

EPHRATA TOWNSHIP SUPERVISORS' MEETING

October 20, 2020

The Ephrata Township Supervisors met this date at 7:00 AM at the Ephrata Township Office Building, 265 Akron Rd., Ephrata, Pennsylvania.

Present were Supervisors: Clark Stauffer
Tony Haws
Ty Zerbe
Twp. Manager: Steven Sawyer

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 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 October 6, 2020 Supervisors' minutes and to approve them as presented. The motion was seconded by Ty Zerbe and carried unanimously.

STAFF REPORTS

Manager - Steve Sawyer

- **Financial Security Reduction – Lakeside Villas.** The Board of Supervisors were provided with a letter from Rettew Associates dated October 15, 2020 recommending a reduction in the financial security of \$44,253.52, which will leave a new outstanding balance of \$479,677.32.

A motion was made by Ty Zerbe to approve a Financial Security Reduction for Lakeside Villas of \$44,253.52, which will leave a new outstanding balance of \$479,677.32. The motion was seconded by Tony Haws and carried unanimously.

- **Financial Security Reduction – Ephrata Crossing East.** The Board of Supervisors were provided with a letter from Rettew Associates dated October 15, 2020 recommending a reduction in the financial security of \$10,809.82, which will leave a new outstanding balance of \$96,292.43.

A motion was made by Tony Haws to approve a Financial Security Reduction for Ephrata Crossing East of \$10,809.82, which will leave a new outstanding balance of \$96,292.43. The motion was seconded by Tony Haws and carried unanimously.

- **Financial Security Reduction – Ephrata Crossing – Phase 1.** The Board of Supervisors were provided with a letter from Rettew Associates dated October 15, 2020 recommending a reduction in the financial security of \$87,957.68, which will leave a new outstanding balance of \$96,297.08.

A motion was made by Ty Zerbe to approve a Financial Security Reduction for Ephrata Crossing Phase 1 of \$87,957.68, which will leave a new outstanding balance of \$96,297.08. The motion was seconded by Tony Haws and carried unanimously.

- **Financial Security Reduction – Ephrata Crossing Phase 2.** The Board of Supervisors were provided with a letter from Rettew Associates dated October 19, 2020 recommending a reduction in the financial security of \$329,974.77, which will leave a new outstanding balance of \$367,897.23.

A motion was made by Tony Haws to approve a Financial Security Reduction for Ephrata Crossing Phase 2 of \$329,974.77, which will leave a new outstanding balance of \$367,897.23. The motion was seconded by Ty Zerbe and carried unanimously.

- **Cares Act Funding.** Manager Sawyer advised the Board that the Township has received a check of \$41,920.00 in Municipal Cares Act Funds from Lancaster County.
- **New Enterprise-DEP Sewage Planning Module.** A motion was made by Tony Haws to approve the DEP Planning Module for the New Enterprise stone and Lime Company Subdivision Plan that was submitted to the Township by Fuehrer Associates. The motion was seconded by Ty Zerbe and carried unanimously.
- **Conestoga Valley Mennonite Church – Paving Modification Request.** Manager Sawyer has received a request from the Conestoga Valley Mennonite Church for a change in the paving specification for their parking lot that was part of their approved land development plan. The plan called for 2” of 25 mm base course and 1 ½” of 9.5 mm wearing course. The Church is requesting to change the paving specification to 2.5” of 19mm (ID-3). The justification was as follows: Given the low volume of light weight traffic anticipated on the parking lot, the new specification should be sufficient. It will also be installed in such a way to allow 1.5” of wearing course to be placed in the future. The specification for the area within the Ephrata Township ROW will remain 3” 25mm & 1.5” 12.5mm.

Manager Sawyer stated that he spoke with the Township Engineer and staff does not object to the requested change in the paving specification but staff believes that the 3” of 19mm asphalt should be installed to the same elevation as the original paving would have been installed. If the 19 mm is installed in such a way as to allow a 1.5” wearing course to be placed in the future, there is a potential for water to pond in the parking lot. Several inlets are located within the parking lot and access drives.

A motion was made by Tony Haws to approve the request to change the parking lot paving specifications to 2.5" of 19 mm but to require that the top of the paving be installed at the exact same elevation as the original plan. If an overlay is required in the future, the asphalt around the inlets and curb cuts/walkways could be milled to accommodate additional paving. The motion was seconded by Ty Zerbe and carried unanimously.

- **Carpenter Road.** Manager Sawyer informed the Board that Ephrata Township, Warwick Township and Clay Township continue to work with the adjoining property owners on a project to vacate Carpenter Road and turn over the existing bridge to Emory Martin, who owns the property surrounding the bridge.
- **November 3, 2020 Board of Supervisors Meeting.** Manager Sawyer recommended that the Board consider rescheduling the regular meeting on Tuesday November 3rd due to the Township Building being used as a polling place on that date.

A motion was made by Ty Zerbe to reschedule the November 3, 2020 Board of Supervisors meeting to Monday, October 2, 2020 at 8:00 AM. The motion was seconded by Tony Haws and carried unanimously.

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

There was no additional correspondence to report at this time.

2021 Budget Work Session

Manager Sawyer presented the proposed 2021 general fund budget, highway budget and capital budget to the Board. The proposed budget does not include a real estate tax increase.

A motion was made by Ty Zerbe to approve the 2021 preliminary budget as presented. The motion was seconded by Tony Haws and carried unanimously.

The 2021 preliminary budget will be advertised and available for review by the public during regular business hours. The 2021 budget is scheduled to be adopted by the Board at their regular meeting on December 1, 2020 at 7:00 p.m.

October 20, 2020 Supervisors' Meeting minutes continued

A motion was made by Tony Haws to adjourn the meeting at 11:40 A.M. The motion was seconded by Ty Zerbe and carried unanimously.

Clark R. Stauffer

Anthony K. Haws

J. Tyler Zerbe