EPHRATA TOWNSHIP SUPERVISORS' MEETING

October 20, 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
		Joe Strosser
		Mike Burkholder
	Twp. Manager:	Steve Sawyer
	Admin Assist:	Jennifer Carvell
	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

Bridget Hands, resident of East Hill Street was in attendance to formally thank the Board of Supervisors for their attendance at the most recent Mainspring of Ephrata Community Meeting event and showing their support.

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

APPROVAL OF MINUTES

A motion was made by Joe Strosser to dispense with the reading of the October 6, 2026 Supervisors' Minutes and to approve them as presented. The motion was seconded by Mike Burkholder and carried unanimously.

POLICE CHIEF CHRIS MCKIM – LANCASTER COUNTY DRUG TASK FORCE OFFICER

Chief McKim was present to request that Ephrata Township support assigning an Ephrata Police Department officer to serve on the Lancaster County Drug Task Force. The assignment would be for a minimum of three (3) years and a breakdown of the costs for each municipality covered by Ephrata Borough Police Department was provided. If approval from each of the four municipalities is received, the hiring process for a police officer would begin immediately with the goal of sending an existing officer to the LCDTF in the beginning of July of 2027. Chief McKim stated that Adamstown Borough and West Cocalico Township need to approve the participation, but no negative feedback has been received to date. Manager Sawyer stated that if the Board

decides to participate, the preliminary budget can be adjusted with minimal impact on the overall budget.

A motion was made by Joe Strosser to approve the Ephrata Borough Police Department sending an officer to serve on the Lancaster County Drug Task Force as presented. The approval is subject to the condition that all four municipalities approve the participation and cost sharing. The motion was seconded by Mike Burkholder and carried unanimously.

MARTIN'S REDEVELOPMENT SITE – LAND DEVELOPMENT PLAN

William Fredericks of RGS and a representative from JF Martin were present. William Fredericks presented the proposed Land Development to the Board of Supervisors. The project proposes a 39,100 SF grocery store, and a 4,761 SF bank with drive through. The building that used to be on the site was 98,000 SF prior to the fire that destroyed a portion of the building. The entire former building has been demolished and removed from the site. The proposed square footage of the new building is approximately half of what previously existed. The overall impervious surface of the site will be reduced by approximately 27,000 SF. The current plan is for the southwest corner of the site to be a convenience store that will be developed under a separate land development plan in the future. There are no changes proposed to the access drive on West Main Street, so PennDOT approval is not needed at this time. The Board of Supervisors were provided with Rettew Associate's Review Letter dated October 16, 2026. In addition, the Ephrata Planning Commission and Lancaster Planning Commission reviewed the proposed Land Development Plan and the Board of Supervisors were provided with their recommendations prior to the meeting. Modifications are being requested.

A motion was made by Joe Strosser to approve a Waiver to Section 305 – Preliminary Plan Processing Procedures, based on the justification that was provided. The motion was seconded by Mike Burkholder and carried unanimously.

A motion was made by Mike Burkholder to approve a Waiver to Section 602.E.5 – Curb Radii, based on the justification and alternative that was provided. The motion was seconded by Joe Strosser and carried unanimously.

A motion was made by Joe Strosser to approve a Waiver to Section 602.E.7 – Clear Sight Triangle, based on the justification and alternative that was provided. The motion was seconded by Mike Burkholder and carried unanimously.

A motion was made by Mike Burkholder to approve a Waiver to Section 603.C.1 – Interior Curbing, based on the justification and alternative that was provided. The motion was seconded by Joe Strosser and carried unanimously.

A motion was made by Joe Strosser to approve a Waiver to SWMO Section 409.1.B.3.a Volume Control Loading Ratios based on the justification that was provided. The motion was seconded by Mike Burkholder and carried unanimously.

A motion was made by Joe Strosser to approve the Martin's Final Lot Add-On and Land Development Plan conditional upon Rettew Associates Letter dated October 16, 2026. The motion was seconded by Mike Burkholder and carried unanimously.

EPHRATA COMMUNITY AMBULANCE ASSOCIATION – 2027 BUDGET REQUEST

Art Brenneman, 2nd Vice President of the Ephrata Community Ambulance Association provided a presentation to the Board of Supervisors which gave an overall view of where the ambulance association started back in 1961 and what it has grown to become today. The ECAA has recently added advanced life support in addition to its basic and intermediate services and provides medical transportation and first aid standby at local events. There were 3132 total calls for service in 2025 and 982 of the calls were in Ephrata Township. The Ambulance Association requested that the Board of Supervisors consider donating $30,000.00 in 2027 and funding $30,000.00 for the future purchase of a new ambulance. The Board of Supervisors thanked ECAA for their presentation and service to the community. The funding request will be considered when the Board discusses the preliminary budget.

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 September totaling 503 incidents. There were 12 arrests and 38 traffic citations. In addition, the Supervisors were provided with a report from September of 2025 for comparison. The monthly report will be kept on file in the office.

