

Manager's Report

July 15, 2024

Site Review

I toured areas of upcoming paving with Roadmaster Ken and our engineers to discuss the areas with some of the more challenging slopes and stormwater challenges. We took some time to address concerns from a number of the residents who came over to ask questions.

Meetings

Justin and I met with Chris Gibbons of Concord Public Finance. While it was an introductory meeting, we discussed the current financing trends and the methods to determine the efficiencies of project financings through banks, versus the uses of typical bond financing. (I did bond financing for the PA Economic Development Financing Authority as Executive Director for several years). We should discuss the Board's thoughts regarding any needed capital improvements.

On Friday, 7-12, I will be touring the GEARS Community Center with David Wendel their Executive Director to learn more about their role in the community, the facilities they have, and their overall mission.

Trash Problems

I've spoken extensively with our contact at Penn Waste to address a number of complaints from area residents who have identified service issues that need to be resolved. I have a good relationship with Penn Waste from my previous work and we are working together to remedy the problems we're encountering.

Organization

I met with Justin and Pat to begin the process of creating a Process Manual to document the steps we follow as they relate to the assessment, review and the permitting process of development projects in the Township. While this has a role as a legacy review, it will ultimately serve as an information and training guide for current and future staff. It is also a way to ensure that "best practices" have an opportunity to improve how we handle new projects in the Township. We will also do a similar review process for Codes enforcement and other tasks as appropriate.

We also met to discuss recently received proposals for replacing the postage and mailing equipment associated with billing and related tasks. The current machinery is reaching the end of our current leasing arrangement, and we expect the new equipment will improve our processing.



MOUNT JOY TOWNSHIP

• Lancaster County, Pennsylvania •

8853 Elizabethtown Road, Elizabethtown, PA 17022
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Community Development Director/Zoning Officer Monthly Report for June/July 2024

Planning Commission

- Last meeting: 6/24
 - Minor Land Development Plan for Jay Garman – **Conditionally Approved** Proposal to construct a 9,600-sf. building for agricultural purposes and a farm-related business; tabled action to June meeting.
 - Lot Line Change Plan for Kleinfelter/Libertore – **Conditionally Approved** Proposal to enlarge two residential lots with property from a 100+ acre parent tract on Trail Road North; conditional approval anticipated at June meeting.
 - Land Development Plan Waiver for Savaland, LLC – **Tabled** Proposal to construct a two-unit semi-detached structure at 933 Campus Road which contains a single-family dwelling and accessory structure.

Zoning Hearing Board

- 7/3 meeting cancelled due to no new applications
- 7/30 meeting:
 - Case #240008: Elizabethtown Mount Joy Associates, L.P. (Pennmark) – Special exception application for the construction of a shopping center with vehicular fueling pumps at the northeast corner of the intersection of Cloverleaf Road and Route 230
- 8/7 meeting:
 - Case #240009: Daniel S. Beiler – Variance application to permit construction of a schoolhouse on the farm located at 2091 Milton Grove Road
 - Case #240010: Paige Hummer – Variance application to permit installation of a swimming pool on the residential property located at 2025 Harrisburg Avenue

MS4 Program

- Completed MS4 outfall inspections by end of June (annual reporting period)
- Updated stormwater BMP database; continued transition to CS Datum asset management program

Misc

- Continuing to work with IT consultant on server migration project
- Continuing testing and feedback loop via weekly meetings with vendor on SmartGov software build
- Training for ArcGIS and ArcOnline applications ongoing
- Attended Regional Comprehensive Plan public hearing on June 18th
- Will be attending USDA NRCS Chiques Creek project public meeting on July 18th (hosted in the MJT meeting room)



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PUBLIC WORKS DEPARTMENT JULY 2024

COMPLETED:

- Trail Rd base repairs
- Regrading with additional Dynatec on OTLP infields
- Tree trimmed Trail N
- Sign replacements
- Storm cleanup
- Pa1 calls
- Parks maintenance
- Crack sealed all widening joints on Trail N and base repair joints on multiple roads
- Traffic study on Homestead Rd
- Onsite meetings for Prospect Rd bridge

