

## **EPHRATA TOWNSHIP SUPERVISORS' MEETING**

**February 17, 2026**

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: Tony Haws  
Ty Zerbe  
Joe Strosser  
Twp. Manager: Steve Sawyer  
Admin Assist: Jennifer Carvell  
Bookkeeper: Valerie Roark  
Engineer: Melissa Kelly  
Police: Lt. Matt Randolph

The meeting was called to order by Tony Haws followed by the Pledge of Allegiance to the Flag.

### PUBLIC COMMENTS NON-AGENDA ITEMS

A motion was made by Joe Strosser to close the Public Comment Period. The motion was seconded by Tony Haws and carried unanimously.

### APPROVAL OF MINUTES

A motion was made by Joe Strosser to dispense with the reading of the February 3, 2026 Supervisors' minutes and to approve them as presented. The motion was seconded by Tony Haws and carried unanimously.

### OVERLOOK ESTATES REVISED FINAL PLAN – JOSHUA GEORGE, LANDWORKS CIVIL DESIGN LLC

Joshua George of Landworks Civil Design was present on behalf of Overlook Estates to present the Revised Final Plan to the Board of Supervisors. Currently Overlook Estates is a mobile home park with multiple non-conforming lots located in both Ephrata Township and Ephrata Borough. No changes to the use are being proposed. Manager Sawyer stated that he had contacted the Lancaster County Assessment Office who confirmed that if the plan is approved, the County will continue the current tax assessment based on the municipal boundary line. One modification is being requested.

A motion was made by Joe Strosser to approve the modification requested to Section 402.C.4.b – Existing Features based on the justification provided. The motion was seconded by Ty Zerbe and carried unanimously.

A motion was made by Ty Zerbe to approve the Revised Final Plan for Overlook Estates subject to Rettew Associates Letter dated February 12, 2026. The motion was seconded by Joe Strosser and carried unanimously.

## STAFF REPORTS

### **Police Department – Lt. Matt Randolph.**

Lt. Matt Randolph was in attendance and provided the Supervisors with a summary of the calls for service within Ephrata Township for the month of January totaling 381 incidents. There were 13 arrests and 29 traffic citations. In addition, the Supervisors were provided with a report from January of 2025 for comparison. The monthly report will be kept on file in the office.

### **Manager Steve Sawyer**

- **Resolution – Price Adjustment for Bituminous Materials.** Manager Sawyer requested approval of a Resolution for the price adjustment of bituminous materials for small quantities. This Resolution will allow an escalator clause for bituminous material to be included as part of Ephrata Township's 2026 bids for asphalt projects and materials. The escalator clause will follow PennDOT regulations.

A motion was made by Ty Zerbe to approve the Resolution for price adjustment of bituminous materials for small quantities for Ephrata Township's 2026 bids for asphalt projects and materials. The motion was seconded by Joe Strosser and carried unanimously.

- **Church Avenue Highway Transfer Project – PennDOT Resolution.** PennDOT has prepared a Resolution for the Church Avenue Highway Transfer Project as previously discussed. Church Avenue is currently located in both Ephrata Township and Ephrata Borough. PennDOT is requesting that Ephrata Township accept their portion of Church Avenue as part of the turn back program. The road condition is not in good shape, so PennDOT has agreed to pay for restoration work as part of the transfer agreement. Staff recommended approving the PennDOT Resolution as presented.

A motion was made by Joe Strosser to approve the Church Avenue Highway Transfer Project Municipal Resolution. The motion was seconded by Ty Zerbe and carried unanimously.

A motion was made by Joe Strosser to authorize Steve Sawyer to be the authorized representative for project approval agreements. The motion was seconded by Ty Zerbe and carried unanimously.

- **Intergovernmental Cooperation Agreement – Church Avenue Improvements.** The Board of Supervisors were provided with an Intergovernmental Cooperation Agreement for the Church Avenue Improvement project. Church Avenue is located in a portion of both Ephrata Township and Ephrata Borough. Manager Sawyer stated that the agreement prepared covers the details of the project. The proposed agreement is similar to the road projects that were joint projects

between the Township and the Borough, such as Parkview Heights and Hammon Avenue. Dave Burkholder of Ephrata Borough is in favor of the project and will be recommending approval to Borough Council in the near future. Manager Sawyer recommended approving the Intergovernmental Cooperation Agreement for the Church Avenue Improvements as presented.

A motion was made by Ty Zerbe to approve the Intergovernmental Cooperation Agreement with Ephrata Borough for the Church Avenue paving project as presented. The motion was seconded by Joe Strosser and carried unanimously.

- **Lifepoint Counseling Services – Lease Extension Agreement.**

Manager Sawyer stated that the current lease agreement with Lifepoint Counseling Services, who occupies a portion of the lower level of the Ephrata Township municipal building will expire March 31, 2026. Staff prepared a new Lease Agreement for a three (3) year time-period. Carol Musser, owner of Lifepoint Counseling Services reviewed the new lease and has agreed to the terms.

A motion was made by Joe Strosser to approve the three (3) year Lease Extension Agreement with Lifepoint Counseling Services as presented. The motion was seconded by Ty Zerbe and carried unanimously.

- **Data Center Ordinance – LCPC Review Comments.** The Board of Supervisors were provided with the draft Data Center Ordinance and a copy of the Lancaster County Planning Commission Review Comments along with recommendations from Rettew Associates. Staff stated that the majority of the County comments and recommendations were found by Rettew Associates to already be covered in different sections of the Township's Subdivision Ordinance and/or Zoning Ordinance. The sections were provided to the Board of Supervisors for their review prior to the meeting. It was discussed if any changes were made to the draft ordinance, it would need to be resubmitted to the LCPC for a second review prior to holding a Public Hearing. Staff recommended moving forward without changes to the draft.

A motion was made by Joe Strosser to not make any changes to the draft and proceed with a review by the Ephrata Township Planning Commission. The motion was seconded by Ty Zerbe and carried unanimously.

**Township Engineer Melissa Kelly** reported that the following plans/projects are in the review process:

- Overlook Estates – Final Plan
- Data Center Draft Ordinance
- Walmart Expansion - LDP

**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 Joe Strosser and carried unanimously.

**CORRESPONDENCE**

There was no additional information to add to the meeting.

A motion was made by Joe Strosser to adjourn the meeting at 7:48 A.M. The motion was seconded by Ty Zerbe and carried unanimously.

---

Anthony K. Haws

---

J. Tyler Zerbe

---

Joseph E. Strosser