

EPHRATA TOWNSHIP SUPERVISORS MEETING

April 4, 2023

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

Present were Supervisors:	Clark Stauffer Tony Haws Ty Zerbe
Manager:	Steve Sawyer
Solicitor:	Anthony Schimaneck
Engineer:	Jim Caldwell
Admin. Assist.	Jennifer Carvell

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 Tony Haws and carried unanimously.

APPROVAL OF MINUTES

Manager Sawyer stated that there was a typo discovered in the March 21, 2023 Minutes under Trout CPA. Present was Haley Brubaker.

A motion was made by Tony Haws to dispense with the reading of the March 21, 2023 Supervisors' Minutes and to approve them as amended. The motion was seconded by Ty Zerbe and carried unanimously.

COMMISSIONER JOHN TRESBOT

John Tresbot was appointed in 2022 as a County Commissioner to finish the term of Commissioner Lehman who resigned. Per the appointment conditions, he will not be eligible to run for the office when the current term expires at the end of 2023. Mr. Tresbot stated that he has been trying to visit each Municipality within the County to give an overview of the current operations of the County and answer any questions that the local government officials may have. The Supervisors thanked Mr. Tresbot for visiting Ephrata Township.

STAFF REPORTS

Manager Steve Sawyer

- **Joint Municipal Roadwork Bids.** The Multi Municipal Bid Opening took place on April 3, 2023 at 9:00 a.m. The bid tabulations were prepared and presented to the Board of Supervisors. Manager Sawyer stated that the Township took the lead

in administering the bidding process for the group which included Seal Coating, Ultra-Thin Bonded Wearing Course Type B and Line Painting. Ephrata Township participated in the bid for ½” seal coating and ¼” seal coating and line painting. The low bidders were Martin Paving for seal coating, Asphalt Maintenance Solutions for Ultra-Thin Bonded Wearing Course and A-1 Traffic Control Products for line painting. Staff recommended awarding the bids to the lowest bidder. Each Municipality will contract individually with the contractors for their quantities included in the bids.

A motion was made by Ty Zerbe to award the 2023 Joint Municipal Seal Coating Bid to Martin Paving, the 2023 Joint Municipal Ultra-Thin Bonded Wearing Course Bid to Asphalt Maintenance Solutions and the 2023 Joint Municipal Line Painting Bid to A-1 Traffic Control Products LLC. The motion was seconded by Tony Haws and carried unanimously.

- **Ephrata Mennonite School – Minor Modification to the LD Plan.** The Board of Supervisors were provided with an email from Todd Shoaf of Pioneer Management, on behalf of Ephrata Mennonite School, requesting authorization to modify the approved Land Development Plan by eliminating a guiderail that is shown between the parking lot and the detention basin along the west side of the proposed school building. Jim Caldwell reviewed the plan and Rettew did a site visit and it was determined that the guiderail was put on the approved plan by the Developer’s choice, not as an Ephrata Township Ordinance requirement.

A motion was made by Tony Haws to approve the Minor Modification to the Ephrata Mennonite School Land Development Plan due to the guiderail not being a requirement of the Ephrata Township Land Development and Subdivision Ordinance. The motion was seconded by Ty Zerbe and carried unanimously.

- **Cocalico Creek Restoration Project - Update.** Manager Sawyer notified the Board of Supervisors that there was another site meeting on April 3, 2023 to discuss the location and construction method for the walking trail. Multiple soil tests were conducted at the two potential locations of the trail. Based on the soil testing, the original location of the trail is a better location than the alternate location. Due to the soil conditions, several different methods of trail construction were also discussed. Flyway Excavating will be providing estimates for the modified trail construction. Manager Sawyer and Rettew Associates will review the proposals when it is received and present to the Board of Supervisors at a future meeting.
- **East Mohler Church Road Subdivision – Road Closure for Street Construction.** The Board of Supervisors were provided with an email from Ben Hasson of Hunter Creek Builders requesting to close East Mohler Church Road to replace an inlet box and pour the remaining curb needed for their 9 lot Subdivision. Manager Sawyer stated that the work would be able to be completed

quicker if the Township would allow the road closure but recommended following the same conditions that were placed by the Township previously.

A motion was made by Tony Haws to approve the road closure of East Mohler Church Road to install an inlet and curbing and for the road reconstruction subject to the following conditions:

1. The road can only be closed during the hours of 8am to 4pm Monday through Thursday unless additional approval is granted by the Township.
2. The developer shall provide the required detour signage in compliance with PennDOT regulations.
3. Any disturbed surface on the road must be temporarily restored with hot asphalt mix by at least 4 pm each day that the road is closed.
4. Hunter Creek Builders LLC shall be responsible for maintaining the temporarily restored road openings to ensure that they do not create hazardous conditions for vehicles.
5. Hunter Creek shall distribute notices to all affected property owners at least 24 hours prior to the closure.

The motion was seconded by Ty Zerbe and carried unanimously.

• **April Zoning Hearing – Bethesda Christian Fellowship Church.**

Manager Sawyer reviewed with the Board a Zoning Hearing Board Application for the property currently owned by Ephrata Mennonite School. The property is in the Agricultural Zoning District and Bethesda Christian Fellowship Church is seeking approval of a Church use on the property. Manager Sawyer stated that a church is a special exception accepted usage in the Agricultural Zoning by Special Exemption. The Church is currently renting the basement from the school on Sundays. After discussion, the Board of Supervisors did not feel that the Township should take a position or present testimony at the hearing.

Solicitor – Tony Schimanek

Solicitor Schimanek informed the Board that he did not have anything additional information to report at this time.

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

- Cocalico Creek Restoration Project – Site Work
- East Mohler Church Subdivision – Site Inspections
- Glenwood Foods – Site Inspections
- 501 Alexander Drive – LD Waiver
- Noah Stauffer – LD Waiver

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 there was no additional correspondence that has not already been discussed.

A motion was made by Tony Haws to adjourn the meeting at 8:17 p.m. The motion was seconded by Ty Zerbe and carried unanimously.

Clark R. Stauffer

J. Tyler Zerbe

Anthony Haws