FUTURE:

- Widening of Cold Spring and Creek roads
- Overlay of Trail N
- Base repairs on various roads
- Pave road for Londonderry Township



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July 1, 2024

To: Mt. Joy Township Board of Supervisors
From: Daniel Ford- Code Compliance Official / Assistant Zoning Officer
Re: Monthly Codes Summary Report for June 2024

Dear Board Members:

40 rental properties were inspected in June 2024.

6 zoning permit final inspections were completed.

Complaints and concerns:

- Letter to 2192 Cloverleaf Rd about tall grass/ weeds. (grass cut)
- Letter to 533 Ridge Rd about operating a short-term rental without a license. (obtained a license)
- Cited the owner of 350 Old Hershey for an uninspected vehicle.
- Enforcement Notice to AB Landscaping at 938 Hershey Rd about Zoning Violations. (complaint)
- 2nd Enforcement Notice to owner and AB Landscaping about tall grass/ weeds at 964 Hershey Rd. (complaint) (Grass cut)
- Enforcement letter to 427 Orchard Rd for uninspected vehicles. (complaint)
- Letter to 974 Mount Gretna Rd about multiple property maintenance violations. (complaint)
- Letter to 1080 Bellaire Rd about an unregistered/uninspected vehicle. (vehicle removed)
- Enforcement letter to 66 Trail Rd N for vegetation blocking the line of sight of neighbors trying to get out of their driveway.
- Unsafe Property / Demolition / Condemn Notice to the owner of a trailer at 1105 Milton Grove Rd. Trailer to be removed within 45 days.

MOUNT JOY TOWNSHIP-MultiSelect Permits Issue Date: 6/1/2024 - 6/30/2024

Zoning Officers Report

PermitNo	Issue Date	Owner	Project Addr	ParcelID	Est Cost	Fee
RoadOcc						
Fiber Cable						
Active						
240035	6/24/2024	HARTMAN JENNIFER L Fiber Cable	2030 RIDGE RUN RD	4614365600000	\$0.00	\$110.00
240036	6/24/2024	BROCKMAN DANIEL I & DEBRA A Fiber Cable	26 OLD ENGLISH LN	4604233500000	\$0.00	\$80.00
240037	6/24/2024	MITCH DEREK R Fiber Cable	47 WATERFOWL WAY	4600800600000	\$0.00	\$80.00
Total Fiber Cable 3					\$0.00	\$270.00
Gas						
Active						
240034	6/19/2024	STRAUSBAUGH RICHARD A & PATRICIA C Mechanical Tee	1922 MISTY DR	4610746900000	\$0.00	\$60.00
Total Gas 1					\$0.00	\$60.00
Total RoadOcc 4					\$0.00	\$330.00
StormWater						
Exemption						
Active						
240038	6/3/2024	KREIDER LOREN P Pool - Above ground	310 FAIRVIEW RD	4612535800000	\$0.00	\$50.00
240043	6/10/2024	SIMMERS DAVID W & JOYCE E Shed	17 PARKVIEW DR	4603977000000	\$0.00	\$50.00
240044	6/10/2024	RAWA RONALD A & PATRICIA D Driveway Expansion	582 WESTBROOKE DR	4603645500000	\$0.00	\$50.00
240047	6/13/2024	LISKEY MICHAEL E Sheds	1106 MOUNT GRETNA RD	4602964800000	\$0.00	\$50.00
240046	6/13/2024	MCGUIRT WILLIAM G & DONNA Patio	1926 MOUNT PLEASANT RD	4613185700000	\$0.00	\$50.00
240045	6/18/2024	POTTEIGER GARY W III Deck / Patio	486 ROCKWOOD DR	4600872500000	\$0.00	\$50.00
240052	6/21/2024	POTTGEISER EDWARD P Patio	74 TOWER DR	4608658600000	\$0.00	\$50.00
240053	6/25/2024	BRADY JONATHAN P & JUDITH M Shed	2103 MOUNT PLEASANT RD	4618403700000	\$0.00	\$50.00
240054	6/27/2024	STOLTZFUS DANIEL S Shed	1221 MOUNT GRETNA RD	4601597200000	\$0.00	\$50.00
Total Exemption 9					\$0.00	\$400.00
Small Project						
Active						
240039	6/3/2024	KING DANIEL B & FANNIE S Ag Building	1241 CAMPUS RD	4604794600000	\$0.00	\$175.00
240042	6/13/2024	GLESSNER LISARAE H & WADE A Pole Building	2502 MOUNT PLEASANT RD	4616480700000	\$0.00	\$175.00
Total Small Project 2					\$0.00	\$350.00
Total StormWater 11					\$0.00	\$750.00

