



**EPHRATA TOWNSHIP BOARD OF SUPERVISORS
AGENDA
December 3, 2024**

1. Meeting called to order by Chairman Clark Stauffer at 7:00 P.M.
2. Pledge of Allegiance to the Flag.
3. Public Comment Period on Non-Agenda Items.
4. Approval of the minutes from the November 19, 2024 meeting.
5. 2025 Ephrata Township Budget
6. Staff Reports
 - Manager – Steve Sawyer
 - 446 North Reading Road – Financial Security Reduction
 - Ephrata Township Burn Ban
 - Indemnification Agreement – Richard Rehm
 - Concrete Walls Unlimited – Time Extension for Land Development Plan
 - Martin Energy – Time Extension for Land Development Plan
 - Solicitor – Tony Schimaneck
 - Township Engineer- Jim Caldwell
 - Plans Under Review
 - Administrative Actions
 - Approval of payment of bills
 - Correspondence – Secretary

EPHRATA TOWNSHIP SUPERVISORS' MEETING

November 19, 2024

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
Twp. Manager: Steve Sawyer
Admin. Assist.: Jennifer Carvell
Bookkeeper: Valerie Roark
Police: Sgt. Matt Randolph

The meeting was called to order by Chairman Clark Stauffer followed by the Pledge of Allegiance to the Flag.

PUBLIC COMMENTS NON-AGENDA ITEMS

There was no one in attendance to provide public comment on an item that was not on the agenda.

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 November 5, 2024 Supervisors' minutes and to approve them as presented. The motion was seconded by Ty Zerbe and carried unanimously.

EPHRATA MENNONITE SCHOOL – AUTO FLUSHER FIELD CHANGE AND ADDENDUM TO LAND DEVELOPMENT AGREEMENT

Manager Sawyer gave a brief overview of the issue involving the Ephrata Area Joint Water Authority auto flusher that was installed by the Ephrata Mennonite School (EMS) as part of the water main extension for the project. The EMS has submitted a proposed field change designed to address the auto flusher issues and the EMS attorney, Dwight Yoder, has prepared an addendum to the Non-Residential Land Development Agreement.

Todd Shoaf of Pioneer Engineering presented the proposed changes to the Land Development Plan to the Board of Supervisors. It was explained that when the basin was designed the auto flusher was expected to discharge 5,000 to 7,000 GPD.

Due to changes to the DEP regulations, EAJA is now required to flush approximately 20,000 gallons of water per day from this auto flusher. The basin, as designed and constructed, never completely dewater due to the increased water; therefore, the EMS cannot close out their NPDES Storm Water Permit. The approved NPDES permit requires that the water quality basin dewater in 72 hours. The EMS is proposing to add additional improvements to manage the auto flusher water. They are proposing to install valves that would allow some of the water to go to the water quality basin and the rest would be diverted to an underground water storage tank to be used for irrigation. The improvement would include overflow piping from the tank directed to a fifty-foot level spreader designed to spread this water out over a large grass area so that the water will infiltrate and not leave the EMS property.

The agreement prepared by Attorney Yoder states that developer expressly assures the Township that the modified facilities will result in no water discharge leaving the property. If required by the Township, the school shall add additional improvements to the property and shall not allow flows to impact downstream properties. There was also discussion that stone infiltration trenches could be installed to handle the discharged water during winter months when the ground is frozen. Manager Sawyer stated that the proposed field changes and the agreement have been reviewed by staff and recommended approval as presented.

A motion was made by Ty Zerbe to approve the Field Change Auto-Flusher Discharge Plan and the Addendum to Nonresidential Land Development Agreement as presented. The motion was seconded by Ty Zerbe and carried unanimously.

STAFF REPORTS

Police Department – Sgt Matt Randolph.

- **Monthly Report.** Sgt. Matt Randolph was in attendance and provided the Supervisors with a summary of the calls for service within Ephrata Township for the month of October totaling 484 incidents. There were 16 arrests and 30 traffic citations. In addition, the Supervisors were provided with EPD reports from September of 2024 and October of 2023 for comparisons. The monthly report will be kept on file in the office.

