

EPHRATA TOWNSHIP SUPERVISORS MEETING

November 5, 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
Twp. Manager:	Steve Sawyer
Admin. Assist.:	Jennifer Carvell
Bookkeeper:	Valerie Roark
Solicitor:	Anthony Schimaneck
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 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 October 15, 2024 Supervisors' Minutes and to approve them as presented. The motion was seconded by Ty Zerbe and carried unanimously.

ORDINANCE – AMENDMENT TO THE EPHRATA TOWNSHIP TRAFFIC ORDINANCE PROHIBITING RIGHT TURNS FOR TRUCKS WITH TRAILERS OVER THIRTY-FIVE FEET IN LENGTH AT THE SCHOENECK / STEVENS INTERSECTION

Manager Sawyer advised the Board that the proposed Ordinance has been advertised and it could be acted on by the Board at this meeting. Manager Sawyer stated that the ordinance amends Ordinance No. 279 – the Ephrata Township Traffic Ordinance, to prohibit right turns for trucks with trailers over thirty-five feet in length at the Schoeneck and Stevens Intersection.

There was no one in attendance to offer any public comment on the proposed ordinance.

A motion was made by Ty Zerbe to approve the Ordinance amending Ordinance No. 279 prohibiting right turns for trucks with trailers over thirty-five feet in length at the Schoeneck and Stevens Road Intersection as prepared and advertised. The motion was seconded by Tony Haws and carried unanimously.

The ordinance will be in effect five (5) days from the date of this meeting.

STAFF REPORTS

Manager Steve Sawyer

- **Ephrata Township Burn Ban.** Manager Sawyer stated that he was expecting Lancaster County to declare a County-wide burn ban similar to the other surrounding Counties such as Berks, Chester, York, and Dauphin but have not to date. Manager Sawyer stated that recently there have been several brush fires in the area and West Earl and East Earl Townships have enacted burn bans. Manager Sawyer contacted local fire chiefs and Ephrata Police Department for their recommendation. All agreed that passing a thirty (30) day Burn Ban would be a benefit to the Township due the current dry and windy conditions. Manager Sawyer presented a Resolution for consideration that has been reviewed by the Township Solicitor. There was a discussion regarding providing public notice if the burn ban is approved.

A motion was made by Tony Haws to approve the temporary thirty (30) Day Burn Ban in Ephrata Township as presented. The motion was seconded by Ty Zerbe and carried unanimously.

- **887 East Main Street (Racetrack) – Action on Waiver of Land Development.** Manager Sawyer stated that 887 East Main Street requested a Waiver of Land Development for their proposed project last spring. The Board of Supervisors accepted two 90-day time extensions to act on the waiver of Land Development Plan. Manager Sawyer stated that no additional information has been received to address the comments in the Township Engineer's letter dated June 17, 2024. Manager Sawyer contacted the property owner and was informed that they are no longer pursuing the project. Staff recommended denying the waiver of land development plan processing due to the owner informing the Township that he is no longer pursuing the project and based on the Township Engineer's letter dated June 17, 2024.

A motion was made by Ty Zerbe to deny the Waiver of Land Development Plan based on the applicant not planning to continue the proposed project at this time and the Rettew Associate letter dated June 17, 2024. The motion was seconded by Tony Haws and carried unanimously.

- **East Mohler Church Road Subdivision – Financial Security Reduction.** Manager Sawyer provided the Board of Supervisors with a Rettew Letter dated October 24, 2024 addressing the Financial Security Reduction Request for the East Mohler Church Road Subdivision. Jim Caldwell stated that there are still some uncompleted items that need to be addressed so instead of reducing the financial security to the standard 10% as requested staff is recommending reducing the financial security amount to \$64,976.00 leaving a financial security amount of \$45,421.00.

A motion was made by Tony Haws to approve the reduction of the East Mohler Church Road Subdivision Financial Security in the amount of \$64,976.00 leaving

a balance of \$45,421.00 subject to Rettew's letter dated October 24, 2024. The motion was seconded by Ty Zerbe and carried unanimously.

- **Constellation Electric Contract.** Manager Sawyer stated that the Township's current contract with Constellation Energy will expire August, 29, 2025. Matt Shortall of Constellation has provided the Township with current rates and the option to lock in those rates now rather than waiting until the current contract expires. Manager Sawyer provided a memorandum dated October 28, 2024 summarizing the contract options with Constellation. The Township currently is locked in at a rate of .07589/kW until August of 2025. The rates offered by Constellation are not expected to lower in the upcoming months.

A motion was made by Ty Zerbe to approve a 24-month term with Constellation at a rate of .08694/kW beginning August 30, 2025. The motion was seconded by Tony Haws and carried unanimously.

- **Sale of Irrigation Machine – 12-12-24 Bid Opening.** Manager Sawyer notified the Board of Supervisors that staff has advertised the sale of the Kifco T200S 2" X 320" water reel. The water reel irrigation machine was purchased to establish grass at the Ephrata Township Community Park and has only been used approximately five (5) times. The Township is accepting sealed bids from the public and the bid opening is scheduled for December 12, 2024 at 10:00 A.M. There is no action needed from the Board at this time.
- **Akron Road Culvert Project Update.** A.H. Moyer is scheduled to begin the Akron Road Culvert Project on November 11th. A pre-construction meeting was held on November 4, 2024. Full completion of the project is expected by the first or second week of December.

Solicitor – Tony Schimaneck

Solicitor Schimaneck informed the Board that his office has received copies of three (3) Assessment Appeals in the Township. All three are residential properties and he recommended no action by the Board. The Board agreed with the Solicitor's recommendation.

Township Engineer Jim Caldwell reported that the following plans/projects are in the review process:

Blue Ridge Cable – Riverview Development HOP
Jonathan Martin – Lot Add-On Plan and Storm Water Management Plan
Autumn Hills Financial Security Reduction
East Mohler Church Subdivision Financial Security Reduction
Glenwood Foods Financial Security Reduction
Akron Road Culvert Project Pre-construction Meeting

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 7:59 p.m. The motion was seconded by Ty Zerbe and carried unanimously.

Clark R. Stauffer

J. Tyler Zerbe

Anthony Haws