Use
Fireworks
Active

PermitNo	Issue Date	Owner	Project Addr	ParcelID	Est Cost	Fee
Use						
Fireworks						
Active						
240007	6/4/2024	MARKET STREET SQUARE SHOPPING Firework Sales	1605 S. MARKET ST	4602054900000	\$0.00	\$10.00
240008	6/19/2024	SHERMAN WAYNE D & LAURA G Firework Sales	1579 S MARKET ST	4608170400000	\$0.00	\$10.00
Total Fireworks 2					\$0.00	\$20.00
Temporary						
Active						
240006	6/4/2024	MCLEOD MALVENA M Dumpster	413 ROCKWOOD DR	4602819900000	\$0.00	\$10.00
Total Temporary 1					\$0.00	\$10.00
Total Use 3					\$0.00	\$30.00

Zoning

Ag Building

Active						
240081	6/3/2024	KING DANIEL B & FANNIE S Ag Buildings	1241 CAMPUS RD	4604794600000	\$115,000.00	\$749.00
Total Ag Building 1					\$115,000.00	\$749.00

Alterations

Active						
240087	6/18/2024	WEHIBE SHAWLE & MARY JANE Alterations	18 PARKVIEW DR	4605034000000	\$23,000.00	\$290.00
Total Alterations 1					\$23,000.00	\$290.00

Com-Building

Active						
240085	6/12/2024	ELIZABETHTOWN REGIONAL SEWER A 4 Bay Garage	235 ERSA DR	4604507400000	\$326,000.00	\$2,065.00
Total Com-Building 1					\$326,000.00	\$2,065.00

Deck

Active						
240104	6/28/2024	Koudougou IBRAHIM deck	697 KNOLL DR	4610567300000	\$650.00	\$50.00
Total Deck 1					\$650.00	\$50.00

Deck / Ramp

Active						
240102	6/27/2024	COCHRAN JAMES B Deck / Ramp	46 LAKEVIEW DR	4600553430057	\$5,000.00	\$64.00
Total Deck / Ramp 1					\$5,000.00	\$64.00

Deck/Patio

Active						
240090	6/18/2024	POTTEIGER GARY W III Deck/Patio	486 ROCKWOOD DR	4600872500000	\$13,115.00	\$177.00
Total Deck/Patio 1					\$13,115.00	\$177.00

Driveway

Active						
240089	6/10/2024	RAWA RONALD A & PATRICIA D Driveway Expansion	582 WESTBROOKE DR	4603645500000	\$6,000.00	\$71.00
Total Driveway 1					\$6,000.00	\$71.00