Manager Steve Sawyer

- **Zoning Ordinance Text Amendment – Expansion of a Non-Conforming Business.** The Board was provided with draft language for a Zoning Ordinance Text Amendment prepared by Attorney Dwight Yoder on behalf of his clients Zimmerman Auto Supplies. At a prior meeting, Attorney Yoder and Zimmerman Auto Body Supplies, presented the concept and received feedback from the Board and staff. Manager Sawyer and Jim Caldwell had several meetings with Attorney Yoder to discuss the proposed amendment. Jim Caldwell stated that he reviewed the draft and thought that it was well prepared and addressed the issues raised by the Township. Manager Sawyer stated that the next step

would be for Zimmerman Auto Body Supplies to submit a formal petition that would be reviewed by the Lancaster County Planning Commission, the Ephrata Township Planning Commission and then the Board of Supervisors at a Public Hearing. No action was needed from the Board of Supervisors at this time.

- **348 Meadow Valley Road – Waiver of Well Isolation Distance.** Richard Rehm, owner of 348 Meadow Valley Road, has requested a waiver of the isolation distance for a new sewer system on the property. The existing on-lot sewer system is malfunctioning. Dale High, Township SEO was contacted and it was determined that a new system was needed and that the best location for a new system is 70' from the existing well on the property. DEP requires 100' from the absorption area to a well, but DEP regulations allow the local municipality to waive this requirement. A Memorandum from Dale High dated October 31, 2024 was provided to the Board of Supervisors along with a plot plan showing the proposed location for the new sewer system. Manager Sawyer stated that if the Board is going to consider granting a waiver, a recorded Indemnification Agreement prepared by the Township Solicitor should be required.

A motion was made by Tony Haws approving a waiver for 348 W. Meadow Valley Road for the Waiver of the Isolation Distance as requested based on the condition of a recorded Indemnification Agreement prepared by Ephrata Township's Solicitor. The motion was seconded by Ty Zerbe and carried unanimously.

- **Glenwood Foods – Financial Security Reduction.** Glenwood Foods submitted a formal request for a Financial Security Reduction. The Board of Supervisors was provided with a review letter from Rettew Associates dated November 5, 2024. The current financial letter of credit is in the amount of \$590,559.67. Jim Caldwell recommended a financial security reduction in the amount of \$531,503.70, leaving a remaining balance of \$59,055.97.

A motion was made by Ty Zerbe approving the financial security reduction to Glenwood Foods in the amount of \$531,559.67 leaving a remaining balance in the amount of \$59,055.97 subject to Rettew's Letter dated November 5, 2024. The motion was seconded by Tony Haws and carried unanimously.

- **Bench Donation – Autumn Hills Park Walking Trail.** Manager Sawyer stated that the Township was contacted by a resident of Autumn Hills Development who would like to donate a bench on the Autumn Hill Park walking trail. Manager Sawyer stated that the northern end of the trail would be a good location for a bench.

A motion was made by Tony Haws approving the placement of a bench at the northern end of the Autumn Hills Park walking trail. The motion was seconded by Ty Zerbe and carried unanimously.

- **Akron Road Culvert Project – Project Update.** Manager Sawyer reported that the Akron Road Culvert Project is under construction and paving is scheduled for Wednesday November 27th and guard rail installation is scheduled for the second week of December.

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

MS4 Plan
Blue Ridge Cable – HOP
PennDOT – Mohler Church Bridge Project
Allen Auker – SWMP Site Inspection
Kenneth High – SWMP
Hunter Creek – Basement Engineering Lot #9

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 additional information to discuss.

A motion was made by Tony Haws to adjourn the meeting at 8:38 AM. The motion was seconded by Ty Zerbe and carried unanimously.

Clark R. Stauffer

Anthony K. Haws

J. Tyler Zerbe

EPHRATA TOWNSHIP
2025 FINAL BUDGET
SUMMARY

The Ephrata Township Board of Supervisors approved the preliminary 2025 budget at their meeting on October 15, 2024. The 2025 budget includes a real estate tax increase of .1 mill. The real estate tax rate will increase from 1.27 mills to 1.37 mills. The .1 mill tax increase will result in \$85,968 of increased revenue for the Township. For a property owner with a property assessed at \$250,000, this will result in an additional \$25 dollars of real estate taxes in 2025. The primary reason for the proposed tax increase is the additional cost of police services in 2025.

