

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