Patio

Active

PermitNo	Issue Date	Owner	Project Addr	ParcelID	Est Cost	Fee
Zoning						
Patio						
Active						
240091	6/13/2024	MCGUIRT WILLIAM G & DONNA Patio	1926 MOUNT PLEASANT RD	4613185700000	\$20,866.00	\$176.00
Total Patio 1					\$20,866.00	\$176.00
Patio / Roof						
Active						
240094	6/21/2024	POTTGEISER EDWARD P Patio / Roof	74 TOWER DR	4608658600000	\$39,000.00	\$343.00
Total Patio / Roof 1					\$39,000.00	\$343.00
Playground						
Active						
240092	6/12/2024	ELIZABETHTOWN AREA SCHOOL DIST School Playground	1459 SHEAFFER RD	4608157000000	\$0.00	\$50.00
Total Playground 1					\$0.00	\$50.00
Pole Building						
Active						
240086	6/13/2024	GLESSNER LISARAE H & WADE A Pole Building	2502 MOUNT PLEASANT RD	4616480700000	\$55,768.00	\$445.00
Total Pole Building 1					\$55,768.00	\$445.00
Pool						
Active						
240080	6/3/2024	KREIDER LOREN P Pool - Above Ground	310 FAIRVIEW RD	4612535800000	\$3,000.00	\$100.00
Total Pool 1					\$3,000.00	\$100.00
Shed						
Active						
240088	6/10/2024	SIMMERS DAVID W & JOYCE E Shed	17 PARKVIEW DR	4603977000000	\$3,200.00	\$57.00
240101	6/25/2024	BRADY JONATHAN P & JUDITH M Shed	2103 MOUNT PLEASANT RD	4618403700000	\$6,000.00	\$71.00
240103	6/27/2024	STOLTZFUS DANIEL S Shed	1221 MOUNT GRETNA RD	4601597200000	\$3,000.00	\$50.00
Total Shed 3					\$12,200.00	\$178.00
Sheds						
Active						
240093	6/13/2024	LISKEY MICHAEL E Sheds	1106 MOUNT GRETNA RD	4602964800000	\$1,000.00	\$50.00
Total Sheds 1					\$1,000.00	\$50.00
Solar						
Active						
240084	6/12/2024	SPAGNOLA DANIEL Solar roof mounted	1325 GRANDVIEW RD	4612166800000	\$35,000.00	\$319.00
240083	6/12/2024	SENENIG CODY M Solar roof mounted	1504 CLOVERLEAF RD	4610654600000	\$15,966.00	\$191.00
240096	6/21/2024	JOHNSON NATHAN P Solar	301 CONOY AVE	4602273700000	\$47,737.00	\$397.00
Total Solar 3					\$98,703.00	\$907.00
Total Zoning 19					\$719,302.00	\$5,715.00

Total Permits: 37 \$719,302.00 \$6,825.00



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Minutes of a Regular Meeting of the Mount Joy Township Planning Commission Held on April 22, 2024

1. Chairman Arlen Mummau called the meeting to order at 7:00 p.m. in the Mount Joy Township Municipal Building located at 8853 Elizabethtown Road, Elizabethtown, PA 17022.

2. Pledge of Allegiance

3. Roll call of the Planning Commission Members:

Kevin Baker — Present

Rodney Boll — Absent

Gerald Cole — Present

Michael McKinne — Present

Arlen Mummau — Present

Delmar Oberholtzer — Present

Bill Weik, Jr. — Present

Other Township Representatives Present: Justin Evans, Zoning Officer; Ben Craddock, PE, Township Engineer

4. Public Comment: NONE

5. Consent Calendar:

a. Approve and ratify the minutes of the March 25, 2024 meeting

b. Authorize signature of the Final Minor Subdivision Plan for 1376 Campus Road (#24-01-MSDP)

A motion was made by Michael McKinne and seconded by Gerald Cole to approve the consent calendar. All members present voted in favor of the motion.

6. Old Business:

a. Preliminary Subdivision and Land Development Plan for 1376 Campus Road (#21-17-PLDP) – Proposal to develop a 127.53-acre site located at 1376 Campus Road with 489 dwelling units in five phases. New approvals are required for the Preliminary Plan (conditionally approved October 24, 2022) to accommodate further dividing Phase 1 into Phase 1A and 1B. The site is located at 1376 Campus Road and is within the R-2 – Medium-Density Residential District. All phases of the project will be served by public water and public sewer.