Total anticipated general fund receipts equal \$4,363,600. Real estate tax receipts are projected to be \$1,148,000, projected earned income tax receipts of \$1,700,000, local service tax receipts of \$230,000 and projected real estate transfer taxes of \$250,000. Total tax receipts are projected to be \$3,344,500. Receipts from charges for services including zoning, subdivision, land development and building permit fees total \$352,800, charges for sewer authority administration of \$137,500, intergovernmental revenue of \$135,000 and cable franchise fees of \$115,000.

Total general fund expenditures are projected at \$4,349,550. The largest expenditure in the 2025 budget is for law enforcement services. Ephrata Township contracts law enforcement services from the Borough of Ephrata. The police budget includes Ephrata Township's portion of the cost for a School Resource Officer for 2025. Total expenditures for police services for 2025 are \$2,124,140, which is 48.8% of the general fund budget. This amount is \$242,540 more than the 2024 police cost which is primarily due to a one-time loyalty credit of \$200,000 the Township received from Ephrata Borough in 2024 for signing a new five-year police contract with a term of 1/1/2025 to 12/31/2029.

Anticipated expenditures for the highway department total \$654,700. This amount includes road maintenance costs, road department salaries, snow removal, traffic signal costs, fuel, equipment costs and insurance. This amount does not include \$469,900 of State Liquid Fuels Funds that will be used for the proposed 2025 road projects which include resurfacing Parkview Heights Road, Akron Road, Grandview Avenue and seal coating West Trout Run Road, East Trout Run Road, Springhouse Road, Hilltop Drive and Green Lawn Drive.

2025 contributions to the fire companies serving the Township, including workers compensation insurance totals \$151,000. This amount includes funds received from the State Fireman's Relief Association which are projected to be \$73,000. The budget includes a contribution to the Ephrata Community Ambulance Association of \$15,000 and a contribution to the Ephrata Public Library of \$42,000. The budget also includes a contribution to the Ephrata Recreation Center of \$5,600 for the youth summer program.

The 2025 budget includes spending the remaining \$89,700 of American Recovery Plan Act (ARPA) funds on a new dump truck that the Township expects to receive in January of 2025.

If you have any questions regarding the budget, please contact the Township Office at 717-733-1044 or ssawyer@ephratatownship.org. The Final 2025 Budget will be scheduled for action by the Board of Supervisors at their meeting on Tuesday, December 3, 2024 at 7:00 P.M.

Preliminary Budget Approved: October 15, 2024

Final Budget Approved: December 3, 2024

ACCOUNT	DESCRIPTION	TOTAL	GENERAL
RECEIPTS			
301.100	Current Real Estate Tax	\$1,148,000	\$1,148,000
301.400	Delinquent Real Estate Tax - Lancaster Co.	\$10,500	\$10,500
301.600	Interim Real Estate Tax	\$6,000	\$6,000
305.100	Local Service Tax	\$230,000	\$230,000
310.100	Real Estate Transfer Tax	\$250,000	\$250,000
310.210	Earned Income Tax	\$1,700,000	\$1,700,000
	Total Taxes	\$3,344,500	\$3,344,500
321.3X	Mobile Home Park Permits	\$2,000	\$2,000
	Total License & Permits	\$2,000	\$2,000
341.000	ENB Now Account Checking - Interest	\$100	\$100
341.200	MMDA Interest	\$150,000	\$150,000
342.200	Rental Fees - Maintenance Building	\$32,000	\$32,000
	Total Interest, Rent & Royalties	\$182,100	\$182,100
354.150	Recycling Grant	\$24,000	\$24,000
354.070	DCNR/LCCW Grants Cocalico Creek	\$0	\$0
355.010	PA Public Utility Realty Tax	\$2,600	\$2,600
355.080	Alcoholic Beverage License	\$400	\$400
355.980	State Funds - Fire Relief Association	\$73,000	\$73,000
355.990	Pension Funds	\$35,000	\$35,000
	Int'l Government Revenue	\$135,000	\$135,000
361.300	Zoning Fees	\$4,000	\$4,000
361.310	Subdivision/Land Develop Fees	\$2,000	\$2,000
362.400	Com'l Plan Review/Inspections	\$90,000	\$90,000
362.410	Zoning/Administrative Permit Fee	\$85,000	\$85,000
362.420	Water Inspection Receipt	\$1,000	\$1,000
362.430	UCC Permit Fee	\$600	\$600
362.440	S.E.O. Fees Received	\$1,500	\$1,500
362.460	Review Fee - Residential	\$11,000	\$11,000
362.470	Inspection Fee - Residential	\$24,000	\$24,000
362.480	Add'l Building Inspection - Commercial	\$3,500	\$3,500
362.490	Additional Engineering Fees	\$30,000	\$30,000

