

EPHRATA TOWNSHIP SUPERVISORS' MEETING

December 1, 2020

The Ephrata Township Supervisors met this date at 7:00 p.m. The meeting was conducted virtually. Notice was posted on the Township building and on the Township's website.

Present Virtually:

- Supervisor Clark Stauffer
- Supervisor Ty Zerbe
- Supervisor Tony Haws
- Township Manager Steve Sawyer
- Admin. Assist. Jennifer Carvell
- Township Engineer Jim Caldwell
- 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 Ty Zerbe. 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 November 17, 2020 Supervisors' Minutes and to approve them as written. The motion was seconded by Ty Zerbe and carried unanimously.

STAFF REPORTS

Police Report

- **Monthly Report.** There was no one in attendance. The Township received a summary of the calls for service within Ephrata Township for the month of November totaling 308 incidents. There were 5 arrests and 11 traffic citations. The monthly report will be kept on file in the office.

STAFF REPORTS

Manager Steve Sawyer

2021 Ephrata Township Budget. The Board of Supervisors held a budget work session on October 20, 2020. The Board approved the preliminary budget as presented and authorized Manager Sawyer to advertise that the preliminary budget was available for review by the public. The proposed budget does not include a real estate tax increase. The milage rate will remain at 1.27 mills.

A motion was made by Ty Zerbe to approve the 2021 Ephrata Township Budget as presented and recommended by staff. The motion was seconded by Tony Haws and carried unanimously.

- **Pioneer and Lincoln Fire Companies – Truck & Equipment Funding Requests.** The Board of Supervisors have received a letter from the Pioneer Fire Company requesting additional funding for the purchase of a new ladder truck in 2021. The Township has also received a letter from the Lincoln Fire Company requesting additional funding in 2021 for the purchase of new hydraulic rescue tool project. Richard Gehman, Chief of Lincoln Fire Company attended the meeting virtually to discuss their request for a special contribution of \$20,000.00 toward the hydraulic tool project. Mr. Gehman explained their proposed project and answered questions by the Board. Mr. Gehman requested that the Township make a decision before the end of 2020 due to a 2021 price increase of 7% on the equipment they want to purchase.

Ephrata Pioneer Fire Company is requesting that Ephrata Township fund 27% of the payments of their new ladder \$32,400.00 annually for 15 years to help fund the purchase for their new ladder truck through the entire life of the loan. The current estimate of this level of funding would be \$32,400 annually for fifteen (15) years. Currently the Township's 2021 general fund budget includes a total of \$44,000.00 of contributions to the Pioneer Fire Company, Lincoln Fire Company and the Akron Fire Company. Manager Sawyer stated that if the Board is going to consider additional funding, that this funding would be from the Township's capital reserve fund. Manager Sawyer did not recommend that the Board approve a long-term funding commitment because the current capital reserve funds are inadequate to cover the \$486,000 requested over a fifteen-year period.

The Board of Supervisors thanked Richard Gehman for his attendance and stated that they would consider the funding requests from both companies and respond in the near future.

- **Engine Brake Retarders.** Ephrata Township and Chairman Stauffer are still receiving complaints from a resident on Schoeneck Road regarding the use of engine brake retarders at the intersection of Schoeneck Road and Stevens Road. The Board of Supervisors decided to not pursue an ordinance prohibiting engine brake retarder earlier this year because the Ephrata Borough Police Department stated that it was very hard to enforce and the Township Solicitor also recommended against it. Attorney Schimanek recommended that the Township stand by their decision to not pursue an ordinance. After a lengthy discussion, there was no action taken by the Board.
- **Spring Garden Street Subdivision – Request for a Deferral of Plan Processing.** A letter dated November 19, 2020 from Hershey Surveying, Inc. was presented to the Board of Supervisors requesting that the Township defer Plan Review Processing to Ephrata Borough for a proposed subdivision at 345 and 351 Spring Garden Street. No improvements are proposed at this time, no new lots will be created and the proposed lot line changes are located in Ephrata Borough.

A motion was made by Tony Haws to approve the request to defer the Plan Review Process to Ephrata Borough for the 345 & 351 Spring Garden Street Subdivision as requested. The motion was seconded by Ty Zerbe and carried unanimously.

- **Ephrata Crossing Phase 2 – Request for Modification of Landscaping.** Manager Sawyer received an email dated November 19, 2020 from Richard Stauffer, Developer of Ephrata Crossing requesting that the Township approve a modification to landscaping plan shown on the approved Ephrata Crossing Phase 2 Land Development Plan. Rick Stauffer submitted a marked-up plan showing the proposed changes. Manager Sawyer provided pictures of the area that Mr. Stauffer would like to install the landscaping and stated that he had concerns that the plantings would encroach into a 12-foot wide alley easement shown on the plans. Manager Sawyer recommended that the Board postpone any action on the request until the developer verifies the location of the alley easement and provides additional information of the type of landscaping to be installed. The Board agreed with Manager Sawyer's recommendation and deferred action on the request until additional information is provided.
- **2014 International Dump Truck.** A Courtesy Inspection was completed November 17, 2020 by Five Star on the Township's 2014 International Dump Truck and submitted to the Board of Supervisors for their review prior to the meeting. An extended engine warranty until December 31, 2021 at no cost to the Township has been offered to the Township by Navistar. Chairman Stauffer tried to get Navistar to agree to an extended warranty based on mileage but Navistar has stated that an extended warranty until 12/31/21 is their best offer. The Board discussed their options which could include initiating a legal proceeding against Navistar. No action was taken by the Board.
- **Echo Housing Letter – Pitman - 314 Ridge Avenue.** Jim and Jeanette Pitman have entered into an agreement to purchase 314 Ridge Avenue. The Pitmans are requesting approval of an agreement to convert an existing garage into an Echo housing dwelling unit. Manager Sawyer stated that the proposed Echo housing meets the requirements of the Zoning Ordinance subject to a recorded agreement. Manager Sawyer stated that Attorney Schimaneck's office has prepared an agreement to be executed that states that the in-law quarters could not be rented or used by anyone other than the individuals listed in the agreement. This document would be recorded to notify any future owners as well. Staff recommended approval.

A motion was made by Tony Haws to approve the Echo Housing Agreement for 314 Ridge Avenue. The agreement will be executed and recorded after settlement on the property. The motion was seconded by Ty Zerbe and carried unanimously.

Engineer Jim Caldwell reported that the following plans are in the review process:

As-Built Plans – Ephrata Crossing

Autumn Hills – Cocalico Creek / MS4 Project. The Township has submitted the permit application to the LCCD and is waiting for their response. The permit will then be submitted to PA DEP.

Ephrata Crossing – Phase 2 Construction Observation
Comcast Utility Plans
Weaver Precast - Construction Observation
515 North Reading Road - Construction Observation
Denver Wholesale Foods – Construction Observation
Ephrata Mennonite School Preliminary Plan
AB Martin – Lot Add-on
Glenwood Foods Land Development Plan
Keli Young Sketch Plan

Solicitor Tony Schimaneck

Tony Schimaneck stated that there was nothing further to discuss with the Board of Supervisors at this time.

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 information to report.

A motion was made by Tony Haws to adjourn the meeting at 8:59 p.m. The motion was seconded by Ty Zerbe and carried unanimously.

Clark R. Stauffer

Anthony K. Haws

J. Tyler Zerbe