Gabe Clark of Catalyst Commercial Development was present for the matter. Mr. Evans briefly explained that the request is tied to the developer changing the project's overall phasing plan. Phase 1 will be split into Phase 1A containing single-family homes and Phase 1B containing multi-family units. Therefore, the preliminary plan must be re-approved with updated phasing.

Mr. Clark noted that roundabout construction will occur sooner than planned. Phase 1B plans will be submitted soon after Phase 1A is underway. There will be a single builder for the single-family homes. Mr. Oberholtzer asked about the Township Engineer's review comment regarding the park and recreation fee reduction. Mr. Craddock noted that the Board of Supervisors approved a certain amount at a public

meeting, but the applicant is requesting a larger reduction due to adding additional trail length. A greater reduction would need Board approval but is not being requested at this time.

A motion was made by Delmar Oberholtzer and seconded by Michael McKinne to approve the updated preliminary plan with the new phasing. All members present voted in favor of the motion.

- b. Final Subdivision and Land Development Plan for 1376 Campus Road – Phase 1A (#22-15-FLDP) – Proposal to develop Phase 1A with 70 single-family detached dwellings. Prior approval of Phase 1 included both the revised Phase 1A and a forthcoming Phase 1B containing the multi-family dwellings. The 127.53-acre site is located at 1376 Campus Road and is within the R-2 – Medium-Density Residential District.

Gabe Clark of Catalyst Commercial Development showed the Commission which improvements and dwelling units are associated within the new Phase 1A. The phase lines match the updated phasing plan.

A motion was made by Michael McKinne and seconded by Gerald Cole to approve the Phase 1A Final Plan. All members present voted in favor of the motion.

- c. Minor Land Development Plan – Proposed Building for Jay Garman (#24-05-MLDP) – Proposal to construct a 9,600-sf. building to house equipment for a feed grinding business at 1267 Risser Mill Road. The 63.96-acre property is located within the A – Agricultural District and is used primarily for agricultural purposes.

Landowner Jay Garman was present with consultant Cameron Renehan from TeamAg. Mr. Renehan updated the Commission since their last presentation. The NPDES permit was issued and survey completed for the property boundary. Test pits and perc tests will occur soon for the replacement sewer system associated with the dwelling. The waiver for survey monuments and markers was withdrawn due to them being set since the last meeting.

A holding tank is proposed for the business effluent. Mr. McKinne expressed concern about the volume of wash water and frequency of pumping the tank. Mr. Garman believes the actual flows will be less than projected. He understands the cost involved in frequent tank pumping and disposal. A 2,000-gallon tank is proposed for the wash water and approximately 150-200 gallons/week are used to wash trucks at his current facility.

Mr. McKinne asked about the tile line from the Longenecker farm to the west that used to feed the pond on Garman's property. The line was capped off some time in the past and Mr. Garman is not sure what to do with it. The proposed driveway is relocated outside of the buffer surrounding the pond. It clears the culvert near Rissermill Road by a couple feet. A gutter is proposed across the driveway for runoff to get to the culvert.

A discussion took place around Garman's statement that 49% of the new building will be used for the business with the other 51% associated with the farming operation on the property. The Agricultural Preservation Easement contains a restriction of this nature.

Mr. Garman stated that all truck washing will take place in the indoor wash bay and not outside on the gravel. Outside trucks up to 1 per day may be repaired per the Zoning Hearing Board's approval. The Commission asked Mr. Evans to review the hearing audio and report back any restrictions or parameters.

The waiver from the requirement to prepare a water and sewer feasibility report was withdrawn. An abbreviated report was provided and deemed acceptable. The Commission discussed the road frontage improvement waiver. Mr. Craddock was concerned with the narrowness of the street and taking on more large vehicle traffic. Mr. Oberholtzer understands the cost impact to the landowner for improving the entire farm's frontage, stating that a deferral is reasonable.

