

EPHRATA TOWNSHIP SUPERVISORS MEETING

May 7, 2024

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

A motion was made by Tony Haws to dispense with the reading of the April 16, 2024 Supervisors' Minutes and to approve them as presented. The motion was seconded by Ty Zerbe and carried unanimously.

STAFF REPORTS

Manager Steve Sawyer

- **Commercial Building Code Companies – Appoint Multiple Companies.**
Manager Sawyer provided the Board of Supervisors with a copy of a memorandum that was discussed at the February 20, 2024 meeting that provided a survey of the appointed third-party building inspectors appointed by neighboring municipalities. At this meeting, the Board indicated that they wanted to move forward with appointing three companies for commercial projects. Staff was directed to meet with two additional building inspection companies and report back at a future meeting. Staff met with Commonwealth Code Inspection Services and Code Administrators and both companies are interested in being a third-party commercial building inspection option in Ephrata Township. If chosen by commercial building permit applicants. Manager Sawyer also met with Ed Poorman from ABI to inform him that the Township is considering this change for our commercial permits. Manager Sawyer stated that if the Board decides to move forward with appointing multiple inspection companies, staff will need to amend the building permit application and contact the companies to

set up billing and paperwork procedures. Manager Sawyer recommended a start date of July 1st if the Board decides to move forward.

A motion was made by Ty Zerbe to appoint ABI, Inc., Commonwealth Code Inspection Services and Code Administrators as the three authorized commercial building inspection companies beginning July 1, 2024. ABI shall remain the only appointed inspection firm for residential projects at this time. The motion was seconded by Tony Haws and carried unanimously.

- **Pavilion Project – Ephrata Community Park.** Manager Sawyer stated that in the fall of 2023 he was directed by the Board to secure quotes for the construction of a new pavilion at the Ephrata Township Community Park. Manager Sawyer contacted several companies and the lowest quote received was from Shirk Pole Buildings. Due to timing, the project was tabled until spring. Manager Sawyer recently contacted Shirk Pole Buildings, who is a COSTARS vendor, to provide an updated quote for the project. The Board was provided with a copy of the current quote for \$15,200.00. Shirk Builders has agreed to lock in the quote for 90 days which would allow the Ephrata Township Maintenance Department time to prep the site prior to construction. The pavilion will be funded with donated funds and will be placed by the small pond at the park. The size of the pavilion will accommodate four (4) picnic tables and will not be rented out or reserved.

A motion was made by Tony Haws to approve the quote for the pavilion from Shirk Pole Building in the amount of \$15,200.00 as recommended by staff. The motion was seconded by Ty Zerbe and carried unanimously.

- **Ephrata Community Park – Pollinator Gardens Grant Application.** An email was provided to the Board of Supervisors from Kara Kalupson of Rettew Associates dated April 25, 2024 for review prior to the meeting. Manager Sawyer was in contact with Kara regarding a possible grant for a Pollinator Garden at the Ephrata Township Community Park. Kara researched the grant applications available and estimated a cost of \$1500.00 to \$2000.00 to prepare a grant through the Lancaster Clean Water Partners. Manager Sawyer recommended that the Township does not apply for the grant. Ty Zerbe stated that there may be another grant option available that could be completed by staff as another alternative. Ty will research the other grant possibility and report at a future meeting.
- **Autumn Hills Project – May 16, 2024 Event.** Manager Sawyer provided the Board of Supervisors with a flier for a Lunch & Learn BMP Tour of the Autumn Hills Stream Restoration Project. Kara Kalupson of Rettew Associates and the Lancaster Clean Water Partners reached out to the Township asking to use this project as a BMP educational event. This event will be invitation only and the participants will receive an ed credit for professional licensure. RSVPs are required by May 13th and a rain date will be determined upon inclement weather.

Solicitor – Tony Schimaneck

Solicitor Schimaneck 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:

- Signature Custom Cabinetry – Traffic Study
- MCC – Land Development Plan
- 537 Stevens Road – Revised Final Plan
- MS4 Report

- **Akron Road Culvert Project Update.** Jim Caldwell stated that the Akron Road Culvert is in the design process. There will not be a DEP Permit requirement, but an EMS Plan will be needed. Bid Specifications are being prepared and will be ready for advertising the beginning of June 2024 with a bid opening date of July 2024. The Lancaster Conservation District will also need to review the plan, but that does not need to be completed prior to bidding and awarding the project.

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.

REOPENED PUBLIC COMMENT PERIOD

Tom Eppinger was in attendance but arrived after the Public Comment Period was closed. Manager Sawyer asked the Board of Supervisors if they would like to reopen Public Comment Period to allow Mr. Eppinger the opportunity to address the Board. Public Comment Period was reopened by Chairman, Clark Stauffer.

Tom Eppinger stated that he is an Ephrata Township resident and wanted to share a Sanctuary Resolution that has been recently approved and/or is being considered by neighboring local municipalities. Tom Eppinger stated that he has also attended an Ephrata Borough Meeting requesting that they consider adopting a similar Resolution. Manager Sawyer stated that this was address by another Ephrata Township resident and he spoke with Chief McKim and Ephrata Borough is considering approving a Sanctuary Resolution and it will be placed on the Borough Council Meeting Agenda in the near future. Staff suggested tabling any discussion until a decision has been made by Ephrata Borough since the Township contracts the Ephrata Borough Police Department and it would mostly pertain to law enforcement.

A motion was made by Ty Zerbe to table any discussion regarding the Resolution presented until more information is received. The motion was seconded by Tony Haws and carried unanimously.

May 7, 2024 Supervisors' Meeting minutes continued

A motion was made by Ty Zerbe to close public comment period. The motion was seconded by Tony Haws and carried unanimously.

A motion was made by Tony Haws to adjourn the meeting at 7:54 p.m. The motion was seconded by Ty Zerbe and carried unanimously.

Clark R. Stauffer

J. Tyler Zerbe

Anthony Haws