinance. The motion was seconded by Tony Haws and carried unanimously.

**Police Department – Monthly Report.**

Chief John Petrick provided the Supervisors with a summary of the calls for service within Ephrata Township for the month of September totaling 408 incidents. There were 12 arrests and 11 traffic citations. Chief Petrick reported that there were no traffic accidents at the new diverging diamond interchange during the month of September. The monthly report was provided to the Township and will be kept on file in the office.

Chief Petrick informed the Board that Officers Ken Lockhart and Daniel Albaugh have been selected to fill the two open sergeant positions. He also reported that EPD officers performed CPR and used an AED machine on an individual in Ephrata Borough that suffered a heart attack. The individual survived and has now been released from the hospital. The Board was reminded of the EPD facebook page that has useful resources and information for the community. Chief Petrick reported that the Ephrata Fair was the least active fair on record in terms of police activity.

**Manager Steve Sawyer**

- **CB Burkholder – DEP Planning Module Exemption.** A motion was made by Ty Zerbe to approve the planning module exemption for the CB Burkholder project on North State Street. The motion was seconded by Tony Haws and carried unanimously.

**Conestoga Valley Mennonite Church – Financial Security Release**

A motion was made by Tony Haws to approve the full release of the financial security for the Conestoga Valley Mennonite Church project subject to the conditions in the Rettew Associates letter dated October 6, 2021. The motion was seconded by Ty Zerbe and carried unanimously.

- **PennDOT Traffic Signal Maintenance Agreement.** Manager Sawyer advised the Board that PennDOT is now requiring that all municipalities execute a new agreement concerning traffic signal maintenance. According to John Schick, Ephrata Township Traffic Engineer, this agreement must be signed before PennDOT will modify any existing traffic signal permit or approve a new traffic

signal permit. The agreement does not include any responsibilities that the Township is not already responsible for and Mr. Schick recommended that the Board approve the agreement as written.

A motion as made by Ty Zerbe to approve the PennDOT Traffic Signal Maintenance Agreement and the Resolution authorizing the Township Manager to submit the Traffic Signal Maintenance Agreement, submit future modifications to the Traffic Signal Maintenance Agreement, and to submit future Applications for Traffic Signal Approval either in writing or via electronic signature, to the Department of Transportation and to sign the agreement on behalf of Ephrata Township. 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:

- Glenwood Foods – Contraction Observation
- Autumn Hills PRP – Prepare Construction Plans / Bidding Documents
- Tommy's Car Wash Land Development Plan
- Ephrata Crossings Phase 4
- Garden Spot auto Auction Land Development Plan
- Frys Road Subdivision
- 240 North Reading Road SWM Plan
- Brilyn Acres – Ag SWM Plan
- Good's Store
- Mohler Church Road Subdivision

Mr. Caldwell advised the Board that he is projecting approximately \$30,000 in engineering costs for the Cocalico Creek Restoration at Autumn Hills Project and another \$20,000 of engineering costs for our regular MS4 Program for the 2022 budget. He also informed the Board that he has been in contact with Shawn Loose from ELA who is the traffic engineer for the Mohler Church Road project. The curve on Mohler Church Road at the Briarwood Drive intersection is required to be superelevated but the existing superelevation does not meet PennDOT design requirements. The developer is proposing to widen the roadway without changing the superelevation which Rettew does not believe is acceptable. Rettew Associates will continue to work with the developer's engineer to come up with an acceptable solution.

#### **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 did not have any information to report that was not already discussed.

**BUDGET WORK SESSION**

Manager Sawyer presented the proposed 2022 general fund budget, highway budget and capital budget to the Board. The proposed budget does not include a real estate tax increase.

A motion was made by Ty Zerbe to approve the 2022 preliminary budget as presented. The motion was seconded by Tony Haws and carried unanimously.

The 2022 preliminary budget will be advertised and available for review by the public during regular business hours. The 2022 budget is scheduled to be adopted by the Board at their regular meeting on December 7, 2021 at 7:00 p.m.

A motion was made by Ty Zerbe to order a 2022 Ford F250 pickup with a service body and plow from Tom Masano Ford, under the PA Costar contract 025-148, at a price of \$47,312.85. The motion was seconded by Tony Haws and carried unanimously.

A motion was made by Ty Zerbe to adjourn the meeting at 10:40 AM. The motion was seconded by Tony Haws and carried unanimously.

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Clark R. Stauffer

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Anthony K. Haws

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J. Tyler Zerbe