A motion was made by Gerald Cole and seconded by Delmar Oberholtzer to grant a deferral of the requirement to conduct road frontage improvements as required by Section 119-52.J(3). All members present voted in favor of the motion.

A motion was made by Gerald Cole and seconded by Bill Weik to grant a waiver of Section 119-31.A(1) regarding plan scale. All members present voted in favor of the motion.

A motion was made by Gerald Cole and seconded by Arlen Mummau to table action on the land development plan until the next meeting. All members present voted in favor of the motion.

7. New Business:

- a. Land Development Waiver Request for Daniel B. King (#24-07-WAIV) – Proposal to construct a 4,800-sf poultry barn at 1241 Campus Road. The property is located in the R – Rural District and consists of approximately 22 acres, containing a home, greenhouses, and other structures associated with an agricultural use.

Landowner Daniel King presented the waiver associated with his proposal to construct a poultry barn on the subject property. It is a 2-story barn sized to hold around 10,000 broiler chickens. Mr. Evans noted he provided Mr. King with a list of requirements and setbacks associated with the proposal, which is permitted in the Rural District. Mr. King intends to export most of the manure produced by the operation. Mr. Oberholtzer recommended tree plantings and other buffers to mitigate dust and odors regardless of the setback distance.

Mr. McKinne noted concerns with the lack of public awareness of the land development plan process if waived, especially with the large number of houses proposed in the area. Mr. Oberholtzer asked about a mortality area and how to minimize nuisances to neighbors. It would be at the far end of the barn away from Campus Road.

A motion was made by Arlen Mummau and seconded by Gerald Cole to deny the land development plan waiver. All members present voted in favor of the motion.

- b. Rezoning Ordinance, Elizabethtown Associates (Pennmark) – Proposal to rezone approximately 22 acres from the C-1 – Limited Commercial District to the C-2 – General Commercial District located at the northeast corner of West Main Street (Route 230) and Cloverleaf Road. The Board of Supervisors will hold a public hearing on the proposed ordinance on May 20, 2024.

Mr. Evans introduced the proposed ordinance and updated the Commission on the process. This ordinance is identical to what was recently reviewed, except this is part of the applicant's validity challenge of the Township Zoning Ordinance.

The Commission's discussion revolved around the shopping center design and access. Mr. McKinne was particularly concerned with tractor trailers entering from Cloverleaf Road. Todd Smeigh of DC Gohn Associates showed on the concept plan that large vehicles can enter from the main signalized entrance from Route 230. Their key design concerns include:

- Trucks attempting to enter the site from Cloverleaf Road, notably Wawa
- Wawa situated too close to the intersection
- Additional truck traffic generated from the West Donegal Township warehouse trying to access the site
- Proximity of the access point nearest the Norlanco Medical Center's driveway

A motion was made by Gerald Cole and seconded by Michael McKinne to recommend that the Board of Supervisors deny the rezoning ordinance. Gerald Cole, Michael McKinne, and Arlen Mummau voted in support of the motion. Bill Weik, Kevin Baker, and Delmar Oberholtzer voted against the motion. The motion failed due to a 3-3 vote.

- c. Sketch Plan for Mount Joy Town Center (#24-08-SLDP) – Proposal to construct a shopping center on a 22-acre site located at the northeast corner of West Main Street (Route 230) and Cloverleaf Road. The site is currently zoned C-1 – Limited Commercial District and will be served by public water and sewer facilities. This option will combine the two existing tracts into a single lot.

A motion was made by Gerald Cole and seconded by Delmar Oberholtzer to table discussion on the sketch plan reviews, which includes this and the next agenda item. All members present voted in favor of the motion

- d. Sketch Plan for Mount Joy Town Center (#24-09-SLDP) – Proposal to construct a shopping center on a 22-acre site located at the northeast corner of West Main Street (Route 230) and Cloverleaf Road. The site is currently zoned C-1 – Limited Commercial District and will be served by public water and sewer facilities. This option will combine the two existing tracts into a single lot, then subdivide a 2.404-acre lot for a proposed Wawa convenience store and a 2.697-acre lot for a proposed Aldi grocery store.

