

EPHRATA TOWNSHIP SUPERVISORS' MEETING

July 13, 2021

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:

- Supervisor Clark Stauffer
- Supervisor Tyler Zerbe
- Supervisor Tony Haws
- Township Manager Steve Sawyer
- Administrative Asst. Jennifer Carvell
- Police: Sgt. Eric Schmidt
- Township Solicitor Tony Schimaneck
- Township Engineer Jim Caldwell

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 June 15, 2021 Supervisors' Minutes and to approve them as presented. The motion was seconded by Ty Zerbe and carried unanimously.

STAFF REPORTS

Police Department – Monthly Report.

Sgt. Schmidt was in attendance. He provided the Supervisors with a summary of the calls for service within Ephrata Township for the month of June. There were 380 total incidents including 20 arrests and 8 traffic citations. The monthly report was provided to the Township and will be kept on file in the office.

PUBLIC HEARING – ZONING ORDINANCE AMENDMENT COMMUNICATION TOWERS, ANTENNAS AND EQUIPMENT

Solicitor Schimaneck advised the Board that the proposed Ordinance has been advertised and it could be adopted by the Board at the conclusion of the Hearing.

Clark Stauffer opened the hearing for:

AN ORDINANCE OF THE TOWNSHIP OF EPHRATA, LANCASTER COUNTY, PENNSYLVANIA AMENDING THE ZONING ORDINANCE OF EPHRATA TOWNSHIP TO PROVIDE FOR CERTAIN GENERAL AND SPECIFIC STANDARDS RELATING TO THE LOCATION, PLACEMENT, CONSTRUCTION AND MAINTENANCE OF COMMUNICATIONS TOWERS, ANTENNAS AND EQUIPMENT, AND SETTING FORTH REGULATIONS GOVERNING SUCH FACILITIES.

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

A motion was made by Tony Haws to close the hearing. The motion was seconded by Ty Zerbe and carried unanimously.

A motion was made by Ty Zerbe to approve the Ordinance to provide for certain general and specific standards relating to the location, placement, construction and maintenance of communications towers, antennas and equipment, and setting forth regulations governing such facilities 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 the hearing.

STAFF REPORTS

Manager Steve Sawyer

- **Comcast – Road Occupancy Permit Area I (Autumn Hills).**

The Board of Supervisors were provided with the Review Letter from Rettew Associates for Area I dated June 18, 2021 for their review prior to the meeting. Jim Caldwell recommended that the Board approved the Comcast Area I – Autumn Hills plan based on the conditions in the review letter.

A motion was made by Tony Haws to approve the Final Comcast Utility Plans for Area I conditional upon Rettew Associates letter dated June 18, 2021. The motion was seconded by Ty Zerbe and carried unanimously.

- **Lancaster Bicycle Club – Covered Bridge Ride.** Ephrata Township received a letter dated June 16, 2021 from the Lancaster Bicycle Club notifying the Township that the Lancaster Bicycle Club Annual Covered Bridge Classic Ride is scheduled for August 15, 2021 and the Ephrata Township roads that would be included in the routes. Manager Sawyer reviewed the roads being used in Ephrata Township and there are no road projects scheduled by the Township in the noted areas. In addition, Manager Sawyer contacted the Ephrata Police Department and they have no concerns with the event and there has been no reported problems from past events.

A motion was made by Ty Zerbe not to object to the Lancaster Bicycle Club Annual Covered Bridge Ride scheduled for August 15, 2021. The motion was seconded by Tony Haws and carried unanimously.

- **Steinmetz Road Tract SWM Plan – Financial Security Release.** The Township received a letter from Pioneer Management dated June 29, 2021 requesting full release of the Financial Security for the Steinmetz Road Tract Storm Water Management Plan. Kim Graybill of Pioneer Management has certified that the project was installed in substantial conformance with the approved plan. Jim Caldwell of Rettew Associates recommended full release of the financial security as requested.

A motion was made by Tony Haws to approve the full release of the Financial Security Reduction for the Steinmetz Road Tract Storm Water Management Plan. The motion was seconded by Ty Zerbe and carried unanimously.

- **American Recovery Act Funds.** Manager Sawyer notified the Board of Supervisors that the first payment for the American Recovery Cares Act Fund in the amount of \$547,053.64 was direct deposited into the Supervisor's MMDA Account on June 28, 2021. A new ENB bank account will be opened in the near future to keep these funds separate from the Township general fund. The Township expects to receive additional information from the federal government in the near future on how this money can be spent.
- **LCATS Meeting.** Manager Sawyer notified the Board of Supervisors that LCATS Executive Board sent the Township an invitation to attend the July 29th Golf Outing and Dinner. RSVPs are required by July 15, 2021. Ty Zerbe, Tony Haws, and Steve Sawyer plan to attend.
- **July 4, 2021 – Salt Shed Fire.** Manager Sawyer reported to the Board of Supervisors that the Township's dumpster and salt storage building caught fire on July 4th after a neighbor discarded spent fireworks into the dumpster. The neighbor came forward and informed the Ephrata Police Department that he caused the fire. Manager Sawyer has been in contact with the neighbor's insurance company and the Township's insurance company concerning the damage and claims. Manager Sawyer will be meeting with several local contractors to get estimates for the repairs needed to the building.
- **Nathan Reiff – Easement Millway Road.** Manager Sawyer met with Nathan Reiff to request an Easement for a future project to expand the current rail trail parking lot located along Millway Road. Mr. Reiff has agreed to enter into such Agreement. The proposed project would increase the number of parking spaces from approximately 19 to 38. The Supervisors directed staff to prepare the necessary Easement Agreement needed for the project.
- **Carpenter Road Vacancy Project.** Manager Sawyer reported that all three property owners that own land abutting Carpenter Road are in support of the proposed vacating of the road. Warwick Township's solicitor is drafting an agreement that will be required to vacate the road.

Solicitor Tony Schimaneck

- **Vehicle Accident – Damage to Mohler Church Road Bridge.** Damage to the Mohler Church Bridge in January in the amount of \$5,800.00 has been invoiced to the individual who caused the damage but payment was not received. Attorney Schimaneck stated that a civil suit action has been filed with at District Justice Russell's office. The Defendant has offered \$5,500.00 payment to the Township to settle this matter. The Township will withdraw the civil suit after the check has cleared at the bank.

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

Lakeside Villas
Signature Custom Cabinetry
Comcast Final Utility Plans
MS4 Permit – Autumn Hills
Ephrata Crossing – Phase 3
L & B Water
East Mohler Church Subdivision Plan
Garden Spot Equipment Auction
1029 Frys Road

Jim Caldwell also shared some highlights from a PSATS webinar that he attended. More information will follow.

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

Ty Zerbe stated that the PSATS Meeting has been scheduled for October 15, 2021 at the Hershey Hotel. Ty Zerbe stated that he was available to attend the meeting on behalf of the Township. No one else was available. Tony Haws was appointed to be the voting delegate for 2021.

A motion was made by Tony Haws to appoint Ty Zerbe as the Voting Delegate for Ephrata Township for the remainder of 2021. The motion was seconded by Ty Zerbe and carried unanimously.

July 13, 2021 Supervisors' Meeting minutes continued

A motion was made by Tony Haws to adjourn the meeting at 7:58 p.m. The motion was seconded by Ty Zerbe and carried unanimously.

Clark R. Stauffer

Anthony K. Haws

J. Tyler Zerbe