

## EPHRATA TOWNSHIP SUPERVISORS' MEETING

April 18, 2023

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  
Tony Haws  
Ty Zerbe  
Manager: Steve Sawyer  
Admin Assist: Jennifer Carvell  
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 April 4, 2023 Supervisors' minutes and to approve them as presented. The motion was seconded by Ty Zerbe and carried unanimously.

### 501 ALEXANDER DRIVE – SCOTT COVER

#### WAIVER OF LAND DEVELOPMENT AND MINOR STORM WATER PLAN

Scott Cover, Owner of 501 Alexander Drive was present to present his proposed plan to construct an enclosure for an existing loading dock. There will be no increase in impervious surface coverage. Mr. Cover is requesting a Waiver of Land Development and approval of a Minor Storm Water Plan. The Board of Supervisors were provided with Rettew Associates review letter dated March 30, 2023 prior to the meeting. Jim Caldwell recommended approval of the Waiver of Land Development based upon the alternative and justification provided subject to the applicant processing a Stormwater Management Plan per the Ephrata Township Stormwater Management Ordinance.

A motion was made by Ty Zerbe to approve the Waiver Request for Section 301-Plan Processing Procedures based upon the alternative and justification provided and approve the Minor Storm Water Management Plan conditional upon Rettew Associates letter dated March 30, 2023. The motion was seconded by Tony Haws and carried unanimously.

**471 NORTH READING ROAD – SCOTT COVER – STATUS OF GRADING PROJECT**

Manager Steve Sawyer notified the Board of Supervisors that on September 6, 2022 the Board approved the 471 North Reading Road Earth Disturbance Permit based on the condition that the entire existing fill pile be either used in the grading project or removed from the site within six (6) months. Scott Cover, Owner of 471 North Reading Road, stated that the demolition of the former Garman Builders office has been completed but the grading has not due to the property being under agreement of sale. The future owner does not want Scott to proceed with the backfilling of the former structure and grading of the site without their engineers being involved to verify that the grading is done correctly. Scott Cover is requesting a sixty (60) day time extension to complete the grading work and a Land Development Plan will be submitted for the proposed project in the near future. Jim Caldwell stated that this was a reasonable request.

A motion was made by Tony Haws to approve the modified Earth Disturbance Permit and a sixty (60) day time extension per the justification provided. The motion was seconded by Ty Zerbe and carried unanimously.

**STAFF REPORTS**

**Police Department – Sgt. Matt Randolph.**

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 March totaling 332 incidents. There were 16 arrests and 13 traffic citations. The monthly report will be kept on file in the office.

Sgt Randolph also reported that the Ephrata Police Department partnered with Wellspan and held a Mass Shooter exercise which took place at the Ephrata Diagnostic Center and Ephrata Mennonite School both of which are located in Ephrata Township.

**Manager Steve Sawyer**

- **2023 Ephrata Township Roadwork Bids.** Manager Sawyer provided the Board with a copy of the bid tabulation for the 2023 road bids. The bids include an In-Place Paving project for Dutchland Avenue, Pleasant View Drive & Michelle Drive and material bids for blacktop and stone. Manager Sawyer recommended approving the lowest bidder for each bid with the exception of 2 A stone FOB bid. The low bidder for 2A stone was Pennsy Supply and their closest quarry is in East Petersburg which would add significant cost for the Township to haul the stone.

A motion was made by Ty Zerbe to award the Bid for the In-Place Paving Project for Dutchland Avenue, Pleasant View Drive and Michelle Drive to New Enterprise, Inc. in the amount of \$118,782.75. The motion was seconded by Tony Haws and carried unanimously.

A motion was made by Tony Haws to award the FOB Superpave materials to New Enterprise, Inc. whom is the lowest bidder and the closest location. The motion was seconded by Ty Zerbe and carried unanimously.

A motion was made by Ty Zerbe to award the 2023 2A Stone material bids to Allan Myers, Inc. per the justification provided by staff. The motion was seconded by Tony Haws and carried unanimously.

A motion was made by Tony Haws to award the ASSHTO #1 (FOB); ASSHTO #3 (FOB); ASSHTO #9 Delivered; and ASSHTO #57 (FOB) material bids to Allan Myers as recommended by staff. The motion was seconded by Ty Zerbe and carried unanimously.

A motion was made by Ty Zerbe to award the R4 Rip Rap (FOB) stone to the lowest bidder, New Enterprise, Inc. as recommended by staff. The motion was seconded by Tony Haws and carried unanimously.