8. Initial View: NONE

9. Correspondence: NONE

10. Other Business:

- a. Consideration of a letter of support for the PENNVEST funding request for the Elizabethtown Area Water Authority's Water Main Replacement Project

Mr. Evans introduced this agenda item on behalf of EAWA. Their funding request involves a multi-phase project to replace water mains within a larger service area that includes Mount Joy Township.

A motion was made by Gerald Cole and seconded by Arlen Mummau to send the letter of support to EAWA for the project. All members present voted in favor of the motion.

11. The next regular meeting of the Mount Joy Township Planning Commission is scheduled to be held on **Wednesday, May 29, 2024** beginning at 7:00 P.M.

12. A motion was made by Gerald Cole and seconded by Kevin Baker to adjourn the meeting at 8:45 p.m. All members present voted in favor of the motion.

Respectfully Submitted,



Justin S. Evans, AICP
Zoning Officer



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Minutes of a Regular Meeting of the Mount Joy Township Planning Commission Held on May 29, 2024

1. Chairman Arlen Mummau called the meeting to order at 7:00 p.m. in the Mount Joy Township Municipal Building located at 8853 Elizabethtown Road, Elizabethtown, PA 17022.

2. Pledge of Allegiance

3. Roll call of the Planning Commission Members:

Kevin Baker — Present

Rodney Boll — Present

Gerald Cole — Absent

Michael McKinne — Present

Arlen Mummau — Present

Delmar Oberholtzer — Present

Bill Weik, Jr. — Absent

Other Township Representatives Present: Patricia J. Bailey, Township Secretary/Assistant Zoning Officer; Ben Craddock, PE, Township Engineer

4. Public Comment: NONE

5. Consent Calendar:

- a. Approve and ratify the minutes of the April 22, 2024 meeting.
- b. Authorize execution of Component 4A for the Sewage Facilities Planning Module related to the Elhajj event barn located at 2038 Creek Road, Manheim
- c. Acknowledge the 60-day extension of time granted by the applicant in which to take action on the Land Development Plan – Proposed Building for Jay Garman (#24-05-MLDP)

A motion was made by Michael McKinne and seconded by Delmar Oberholtzer to approve the Consent Calendar as written. All members present voted in favor of the motion.

6. Old Business:

- a. Final Subdivision and Land Development Plan for 1376 Campus Road – Phase 1A (#22-15-FLDP) – Proposal to develop Phase 1A with 70 single-family detached dwellings. Phase 1A is part of the 127.53-acre site located at 1376 Campus Road and is within the R-2 – Medium-Density Residential District.

Claudia Shank, McNees Wallace & Nurick, LLC and Andy Miller of Catalyst Commercial Development were in attendance to request waivers to allow for earthwork and infrastructure installation for Phase 1A to begin prior to recording the plan. Ms. Shank outlined the three waivers that are being requested tonight. Mr. Miller stated the preliminary plan has been approved. Both EAWA and ERSA have new Solicitors who want to review the draft agreements. This has held up having the plans recorded. Everything is anticipated to be completed by June. All E&S approvals have been received along with the NPDES permit. Mr. Miller said they are looking to record phase 1A by the end of June. The timeline for the work is to have the bulk grading, round about construction completed and installation of utilities

completed by Thanksgiving 2024. Benjamin Craddock, Township Engineer had no objections to the waivers as everything required on the preliminary plans for phase 1 were on the final plans for the entire site.

A motion was made by Kevin M. Baker and seconded by Rodney Boll to grant waivers of §119-28, §119-93.A, & §119-93.B to permit earthwork and installation of infrastructure prior to Phase 1A Final Plan recordation. All members present voted in favor of the motion.