362.500	Minor Storm Water Permit	\$2,000	\$2,000
362.700	Legal Fees for Subdivisions	\$4,500	\$4,500
363.300	Street Lighting Charges	\$87,000	\$87,000
367.300	Park & Recreation Fees	\$0	\$0
367.400	Park Pavillion/Kitchen Rental	\$6,700	\$6,700
Charges for Services		\$352,800	\$352,800

380.000	Miscellaneous Revenue	\$5,000	\$5,000
381.000	Township Vehicle Sold	\$0	\$0
383.000	Blue Ridge CATV Fees	\$115,000	\$115,000
Total Misc. Revenue		\$120,000	\$120,000

392.080	Transfer From Sewer Authority	\$137,500	\$137,500
392.200	Transfer From Capital Reserve	\$0	\$0
392.400	Transfer From ARPA	\$89,700	\$89,700
Total Other Financing Sources		\$227,200	\$227,200

TOTAL RECEIPTS **\$4,363,600** **\$4,363,600**

EXPENSES

400.110	Supervisors Meeting Pay	\$7,500	\$7,500
400.200	Office Supplies Equipment	\$24,000	\$24,000
400.300	Supervisors Conference Pay	\$300	\$300
400.301	Mileage, Registration, Notary & Dues	\$5,500	\$5,500
400.320	Communications	\$6,000	\$6,000
400.329	Web Page	\$500	\$500
400.340	Advertising - Supervisors	\$4,000	\$4,000
402.310	Elected Auditors - Payroll	\$60	\$60
402.311	Professional Auditors - Service	\$17,200	\$17,200
403.000	Building Taxes & Collection Fee	\$3,300	\$3,300
403.430	Tax Collection Fee Real Estate	\$9,000	\$9,000
403.431	Tax Collection Fee Income	\$29,000	\$29,000
404.310	Township Solicitor's Fees	\$20,000	\$20,000
404.400	Legal/Court/ROW Fees	\$2,000	\$2,000
405.120	Secretary, Treasurer Salary	\$4,000	\$4,000
405.140	Township Manager & Clerks Salary	\$245,000	\$245,000
405.183	Clerical Overtime Salaries	\$1,700	\$1,700
408.120	SEO Inspections	\$1,500	\$1,500
408.310	SEO Officer's Salary	\$200	\$200
408.313	General Engineering - Rettew	\$90,000	\$90,000
408.400	Commercial Inspections & Plan Review	\$90,000	\$90,000
409.100	Custodian/Cleaning Service	\$2,700	\$2,700

409.230	Fuel Oil	\$3,200	\$3,200
409.250	Repair Minor Equipment & Maint. Supplies	\$2,000	\$2,000
409.260	New Minor Maintenance Equipment	\$1,000	\$1,000
409.360	Public Utilities - PP&L & Water	\$10,000	\$10,000
409.370	Contractors - Building Repairs & Maint.	\$10,000	\$10,000
409.373	Minor Land & Building Maintenance	\$60,000	\$60,000
Total Gen'l Gov't		\$649,660	\$649,660

