EPHRATA TOWNSHIP SUPERVISORS' MEETING

September 15, 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
	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

Bridget Hands, a resident of East Hill Street was present. Ms. Hands wanted to share information on a Mainspring of Ephrata meeting scheduled for October 8th to present the preliminary plan for the hiking trails on the Ephrata Mountain. She stated that she was not in favor of the proposed project and wanted to keep the Township Supervisors informed of events planned by Mainspring regarding the proposed project.

A motion was made by Joe Strosser to close the Public Comment Period. 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 1, 2026 Supervisors' Minutes and to approve them as presented. The motion was seconded by Joe Strosser and carried unanimously.

EPHRATA COMMUNITY AMBULANCE ASSOCIATION – REQUEST FOR ASSISTANCE ON A PA LAS GRANT FOR A NEW AMBULANCE – KEVIN WOLF AND LAURA MARTIN

Ephrata Township received an email dated September 8, 2026 from Kevin Wolf formally requesting assistance to work with the Ephrata Community Ambulance Association with a LSA Grant for a new Ambulance. The grant is for up to $400,000.00 if awarded. Laura Martin was in attendance to give details of the grant and answer any questions that the Board of Supervisors may have. Steve Sawyer stated that he reached out to the Township's Solicitor and that they have worked with other municipalities in preparing simple agreements for the purpose of grant applications for emergency service providers. Laura Martin stated that no financial assistance

from the Township is expected with the acceptance of assisting with the grant application. Manager Sawyer requested authorization from the Board of Supervisors to move forward in preparing an agreement to accompany the resolution needed for the grant application.

A motion was made by Joe Strosser authorizing staff to proceed with preparing an agreement between Ephrata Township and Ephrata Community Ambulance Association for the LAS Grant Application for approval at a future meeting. The motion was seconded by Mike Burkholder and carried unanimously.

EPHRATA PUBLIC LIBRARY – 2027 FUNDING REQUEST – ABIGAIL BALMER, EXECUTIVE DIRECTOR

The Board of Supervisors were provided with a formal letter dated August 20, 2026 from Abigail Balmer, Executive Director of the Ephrata Public Library summarizing the activity of the library in 2025 and the financial needs expected for 2027. In addition, Abigail was present and provided the Board a report highlighting these key activities and distribution percentages and future needs of the library. The library lost income from discontinued grant funding, the cutting of free electric provided by Ephrata Borough and the closing of the passport services. Abigail also mentioned that a group petitioned for a Vote "Yes" to a Dedicated Library Tax in the amount of .55 mils and received approximately 7,000 signatures. This question will be on the November ballot. The Ephrata Public Library is requesting a 2027 donation in the amount of $54,000.00. Manager Sawyer stated that a draft budget for 2027 is being prepared by staff for the budget work session scheduled for October 20, 2026. The Board of Supervisors thanked Abigail for her presentation.

275 NORTH READING ROAD – WAIVER REQUEST – LAND DEVELOPMENT PLAN PROCESSING CHRISTOPHER WILEY, WILEY LANDSCAPE ARCHITECTURE CONSULTING, LLC

Ephrata Township received a letter from WLA Consulting on behalf of DP Coffee Ephrata, LLC dated August 18, 2026 requesting a Waiver of Land Development for the former Kentucky Fried Chicken site located at 275 North Reading Road. Christopher Wiley was present on behalf of the developer to present the proposed use of the site. The existing property contains a single building which previously contained two fast food establishments: a KFC and A&W. DP Coffee is looking to retrofit the building and lease to a Scooter's Coffee Drive Thru and a Mexican fast food restaurant. Currently the building was operating both menus with one kitchen area and check out counter. The new operation would have two (2) separate kitchens. The one business will use the drive thru only and the other will have seating for 30. There are 30 parking spaces currently, which meets the zoning ordinance requirements. There are no plans to expand the building footprint, revise the configuration of the parking lot, or change either of the two existing driveway entrances. The Board of Supervisors were also provided with Rettew Associates Review Letter dated September 3, 2026 recommending conditional approval.

A motion was made by Joe Strosser to approve the Waiver to Section 305 and 306 Preliminary and Final Plan Processing Procedures for 275 North Reading Road with the three (3) conditions in Rettew Associates Review Letter dated September 3, 2026. The motion was seconded by Mike Burkholder 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 August totaling 521 incidents. There were 15 arrests and 56 traffic citations. In addition, the Supervisors were provided with a report from August of 2025 for comparison. The monthly report will be kept on file in the office.

Lt. Randolph also stated that the K9 dog was received and is scheduled for 5 weeks of training.

Manager Steve Sawyer

- **Cocalico Area Fire Department – Letter of Delegation for Public Safety Response Planning Authority.** Manager Sawyer stated that the Township was contacted by Cocalico Area Fire Department who is requesting a Letter of Delegation for Public Safety Response Planning Authority. This is the same request that the Board approved for Pioneer, Lincoln and Akron Fire Companies and the Ephrata Community Ambulance Association. Cocalico Area Fire Department has a small portion of Ephrata Township in its service area. Staff recommended approval.

  A motion was made by Joe Strosser to approve the Letter of Delegation for Public Safety Response Planning Authority for 2026 for Cocalico Area Fire Department as presented. 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:

Traffic Study for North State Street and Garden Spot Road Intersection
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 be take a brief recess at this time followed by an Executive Session.

Executive Session – Maintenance Department Job Applicant – Troy Redcay

The meeting was readjourned at 8:23 am.

A motion was made by Joe Strosser to approve a conditional job offer to Troy Redcay at a rate of $27.00 an hour beginning October 12, 2026. The motion was seconded by Mike Burkholder and carried unanimously.

A motion was made by Joe Strosser to adjourn the meeting at 8:24 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