EPHRATA TOWNSHIP SUPERVISORS MEETING

October 6, 2026

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	Supervisors:	Tony Haws
		Joe Strosser
		Mike Burkholder
	Manager:	Steve Sawyer
	Bookkeeper:	Valerie Roark
	Administrative Asst.:	Jennifer Carvell
	Engineer	Melissa Kelly
	Solicitor	Tony Schimaneck

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

PUBLIC COMMENTS NON-AGENDA ITEMS

A motion to close the public comment period was made by Joe Strosser. The motion was seconded by Mike Burkholder and carried unanimously.

APPROVAL OF MINUTES

A motion was made by Mike Burkholder to dispense with the reading of the September 16, 2026 Supervisors' Minutes and to approve them as they have been presented. The motion was seconded by Joe Strosser and carried unanimously.

PUBLIC HEARING – ORDINANCE FOR A BLUE RIDGE CATV CABLE FRANCHISE AGREEMENT

Steve Sawyer stated that the current Blue Ridge Cable Franchise Agreement will expire February 4, 2027. The proposed Ordinance would extend the current franchise agreement for an additional seven-year term. The Ordinance and Agreement were prepared by the Township's Solicitor, and no changes have been made from the current Franchise Agreement. Manager Steve Sawyer advised the Board of Supervisors that the proposed Ordinance has been advertised and could be adopted at this time. The Supervisors did not have any questions or comments for staff.

Tony Haws asked if anyone in attendance had any public comments for:

> AN ORDINANCE OF THE TOWNSHIP OF EPHRATA AUTHORIZING EXECUTION OF A CABLE FRANCHISE EXTENSION AGREEMENT BETWEEN THE TOWNSHIP AND BLUE RIDGE COMMUNICATIONS.

There were no comments from the public.

A motion was made by Joe Strosser to approve the Ordinance Authorizing Execution of a Cable Franchise Agreement between the Township and Blue Ridge Communications as prepared and advertised. The motion was seconded by Mike Burkholder and carried unanimously.

STAFF REPORTS

Manager Steve Sawyer

- **Agreement – Ephrata Community Ambulance LSA Grant Application.** The Board of Supervisors authorized staff to proceed with preparing an agreement between Ephrata Township and Ephrata Community Ambulance Association (ECAA) for the LAS Grant Application for approval at the last meeting. The Township's Solicitor prepared the Agreement, and it was submitted to the Board of Supervisors and the ECAA for review prior to the meeting. Manager Sawyer stated that the ECAA has executed the agreement as presented. Staff recommended approval.

  A motion was made by Mike Burkholder approving the execution of the Ephrata Community Ambulance Association for the LAS Grant Application as presented. The motion was seconded by Joe Strosser and carried unanimously.
- **Countryside Woodcraft – Time Extension to Act on Plan.** Manager Sawyer stated that Ephrata Township received a letter from Lancaster Design Build dated September 15, 2026 on behalf of Countryside Woodcraft of 610 North Farmersville Road, granting the Township a 90-day time extension to act on the Plan. The new expiration date will be January 26, 2027.

  A motion was made by Joe Strosser to accept the 90-day time extension granted by Countryside Woodcraft to act on the Land Development Plan. The new expiration date is January 26, 2027. The motion was seconded by Mike Burkholder and carried unanimously.
- **StayAPT Hotel – Time Extension to Act on Plan.** Manager Sawyer stated that Ephrata Township received a letter from RGS Associates dated October 1, 2026 on behalf of StayAPT Hotel granting the Township a time extension until December 8, 2026 to act on the Land Development Plan.

  A motion was made by Mike Burkholder to accept the time extension granted by StayAPT Hotel for the Township to act on the Land Development Plan. The new expiration date is December 8, 2026. A motion was seconded by Joe Strosser and carried unanimously.

- **1522 Lincoln Heights Avenue – Time Extension to Act on Plan.** Manager Sawyer stated that Ephrata Township received a letter from RGS Associates dated September 22, 2026 on behalf of 1522 Lincoln Height Avenue granting a 90-day time extension to act on the Land Development Plan/Subdivision Plan. The new expiration date will be January 5, 2026.

  A motion was made by Joe Strosser to accept the time extension granted by 1522 Lincoln Heights Avenue to act on the Land Development Plan/Subdivision Plan. The new expiration date will be January 5, 2026. The motion was seconded by Mike Burkholder and carried unanimously.
- **Traffic Engineering Study – Garden Spot Road and North State Street.** The Board of Supervisors at a prior meeting, authorized Rettew Associates to conduct a traffic engineering study to determine if a multi-way stop control could be implemented at the North State Street at the Garden Spot Road intersection. The Board was provided with a copy of the study completed by John Schick of Rettew Associates dated September 9, 2026. Based on the collected data and PennDOT criteria, the traffic study concludes that the intersection meets warrant "D" – 8 hour vehicular/pedestrian/bicycle volume, for a multi-way stop based on the Friday traffic volumes. Staff recommended contacting the businesses in the area, especially the Green Dragon Market, to get their input before the Board considers any further action. The Board of Supervisors agreed and directed staff to proceed with contacting the area businesses for input.
- **LCATS – Fall Convention.** Ephrata Township received an invitation to the annual LCATS Convention at Yoder's Restaurant scheduled for Thursday, November 5, 2026. RSVPs are requested by October 22, 2026.

Solicitor – Tony Schimaneck stated that he doesn't have anything additional to add to the meeting.

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

Balmer LDP Financial Release
Lincoln Heights Holdings - LDP
Zimmerman Auto - LDP
141 Martindale Road – Environmental Design - SEO
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

Joe Strosser stated that he does not have anything additional to add to the meeting.

A motion was made by Mike Burkholder to adjourn the meeting at 7:18 p.m. The motion was seconded by Joe Strosser and carried unanimously.

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Anthony K. Haws

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Joseph E. Strosser

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Richard Michael Burkholder