410.530	Contracting Police Services	\$2,101,440	\$2,101,440
410.531	SRO	\$22,700	\$22,700
410.532	Lanc. Co. Drug Task Force	\$0	\$0
410.533	Police Capital Purchase	\$0	\$0
Total Police Dept		\$2,124,140	\$2,124,140

411.540	Contribute - Volunteer Fire Company	\$60,000	\$60,000
411.541	Work Comp For Volunteer Fire Company	\$18,000	\$18,000
411.560	Fire Relief Funds Distribution	\$73,000	\$73,000
412.500	Contribute - Ambulance & Rescue	\$15,000	\$15,000
413.000	UCC Fees	\$600	\$600
413.100	Building Inspections - Payroll	\$400	\$400
413.101	Building Inspections - Residential	\$35,000	\$35,000
414.130	Planning Commission Meeting Pay	\$800	\$800
414.140	Zoning Hearing Board Meeting Pay	\$1,000	\$1,000
414.300	Plan & Zone Attorney & CT Reporter	\$7,000	\$7,000
414.340	Plan & Zoning Advertising	\$1,600	\$1,600
415.500	Emergency Management	\$600	\$600
Total Public Safety		\$213,000	\$213,000

423.100	CDL Program	\$400	\$400
429.000	Sewer Lateral Inspection - Payroll	\$0	\$0
429.001	Sewer Lateral Inspection - Contract Service	\$0	\$0
429.100	Water Inspections - Payroll	\$0	\$0
429.101	Water Inspection - Contract Service	\$800	\$800
429.180	Sewer Authority Meeting Pay	\$1,000	\$1,000
429.181	Sewer Authority Expense	\$0	\$0
Total Health & Welfare		\$2,200	\$2,200

430.260	Highway Maintenance Supplies	\$2,000	\$2,000
430.300	Highway Maintenance Dept. Clothing, Etc.	\$7,000	\$7,000
430.330	Gasoline - Highway Maintenance	\$22,000	\$22,000
432.000	Snow/Ice Removal, Anti-Skid Material	\$50,000	\$50,000
432.100	Snow Removal- All Employees	\$12,000	\$12,000

432.183	OT-Snow Removal	\$15,000	\$15,000
433.000	Traffic Signals & Sign Maintenance	\$35,000	\$35,000
434.000	Street Lighting	\$85,000	\$85,000
434.360	Street Lights Not Assessed	\$1,000	\$1,000
437.100	Maintenance Department Salaries	\$139,000	\$139,000
437.115	Mowing - Payroll	\$6,000	\$6,000
437.183	OT-Maintenance Department	\$1,000	\$1,000
437.250	Repairs of Equipment & Trucks	\$20,000	\$20,000
437.251	New Equipment	\$89,700	\$89,700
437.260	Small Tools & Minor Equipment Purchase	\$4,000	\$4,000
437.350	Insurance-Com'l Package	\$37,000	\$37,000
438.000	Repairs - Highways & Bridges	\$40,000	\$40,000
438.100	Highway Salary	\$84,000	\$84,000
438.183	Highway OT Salary	\$5,000	\$5,000
Total Highways, Roads & Streets		\$654,700	\$654,700

446.000	Storm Water - MS4 Program	\$30,000	\$30,000
446.100	Cocalico Creek-MS4/PRP	\$0	\$0
451.310	Rails To Trails Project	\$0	\$0
451.530	Contributions To Recreation Board	\$5,600	\$5,600
454.300	Park Maintenance - Not Mowing	\$40,000	\$40,000
454.301	Sand Mine Park	\$25,000	\$25,000
454.360	Sand Mine Park Electric & Water	\$4,000	\$4,000
455.540	Library Contributions	\$42,000	\$42,000
Total Culture		\$146,600	\$146,600

481.000	Payroll Processing Fees	\$4,000	\$4,000
484.000	Workmens Compensation	\$17,000	\$17,000
486.150	Payroll Exp. Employer Contributions	\$40,000	\$40,000
486.156	Health & Disability Insurance	\$285,000	\$285,000
487.000	Eye & Dental Care	\$12,250	\$12,250
487.150	Rec - In Lieu Of Or To Rec Center	\$2,000	\$2,000
487.616	Non-Uniformed Employee Pension	\$49,000	\$49,000
Total Misc. Expense		\$409,250	\$409,250

