

EPHRATA TOWNSHIP SUPERVISORS' MEETING

December 16, 2025

The Ephrata Township Supervisors met on 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. John Garver
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

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 December 2, 2025 Supervisors' minutes and to approve them as presented. The motion was seconded by Ty Zerbe and carried unanimously.

RECOGNITION OF CHAIRMAN CLARK STAUFFER – 30 YEARS OF SERVICE AS A TOWNSHIP SUPERVISOR

Manager Sawyer acknowledged the recognition of Chairman Clark Stauffer who has served as a Township Supervisor for 30 years and five months. He has served as the Chairman of the Board for a little over 24 of those years and also served on the Ephrata Area Joint Water Authority. Manager Sawyer noted many accomplishments Mr. Stauffer brought to Ephrata Township and thanked him for his management skills and decision making that allowed Ephrata Township to be debt free while keeping real estate taxes low.

STAFF REPORTS

Police Department – Sgt. John Garver

Sgt. John Garver was in attendance and provided the Supervisors with a summary of the calls for service within Ephrata Township for the month of November totaling 448 incidents. There were 11 arrests and 24 traffic citations. In addition, the Supervisors were provided with reports from November of 2024 and October of 2025 for comparisons. The monthly report will be kept on file in the office.

Sgt. Garver stated that Borough Council approved the hiring of two (2) new officers.

Manager Steve Sawyer

- **2026 Employee Wage Increase.** Manager Sawyer provided to the Board of Supervisors a list of proposed wage increases from local surrounding municipalities for 2026. Manager Sawyer stated that based on the information he has received and the current staff employed by the Township, he is recommending a 3.5% wage increase. Manager Sawyer also requested that the Board authorize six (6) seasonal employees for snow removal on an “as needed” basis as determined by the Road Superintendent. A list of the proposed salary amounts was provided for the Board of Supervisors to review prior to the meeting. This increase amount was included in the approved 2026 budget.

A motion was made by Ty Zerbe to approve the wage increase and seasonal workers as recommended by staff. The motion was seconded by Tony Haws and carried unanimously.

- **Update – Autumn Hills Vacant Lots / Conrail Easement Issue.** Manager Sawyer stated that he contacted Gerry Horst, Developer of Autumn Hills, for a status of the 9 remaining empty lots within the development. Gerry has been in negotiations with Conrail/Norfolk Southern since 2023 regarding altering an existing easement that has prevented him from building homes on the lots. Residents of the development have complained about the lots not being graded and seeded. At the May 20, 2025 Supervisors Meeting, Gerry was directed by the Board of Supervisors to continue negotiations with Conrail/Norfolk and to update the Township before the end of the year with a plan for the completion of the grading or a date of construction for the undeveloped lots. Manager Sawyer stated that he received an email from Mr. Horst stating that an Easement Agreement has been prepared by his Attorney and Conrail/Norfolk Southern has given a verbal agreement to Gerry. He is hopeful that the Agreement will be fully executed in the near future and construction of the lots will begin this Spring.
- **Allen Auker – 332 East Mohler Church Road Project Status.** Manager Sawyer stated that the Township has received a request for the release of the remaining Financial Security being held as part of the Allen Auker project at 332 East Mohler Church Road. Manager Sawyer visited the site and stated that the building has been completed, and the property has been cleaned up, with the exception of some non-agricultural equipment and materials. Part of the approval that was made by the Board of Supervisors and the Zoning Hearing Board Decision was that non-agricultural equipment storage outside the building was prohibited. Manager Sawyer has followed up his site visit with a letter to

Allen Auker addressing the items that need to be completed prior to the release of the remaining financial security.

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

- Fry's Estate - Subdivision
- Overlook Estates – Sketch Plan
- Weber Tract - Subdivision
- Martin's County Market - Redevelopment

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 correspondence to add to the meeting.

A motion was made by Tony Haws to adjourn the meeting at 7:35 A.M. The motion was seconded by Ty Zerbe and carried unanimously.

Clark R. Stauffer

Anthony K. Haws

J. Tyler Zerbe