- **Cocalico Creek Restoration Project – Change Orders for trail Construction.** Manager Sawyer notified the Board of Supervisors that there was another site visit at the Cocalico Creek Restoration Project to discuss the best location for the walking trail and the options for construction of the trail due to the soil conditions. Three (3) change orders were submitted by Flyway Excavating for additional work required to complete the trail and excavate additional material in the floodplain bench areas. Manager Sawyer and Jim Caldwell gave the Board of Supervisors detailed information for each change order and recommended approval.

A motion was made by Ty Zerbe to approve all three (3) Change Orders for the Cocalico Creek Restoration Project as submitted by Flyway Excavating and as recommended by staff in the amount of \$77,888.00. The motion was seconded by Tony Haws and carried unanimously.

An email was received from Peter Hartmann of Flyway Excavating dated April 14, 2023 questioning the herbicide application for the buffer zones. After discussion, the Board of Supervisors directed staff to notify Flyway Excavating that the Township wants the original plan to be followed which includes mowing, herbicide application and seed application.

- **PLGIT Resolution.** Manager Sawyer notified the Board of Supervisors that he reached out to PLGIT to discuss the necessary procedure to shift some of the Township's money into a PLGIT account due to higher interest rates. Manager Sawyer said that the first step is for the Board to approve a Resolution and new Investor Application for PLGIT. Manager Sawyer stated that the resolution and new investor application does not obligate the Township to open any accounts at this time. Manager Sawyer has a meeting scheduled with Matt Conlin of PLGIT to discuss investment option on April 27<sup>th</sup>. Manager Sawyer also stated that he

met with Ephrata National Bank to discuss the Township's current accounts and interest rates and they will be providing more options in the near future.

A motion was made by Tony Haws to approve the execution of the Resolution and New Investment Application as presented. The motion was seconded by Ty Zerbe and carried unanimously.

- **Martin Energy – Time Extension for Land Development Plan.** Ephrata Township received a letter from Diehm & Sons dated April 13, 2023 granting a (180) day time extension for the Township to act on the Martin Energy Land Development Plan. The deadline to act on the plan is currently April 24, 2023. Manager Sawyer and Jim Caldwell did not have any objections or concerns.

A motion was made by Ty Zerbe accepting the 180-day time extension granted by Martin Energy for the Township to act on the Land Development Plan. This will extend the deadline to October 21, 2023. The motion was seconded by Tony Haws and carried unanimously.

- **Road Closure – East Mohler Church Road Reconstruction.** Manager Sawyer reported that the milling work was completed Monday, April 17, 2023 and grading and compacting was scheduled for today with a goal to have the black top and line painting completed by the end of the day Thursday, April 20, 2023. To successfully complete the work as schedule East Mohler Church Road will be closed to through traffic until Thursday, April 20<sup>th</sup>. Manager Sawyer recommended the Board approve the road closure.

A motion was made by Tony Haws to approve the road closure of East Mohler Church Road from April 17, 2023 through April 20, 2023 to complete the road reconstruction per the approved East Mohler Church Road Subdivision Plan. The motion was seconded by Ty Zerbe and carried unanimously.

- **Request for Crosswalk – Hoover Drive.** An email was received by Ephrata Township from Ben Donahower dated April 12, 2023 requesting crosswalks be painted on Hoover Drive. Manager Sawyer explained that the developer of Charity Gardens painted crosswalks on the roads before they were dedicated to the Township. The Township seal coated Hoover Drive in 2021 which covered up the crosswalks on the street. Ephrata Township does not require crosswalks as part of the Subdivision Ordinance and the Township does not paint crosswalks in any other developments within the Township. Manager Sawyer stated that the only crosswalks that are painted in the Township are at signalized intersection which is a requirement of the PennDOT Traffic Signal Permits.

A motion was made by Ty Zerbe to deny the request to paint crosswalks on Hoover Drive and any other roads throughout the Township with the exception of signalized intersections where crosswalks are required by PennDOT. The motion was seconded by Tony Haws and carried unanimously.

**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
- Allen Auker - Storm Water Management Plan –
- Noah Stauffer - Storm Water Management Plan
- Joe Burkholder - Storm Water Management Plan

**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 attended the Northern Lancaster County Regional Police monthly meeting in April. The Northern Region Police are currently working on a proposal for providing police service to Ephrata Township and will be scheduling a meeting in the near future. Ephrata Borough is also preparing a proposal for a new five (5) year Police Contract and will be also meeting with the Township in the near future. There was nothing additional to report at this time.

A motion was made by Tony Haws to adjourn the meeting at 9:02 A.M. The motion was seconded by Ty Zerbe and carried unanimously.

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Clark R. Stauffer

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Anthony K. Haws

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J. Tyler Zerbe