

# EPHRATA TOWNSHIP SUPERVISORS' MEETING

July 16, 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  
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

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 July 2, 2024 Supervisors' minutes and to approve them as presented. The motion was seconded by Ty Zerbe and carried unanimously.

## REQUEST TO DEDICATE QUARRY RIDGE DRIVE – CLAUDIA SHANK & RICHARD STAUFFER

Rick Stauffer and Claudia Shank were present at the meeting. The Board of Supervisors were provided with a letter dated June 21, 2024 from Claudia Shank on behalf of her client Rick Stauffer. Rick Stauffer is the developer of Ephrata Crossing and he is requesting that the Township accept dedication of Quarry Ridge Drive. Manager Sawyer stated that there are plan notes on the Ephrata Crossing Phase 1 Final Plan that Quarry Ridge Drive would not be opened and dedicated until all of the commercial construction in Ephrata Crossings has been completed. Rick stated that there are no current plans to construct the three (3) remaining buildings in the development. The buildings will not be built until there are agreements with tenants. Manager Sawyer stated that when the Township takes dedication of a street the Developer is required to enter into an 18-month maintenance agreement for the street.

It was discussed that a separate agreement could be executed to protect the Township if construction traffic or equipment would cause damage to the road after the maintenance guarantee period. Manager Sawyer stated that Quarry Ridge Drive could not remain closed to through traffic after it is dedicated to the Township. Bill Redcay, HOA President of Lake Side Villas, was present. Chairman Stauffer asked for his input on behalf of the Lake Side Villa Community. Mr. Redcay stated that there is a mixed consensus within the development that some residents want Quarry Ridge Drive to remain closed and some residents want Quarry Drive to be open to provide easier access to East Main Street. The number one concern that he is hearing from the residents when the barricades are removed is safety. Opening up the access to the development on Quarry Ridge Drive will increase through traffic. Some of the suggestions that were made from the residents that may help slow down through traffic were reflective material on stop signs, extra "No Truck" traffic signage, cross walks within the development, and possibly a speed bumps or speed tables to lower speeds.

Ty Zerbe made a motion to table a decision to approve the dedication of Quarry Ridge Drive until the August 20, 2024 meeting at which time a second Agreement could be prepared and reviewed by the Township Solicitor and staff. The motion was seconded by Tony Haws and carried unanimously.

GERRY HORST – AUTUMN HILLS VACANT LOTS – SIDEWALK, GRADING, AND SEEDING

Manager Sawyer provided the Board of Supervisors with an email from Kyle Horst regarding sidewalk, grading and seeding of the 9 remaining lots in the Autumn Hills Development. The Township has taken dedication of all the streets within Autumn Hills, but due to a Conrail easement issue, 9 lots remain undeveloped. At the time of dedication, Gerry Horst requested that he be given additional time to complete the sidewalks, grading and seeding with hopes that he would be able to come to terms with Conrail over the existing easement that is located on these properties. In August of 2023, The Township granted him a one -year extension to complete the improvements. Gerry Horst was present to request that he be given an extension because he believes he may be getting closer to an agreement with Conrail/Norfolk Southern. Gerry has hired an attorney who has completed research and thinks filing paperwork for a quiet title claim may be the way to solve the problem. Michael Wertz, HOA President of Autumn Hills was present on behalf of the Autumn Hills Development residents and he stated that there are safety concerns especially for children walking to school buses, etc. Currently the children have no other choice, but to walk and ride their bikes on the street in these locations. October Glory Trail and Autumn Blaze Way is a bus stop and used heavily and there is no sidewalk in that location. He would like the Township to require the sidewalks go in at all locations as soon as possible for safety reasons. Gerry Horst asked the Township to consider giving him until the end of September to install all of the sidewalks.

A motion was made Ty Zerbe directing Horst & Sons to complete the installation of the sidewalks for all of the 9 lots in Autumn Hills Development by the end of September 2024. The motion was seconded by Tony Haws and carried unanimously.

PIONEER FIRE DEPARTMENT – REQUEST FOR ORDINANCE CONCERNING REIMBURSEMENT

Manager Sawyer stated that he had met with members of the Pioneer Fire Department to discuss the possibility of adopting an ordinance that would give the local emergency service organizations the authority to use a third-party agency to collect reimbursement fees from insurance companies for their services. A sample Ordinance from Manheim Township was provided for the Board of Supervisors to review prior to the meeting. Mike Keefer, Pioneer's Fire Chief was present to answer any questions the Board of Supervisors may have. Mr. Keefer was asked if Pioneer has requested that Ephrata Borough consider adopting an ordinance. Since the fire company is located in the Borough it would be important for the Township and the Borough to adopt the same Ordinance if it was to be considered. Mike Keefer stated that they have suggested the idea to the Borough; but due to staffing issues, it was still being reviewed and he has not received any input from them to date. Manager Sawyer stated that he understands the financial hardship that emergency service organizations are facing, but would like to recommend the Board authorize staff to review some draft ordinances and meet with Ephrata Borough. The Board of Supervisors gave some input of language within the Ordinance presented that they would like removed and directed staff to communicate with Ephrata Borough to get their input on moving forward with preparing a draft ordinance.

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 June totaling 415 incidents. There were 14 arrests and 22 traffic citations. The monthly report will be kept on file in the office.

Manager Steve Sawyer

- Akron Road Culvert Replacement Project. Manager Sawyer provided the Board of Supervisors with bids received from Rettew Associates for the Akron Road Culvert Replacement Project. The Bid packet was advertised on Penn Bid and there was a total of 8 bidders. Rettew Associates estimated the project to be in the price range of \$160,000.00. Steve Sawyer recommended awarding the bid to the lowest bidder, AH Moyer Inc. Manager Sawyer stated that this company has done work for Ephrata Township Sewer Authority in the past and he was pleased with their performance and the Township has enough ARP Funds to fund the project.

A motion was made by Ty Zerbe to award the Akron Road Culvert Replacement Project to A.H. Moyer, Inc. for the amount of \$161,250.00. The motion was seconded by Tony Haws and carried unanimously.

- **EBA and EYSC Field Reservation Request – Fall Season.** Manager Sawyer stated that he received requests to reserve the baseball and soccer fields at the Ephrata Township Community Park for the fall season from Ephrata Baseball Association and Ephrata Youth Soccer Club. A copy of the scheduled times, start and stop dates were provided for the Board of Supervisors to review prior to the meeting along with Certificates of Insurance for each organization. The requests are identical to what has been approved in the past.

A motion was made by Tony Haws to approve EBA and EYSC Field Reservation Request for the Fall Season as presented. The motion was seconded by Ty Zerbe and carried unanimously.

**Township Engineer Jim Caldwell** needed to be dismissed early. He stated that he will not be able to attend the next meeting. All of his engineering items have been previously discussed.

**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 nothing to report that has not already been discussed.

A motion was made by Tony Haws to adjourn the meeting at 8:45 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