

## EPHRATA TOWNSHIP SUPERVISORS' MEETING

May 4, 2021

The Ephrata Township Supervisors met this date at 7:00 p.m. at the Ephrata Township Office Building, 265 Akron Road, Ephrata, Pennsylvania. The meeting was conducted in person and virtually utilizing Microsoft Teams.

Present were:                   Supervisor Clark Stauffer  
  Supervisor Tyler Zerbe  
  Supervisor Tony Haws  
  Township Manager Steve Sawyer  
  Township Solicitor Tony Schimaneck  
  Township Engineer Jim Caldwell

Participating Virtually:       Administrative Asst. Jennifer Carvell

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 April 20, 2021 Supervisors' Minutes and to approve them as presented. The motion was seconded by Ty Zerbe and carried unanimously.

### SIGNATURE CUSTOM CABINETRY – DISCUSSION CONCERNING ROAD IMPROVEMENTS – KEVIN VARNER – DIEHN AND SONS, INC.

A Review Letter from Rettew Associates dated April 12, 2021 for the Signature Revised Final Plan was provided to the Board of Supervisors for their review prior to the meeting. Manager Sawyer stated that Kevin Varner contacted the Township requesting to be on the agenda to discuss the road improvements that will be required as part of the project. Mr. Varner contacted Manager Sawyer yesterday and requested that the Township table any discussion on this issue until Diehm and Sons received direction from PennDOT. Springville Road is a PennDOT road so a highway occupancy permit will be required for the project.

A motion was made by Ty Zerbe to table action on the request for direction on road improvements until the application has received input from PennDOT. The motion was seconded by Tony Haws and carried unanimously.

STAFF REPORTS

Manager Steve Sawyer

- **Comcast – Final Utility Plans.**

- **Area G – Eastbrooke.**

- **Area H – Summerlyn Greens, Misty Meadows, Meadow View, Overlook, Hilltop and Green Lawn.**

The Board of Supervisors were provided with the Review Letter from Rettew Associates for Area G dated April 20, 2021 for their review prior to the meeting and also a Review Letter from Rettew Associates for Area H dated April 20, 2021. Jim Caldwell stated that the quality of plans has improved dramatically since the first permit application. He stated that both Area G and Area H are ready for action by the Board. One of the suggested conditions is that Comcast provide a schedule for the permanent restoration of all streets and sidewalks damaged by all prior construction projects.

A motion was made by Tony Haws to approve the Final Comcast Utility Plans for Area G conditional upon Rettew Associates letter dated April 20, 2021. The motion was seconded by Ty Zerbe and carried unanimously.

A motion was made by Ty Zerbe to approve the Final Comcast Utility Plans for Area H conditional upon Rettew Associates letter dated April 20, 2021. The motion was seconded by Tony Haws and carried unanimously.

- **Conestoga Valley Mennonite Church – Financial Security Reduction.** The Board of Supervisors were provided with a letter from Rettew Associates dated April 22, 2021 regarding a request for reduction of Financial Security for Conestoga Valley Mennonite Church. Jim Caldwell stated that Rettew Associates is recommending a financial security reduction in the amount of \$147,620.00 leaving an outstanding balance of \$7,000 until the site work is completed and as-built plans are submitted.

A motion was made by Tony Haws to approve a financial security reduction for Conestoga Valley Mennonite Church in the amount of \$147,620.00 leaving an outstanding balance of \$7,000.00. The motion was seconded by Ty Zerbe and carried unanimously.

- **Glenwood Foods – Time Extension.** Manager Sawyer notified the Board of Supervisors that Ephrata Township received a letter from Diehm & Sons on behalf of Glenwood Foods dated April 20, 2021 granting an extension of time of for the plan review period. The new deadline would be July 21, 2021. The additional time is needed to satisfactorily address the PennDOT reviews.

A motion was made by Tony Haws to approve the time extension granted by Glenwood Foods for the plan review period. The new deadline for the Township to act on the plan will be July 21, 2021. The motion was seconded by Ty Zerbe and carried unanimously.

- **Seasonal Maintenance Worker.** Brock Boyer, graduate of Ephrata High School has applied for the seasonal maintenance position. Brock would be available to work from late-May until mid-August. Last year the Township paid \$15.00 an hour for the seasonal worker. Manager Sawyer recommended hiring Brock Boyer at a starting rate of \$15.38 which would include a cost-of-living increase from last year.

A motion was made by Ty Zerbe authorizing staff to hire Brock Boyer for the seasonal maintenance position at a starting rate of \$15.38 an hour. The motion was seconded by Tony Haws and carried unanimously.

- **Vehicle Accident – Damage to Mohler Church Road Bridge.** Manager Sawyer notified the Board of Supervisors that an accident that caused damage to the Mohler Church Bridge in January in the amount of \$5,400.00 has been invoiced but the driver's auto insurance has expired and payment has not been received. Attorney Schimaneck gave a summary of events to date to the Board of Supervisors. The next step is to file a civil suit action with District Justice Russell if payment is not received in 10 business days.

A motion was made by Ty Zerbe authorizing Morgan, Halgren, Crosswell & Kane to proceed with filing a civil suit action if payment is not received in the next 10 business days. The motion was seconded by Tony Haws and carried unanimously.

**Solicitor Tony Schimaneck**

Tony Schimaneck stated that Governor Wolf gave a briefing this afternoon that outdoor gathering beginning May 31, 2021 may be allowed to be at full capacity. Tony will research the new guidelines prior to the next meeting. No action is needed at this time.

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

Signature Custom Cabinetry  
Comcast Final Utility Plans  
MS4 Permit – Autumn Hills  
Scott Cover –Diagnostic Center – Financial Security Reduction  
Conestoga Valley Mennonite Church – Financial Security Reduction  
Ephrata Crossing – Phase 3  
L & B Water  
Harnish – Valley View & Dogwood Drive  
Glenwood Foods  
Black Diamond Road  
Weaver Precast

East Mohler Church Subdivision Plan  
Garden Spot Equipment Auction

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 at this time.

Ty Zerbe stated that he attended the LCATS Meeting and gave a brief overview of the information that was provided.

A motion was made by Tony Haws to adjourn the meeting at 8:02 p.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