Manager Steve Sawyer

- **Act 167 Plan Phase 2 – Local Match Cost Sharing.** Manager Sawyer provided the Board of Supervisors with correspondence from Mark Huber, Senior Planner of the Lancaster County Planning Department, regarding the participation in the Lancaster County-Wide Storm Water Plan - Act 167 Plan process. LCPD will be submitting a state grant no later than January 2027. If awarded, the state grant funds would be available in the fall of 2027. The grant will cover $371,000, which is 75% of the overall cost. The County and local municipalities would be responsible for the remaining 25%. The total fee that Ephrata Township would be responsible for is $1,100.00. Staff is recommending that the Township participate in the Lancaster County Act 167 Plan.

A motion was made by Joe Strosser authorizing the execution of a Letter of Support committing Ephrata Township to partner with the Lancaster County Planning Department for Phase 2 of the Act 167 Plan (Countywide Stormwater Management Plan). The motion was seconded by Mike Burkholder and carried unanimously.

- **Weber Tract Subdivision – Time Extension to Act on the Plan.** Ephrata Township received a letter from Lancaster Civil Engineering on behalf of Jeffrey and Stephanie Weber dated October 13, 2026 granting a 90-Day Time Extension for the Township to act on their subdivision plan. This extends the approval time from October 21, 2026 to January 19, 2027.

  A motion was made by Mike Bukholder to accept the 90-Day time extension for the Weber Tract Subdivision. The new expiration date is January 19, 2027. The motion was seconded by Joe Strosser and carried unanimously.
- **Jerry Balmer – Financial Security Reduction.** The Township received a Rettew Associates Financial Security Reduction letter dated October 13, 2026 recommending a reduction of $48,351.60 leaving a balance of $14,696.75 to cover the cost of the remaining items noted be completed.

  A motion was made by Joe Strosser to approve the Financial Security Reduction for Jerry and Pamela Balmer in the amount of $48,351.60 leaving a remaining balance of $14,696.75. The motion was seconded by Mike Burkholder and carried unanimously.
- **Mark Martin – Financial Security Release.** The Township received a Financial Security Reduction letter from Rettew Associates dated October 15, 2026 for Mark and Lorraine Martin of 1601 Lincoln Road. Rettew Associates is recommending full release conditional upon completing the As-Built Plans as outlined in Rettew's Letter.

  A motion was made by Joe Strosser to approve the full release of the Financial Security for Mark and Lorraine Martin conditional upon Rettew Associates Letter dated October 15, 2026. The motion was made by Mike Burkholder and carried unanimously.
- **Future MS4 Project – Municipal Collaboration.** Manager Sawyer attended a meeting with West Earl Township and Akron Borough regarding collaboration on a future MS4 Project. Land Studies conducted the meeting and minutes were provided for the Board of Supervisors to review prior to the meeting. It was discussed that DEP is beginning to focus on volume control and working with surrounding municipalities on one large project could be beneficial and cost effective. Manager Sawyer stated that Ephrata Borough was invited but unable to attend. It was also discussed that the group contact East and West Cocalico Townships, Denver Borough and Clay Township to see if they would be interested in participating. The Board of Supervisors were in favor of continuing discussions with the neighboring municipalities concerning a future joint municipal MS4 project.
- **LSA Grant Application – Skid Loader.** Manager Sawyer stated that there is a State Local Share Account grant program available to municipalities to purchase equipment. The Township's current Bobcat S250 skid loader is 20 plus years old and is beginning to

have costly maintenance needs. Staff received a quote from Bobcat for a new S650 model that is typically quoted to replace a S250. The quote amount received was $63,657.53. Manager Sawyer recommended submitting an LSA Grant Application with the assistance of Rettew Associates.

A motion was made by Joe Strosser to authorize staff to prepare an LSA Grant Application for the purchase of a new S650 Bobcat Skid Loader. The motion was seconded by Mike Burkholder and carried unanimously.

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

Jerry Balmer – Release of Financial Security
Mark Martin – Release of Financial Security
Zimmerman Auto – LDP
141 Martindale Road – Greenhouse Project
Traffic Study – Lancaster Log Cabins
MS4 Annual Report

APPROVAL OF BILLS

A motion was made by Joe Strosser to accept the list of checks written and to pay any bills pending. The motion was seconded by Mike Burkholder and carried unanimously.

CORRESPONDENCE

Joseph Strosser stated that there was nothing else to add to the meeting.

Chairman Tony Haws stated that there will take a brief recess at this time followed by an the Budget Work Session.

The meeting was readjourned at 7:58 am.

2027 BUDGET WORK SESSION

Manager Sawyer presented the proposed preliminary 2027 general fund budget and the 2027 liquid fuels / highway budget to the Board.

A motion was made by Mike Burkholder to approve the 2027 Ephrata Township preliminary budget and liquid fuels/highway budget as presented with one correction - an increase in Account 410.532 – Lancaster County Drug Task Force from $10,391 to $15,020. The motion was seconded by Joe Strosser and carried unanimously.

The 2027 preliminary budget will be advertised and available for review by the public during regular business hours. The 2027 budget is scheduled to be adopted by the Board at their regular meeting on December 1, 2026 at 7:00 p.m.

A motion was made by Joe Strosser to adjourn the meeting at 9:07 am. The motion was seconded by Mike Burkholder and carried unanimously.

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Anthony K. Haws

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Joseph E. Strosser

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Richard Michael Burkholder