492.300	Transfer to Capital Reserve - Road Projects	\$150,000	\$150,000
Total Transfer Expense		\$150,000	\$150,000

TOTAL EXPENDITURES **\$4,349,550** **\$4,349,550**

RECEIPTS LESS EXPENDITURES **\$14,050** **\$14,050**

RESOLUTION NO. _____

EPHRATA TOWNSHIP, COUNTY OF LANCASTER
COMMONWEALTH OF PENNSYLVANIA

BACKGROUND:

- A. The Pennsylvania Second Class Township Code 53 P.S. 65905A authorizes the Board of Supervisors by Resolution to levy taxes on all real property within the Township made taxable for purposes, for the purposes and at the rates specified therein.
- B. The annual tax rate levied on taxable real estate in Ephrata Township in 2024 for Township purposes was eleven and seven tenth cents on each one hundred dollars of assessed value. The tax rate was 1.27 mills.
- C. The Township's proposed budget for 2025 includes \$2,124,140 for law enforcement services, which is 48.8% of the expenditures in the general fund budget. Ephrata Township has contracted law enforcement services from the Ephrata Police Department since 2005 and will begin a new five-year police contract in 2025. The additional tax revenue will help offset the increases in the cost of police services and will also provide additional funds for road projects and road maintenance equipment.

THEREFORE, BE IT RESOLVED:

- 1. The rate of tax levied on taxable real estate in Ephrata Township, Lancaster County, Pennsylvania for 2025 is hereby increased from one and twenty-seven hundredth (1.27) mills to one and thirty-seven hundredth (1.37) mills of the assessed value as ascertained by the last adjusted valuation for county purposes. Expressed in dollars and cents, the real estate tax for 2025 is thirteen and seven-tenths cents (.137) on each one hundred (\$100.00) dollars of assessed valuation of taxable property. The .1 mill increase will generate an additional \$85,968 of real estate revenue for 2025.

DULY ADOPTED the 3rd day of December 2024 by the Board of Supervisors of the Township of Ephrata, Lancaster County, Pennsylvania, in lawful session duly assembled.

TOWNSHIP OF EPHRATA
Lancaster County, Pennsylvania

By: _____
(Vice) Chairman

ATTEST: _____
(Assistant) Secretary

{TOWNSHIP SEAL}

440 N. Reading Road, LLC

300 West Chestnut Street, Suite B-1
Ephrata, PA 17522

Ephrata Township
265 Akron Road
Ephrata PA 17522

November 21, 2024

RE: 446 North Reading Road – Financial Security

Steve,

I am requesting a release of the financial security held on behalf of the property located at 446 North Reading Road. Below, I have addressed each item listed in the letter from Rettew dated May 28, 2021

Item 1. Areas of trash and debris were removed.

Item 2. The Endwall area was repaired.

Item 3. Permanent grass was established.

Item 4. This issue is being addressed by EAJA. After they have completed their project and resolved the water issue, ponding will be eliminated and drainage will be maintained.

Item 5. Overgrown vegetation has been removed, and stormwater pipe has been repaired.

Item 6. Installation of the horse shelter will be installed in the future. I am not requesting a release of the \$2,000 held for this project.

Therefore, I am requesting a release of \$46,714 plus any accrued interest. I guarantee the area will be maintained to your standards after EAJA has completed their project.

Please advise if you need additional information.

Sincerely,



Scott
S.R. Cover Properties
717-940-9909
srcover@ptd.net

Prepared By: Morgan, Hallgren, Crosswell & Kane, P.C.
700 N. Duke St. P. O. Box 4686
Lancaster, PA 17604-4686
(717)-299-5251
Return To: Same
Parcel ID #: 270-61873-0-0000

IDENTIFICATION OF SEWAGE SYSTEM	
COUNTY	LANCASTER
TOWNSHIP	EPHRATA
REPAIR PERMIT APPLICATION NO.	
APPLICANT(S)	Richard C. Rehm, II, and Suzanne M. Rehm
ADDRESS	348 Meadow Valley Road

