

EPHRATA TOWNSHIP SUPERVISORS' MEETING

April 21, 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
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 Ty Zerbe 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 April 7, 2026 Supervisors' minutes and to approve them as presented. The motion was seconded by Ty Zerbe and carried unanimously.

SENATOR JAMES MALONE

Senator James Malone thanked the Board of Supervisors for allowing him to speak at the meeting and asked if the Township had any needs or concerns that he could help address. There was discussion regarding the status of PA legislation concerning Data Centers and education funding. There was discussion regarding available municipal grants for maintenance needs of infrastructure and an upcoming grant education program for application submittal processes for volunteer fire companies and emergency responders. The Board of Supervisors thanked Senator Malone for attending the meeting.

LINCOLN FIRE COMPANY PARADE – REQUEST TO CLOSE ROADS, RANDALL GOCKLEY

Randy Gockley was present to request support of the use of roadway located in Ephrata Township for a Lincoln Fire Company parade. The majority of the parade route is in Ephrata Borough with the parade ending in Ephrata Township at the Martin's Grocery Store site. The parade is to celebrate Lincoln Fire Company's 175 Year Anniversary. The event is scheduled for

October 10, 2026 at 10:00 am. Randy Gockley stated that this is also National Fire Prevention week. If Ephrata Borough and Ephrata Township support the proposed event, Lincoln Fire Company will submit a permit application to PennDOT. The Board of Supervisors was provided with a letter outlining the event and the parade route for their review prior to the meeting.

A motion was made by Ty Zerbe to support and not to object to the use of 500 feet of roadway in Ephrata Township for the Lincoln Fire Company parade as presented. 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 March totaling 474 incidents. There were 15 arrests and 28 traffic citations. In addition, the Supervisors were provided with a report from March of 2025 for comparison. The monthly report will be kept on file in the office.

Lt. Randolph also reported that he reviewed the site plans for the proposed StayAPT Hahnstown Road Hotel and the Walmart expansion. He did not have any objections or concerns.

Ephrata Mennonite School changed their 5K run route locations due to some concerns addressed by the Schoeneck Fire Company mainly due to the volume of traffic on Stevens Road. The new route no longer includes any Ephrata Township roadway.

Lt. Randolph asked who was in charge of the timing of the traffic signals at the Giant Complex and Ephrata Crossing intersection. He stated that there have been additional crashes in this area recently and was wondering if a traffic study to address the timing of the signal was warranted. Manager Sawyer stated that he would review when the last traffic study was completed for the intersection and speak with the Township Traffic Engineer.

Manager Steve Sawyer

- **2026 Seal Coat Bid.** Manager Sawyer provided the Board of Supervisors with the 2026 Joint Municipal Bid Tabulation from the April 6, 2026 Earl Township Board of Supervisors' Meeting. The lowest bidder for each category was awarded the bid by Earl Township. Ephrata Township participated in two (2) categories of seal coating. Manager Sawyer recommended awarding the seal coating bids to Martin Paving totaling \$121,658.48.

A motion was made by Ty Zerbe to award the 2026 Joint Municipal Bid for Seal Coating in the amount of \$121,658.48 to Martin's Paving. The motion was seconded by Joe Strosser and carried unanimously.

- **Keystone Mills and Jonathan Martin – Financial Security Reduction.** The Township received a request for a financial security reduction for the Keyston Mills project. Rettew Associates provided the Board of Supervisors with a Financial Security Reduction Letter

dated April 13, 2026 recommending the financial security release of \$26,612.68 leaving a remaining balance of \$20,042.94.

A motion was made by Joe Strosser to approve the financial security reduction to Keystone Mills in the amount of \$26,612.68 leaving a remaining balance of \$20,042.94 as recommended by staff. The motion was seconded by Ty Zerbe and carried unanimously.

The Township also received a request for a financial security reduction for the Jonathan Martin Stormwater Management Plan. Rettew Associates provided the Board of Supervisors with a Financial Security Reduction Letter dated April 15, 2026 recommending the financial security release of \$66,751.72 leaving a remaining balance of \$101,235.06.

A motion was made by Joe Strosser to approve the financial security reduction to Jonathan Martin in the amount of \$66,751.72 leaving a remaining balance of \$101,235.06. The motion was seconded by Ty Zerbe and carried unanimously.

- **Concrete Walls Unlimited – Time Extension to Act on the Plan.** Manager Sawyer notified the Board of Supervisors that Ephrata Township received a letter from Burget & Associates, Inc. on behalf of Concrete Walls Unlimited dated April 14, 2026 granting an extension of time to act on the plan until August 18, 2026. The additional time is needed to perform soil testing.

A motion was made by Ty Zerbe to accept the time extension granted by Concrete Walls Unlimited for the plan review period. The new deadline for the Township to act on the plan will be August 18, 2026. The motion was seconded by Joe Strosser and carried unanimously.

- **Church Avenue – PennDOT – Proposed Agreement.** Manager Sawyer provided the Board of Supervisors with a Transfer Agreement from PennDOT for the Church Avenue “Turnback” project. The Board of Supervisors approved an Intergovernment Agreement with Ephrata Borough for this project at a prior meeting. The Transfer Agreement has been reviewed by staff and the Township Solicitor. The solicitor has recommended a few changes, but PennDOT has indicated that they will not agree to change their standard agreement. Manager Sawyer has discussed this with the Township Solicitor and staff is recommending that the Board execute the standard PennDOT agreement. Manager Sawyer has requested that PennDOT increase the amount of funding listed in the agreement in case the bids are higher than the estimated cost. PennDOT is in the process of authorizing additional funding for the project. The final agreement will be submitted to the Board for action at a future meeting.

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 7:45 am. The motion was seconded by Ty Zerbe and carried unanimously

Anthony K. Haws

J. Tyler Zerbe

Joseph E. Strosser