**RELEASE, WAIVER OF SUBROGATION
AND INDEMNIFICATION**
(On-Lot Sewage System within 100 feet of Well located on Same Property)

In consideration of being granted a waiver (the "Waiver") of the 100-foot minimum horizontal isolation distance between a well and an on-lot sewage disposal system required by 25 Pa. Code §73.13(c)(3) by the Township of Ephrata, Lancaster County, Pennsylvania (the "Township"), in connection with the repair or replacement of the malfunctioning on-lot sewage disposal system (the "Sewage System") located on the property known and numbered as 348 Meadow Valley Road, Ephrata Township, Lancaster County, Pennsylvania, and intending to be legally bound hereby, **RICHARD C. REHM, II**, and **SUZANNE M. REHM**, husband and wife, with a mailing address of 348 Meadow Valley Road, Ephrata, Pennsylvania 17522 (the "Owners"), for themselves, their invitees, heirs, legal representatives, successors and assigns, agree as follows:

1. The Owners hereby release, forever discharge and covenant not to sue the Township and/or its officials, agents and employees with respect to any liability for any and all loss or damage, and any claims or demands therefor, on account of injury to persons or property, whether caused by the negligence of the Township and/or its officials, agents and employees or otherwise, arising out of, related to or by reason of the granting of the Waiver or the repair, replacement, installation, use or location of the Sewage System.

2. The Owners hereby waive for themselves and any of their insurers the right of subrogation against the Township and/or its officials, agents and employees for any loss or damage. In the event of payment of any loss or damage, the insurer or insurers will have no right of recovery against the Township and/or its officials, agents and employees.

3. The Owners hereby agree to indemnify and save and hold harmless the Township and/or its officials, agents and employees from any loss, liability, damage or cost they may incur, including attorneys' fees and costs or investigation and defense, due to the granting of the Waiver and/or the repair, replacement, installation, use or location of the Sewage System, whether caused by the negligence of the Township and/or its officials, agents and employees or otherwise.

4. When so required, words of any gender used herein shall be held to include any other gender, and words in the singular number shall be held to include the plural and vice versa.

THE UNDERSIGNED HAVE READ AND VOLUNTARILY SIGNED THIS RELEASE, WAIVER OF SUBROGATION AND INDEMNIFICATION.

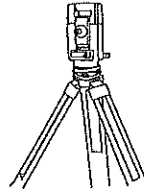
IN WITNESS WHEREOF, the Owners have executed or caused these presents to be executed as of the _____ day of _____, 2024.

Witness:

Richard C. Rehm, II (SEAL)

Suzanne M. Rehm (SEAL)

BURGET & ASSOCIATES, INC.



1797 New Bloomfield Road
New Bloomfield, PA 17068
Phone: 717-582-7011
Fax: 717-582-3557

November 25, 2024

Ephrata Township
265 Akron Road
Ephrata, PA 17522

Re: Preliminary / Final Land Development Plan for "Concrete Walls Unlimited" Time Extension

Please accept this letter as a formal request for a time extension for approval of the Concrete Walls Unlimited Land Development Plan. Additional time is needed to resolve review comments.

We are requesting a time continuance until the March 2025 Supervisors meeting.

Thank you for your time on this matter.

Thank you,
Sally Burget

Burget & Associates, Inc.

c.c. File



Surveying & Mapping • Civil Engineering • Land Planning

November 20, 2024

Ephrata Township Board of Supervisors
265 Akron Road
Ephrata, PA 17522

SUBJECT: Martin Energy – Preliminary/Final Plan
Diehm Project No. 22004

Dear Supervisors:

On behalf of the applicant, we hereby grant the Township an additional 1 year to take action on the above-listed application. The following is a description of the timeline to date:

Plan submitted to the Township May 27, 2022
Municipal starting date (first Planning Commission mtg. after submission).....June 28, 2022
Original 90-day deadline.....September 26, 2022
Current deadline under previous extensions April 18, 2024
New deadline after above-granted 1 year extension.....April 18, 2025

If you have any questions, please call or email me. Thank you.

Sincerely,
DIEHM & SONS, INC.

Thomas C. Matteson
Project Manager