- b. Minor Land Development Plan – Proposed Building for Jay Garman (#24-05-MLDP) – Proposal to construct a 9,600-sf. building to house equipment for a feed grinding business at 1267 Risser Mill Road. The 63.96-acre property is located within the A – Agricultural District and is used primarily for agricultural purposes.

Jay Garman along with Cameron Renehan of Team Ag were in attendance to discuss the proposed construction of a building for a feed grinding business. Mr. Renehan stated the one thing they wanted to nail down was the repair of one vehicle per day other than a business vehicle. Also, the final layout of the proposed building has not been received at this time. Mr. McKinne questioned if the site distance when pulling out of the driveway has been determined. Mr. Craddock stated it is shown on the plans. A utility pole will be relocated to allow room for trucks turning into the property.

Mr. McKinne asked if the trucks that are family-owned could be parked outside. Mr. Renehan stated during ZHB testimony only one business-related tractor trailer could be parked outside overnight. The repair business vehicles would be parked inside. Mr. Oberholtzer asked several times for the detailed layout of the building. He expressed concern that everything will be able to fit within the 59' that is allowed for the commercial business. Mr. Oberholtzer also questioned the use of a curtain to separate the wash bay from the repair side.

There was also concern about approving a commercial business on a farm that is in Ag Preserve. Mr. Oberholtzer stated that allowing a business goes against being in Ag Preserve and feels the Board would be setting a precedence. Mr. Garman stated he has notified the Ag Preserve Board and was told it was ok to have the business but that the building could only be 49% of the business and 51% would be for agricultural purposes for the property.

Mr. Mummau is concerned that over time truck traffic will increase for the business. He stated he sees the volume of trucks at his brother's business up the road. There have been complaints concerning water and oil running down the road due to the washing of trucks outside. Mr. Garman stated he will be doing some rinsing off of trucks outside. Mr. Renehan stated there is no approval required by DEP for the outside washing of vehicles. Mr. Craddock stated DEP says that "occasional" washing of trucks is allowed. The Board questioned what occasional means. Mr. Renehan stated there will be a holding tank for vehicles washed inside. Mr. McKinne questioned Condition 9 and would like to know who gives approval. Is it DEP?

Mr. Garman said he feels he is being mistreated due to what other family members are doing. He will do what he is telling the Planning Commission he will do. He is the owner and knows what he needs in a building. Mr. Mummau just wants to make sure the Planning Commission is doing their due diligence, so nothing comes back on their decision.

Mr. Renehan stated they will also be requesting a waiver of the Deferred Road Improvement Agreement. Mr. Craddock reported waivers are granted for Lot Line Change Plans. All the new developments have road improvement agreements in place. Mr. Baker and Mr. Oberholtzer are against making him pay for road improvements just because he is constructing a building. Mr. McKinne stated he is opposed to granting a waiver of the Subdivision and Land Development Ordinance because it is the Board of Supervisors ordinance. It is theirs to grant the waiver.

The Planning Commission members requested Mr. Garman to return next month with a detailed plan showing the complete layout of the commercial business and the ag business. They would also like to find out what “occasional” means for the outdoor truck washing from DEP.

- c. Revised Sketch Plan for Westmount (#23-07-FLDP) – Proposal to develop a 40-acre site located at 1349 Harrisburg Avenue for the construction of 214 townhouse units and 78 multi-family dwelling units. The site is zoned R-2 – Medium-Density Residential and will be served by public water and sewer. The applicant filed a Final Land Development Plan for the construction of 217 townhouse units and 72 multi-family dwelling units on May 5, 2023 as File #23-07-FLDP. This revised sketch includes additional area at the northwest corner of the site to extend Bradfield Drive into the subject property.

Brent Good from ELA Group and Brandon Conrad from Vistablock were in attendance to present a revised sketch plan for Westmount Development. Mr. Good said the plan shows 211 townhouse units and 78 multifamily units. Property was purchased from Henry R. & Kristina L Werner to allow for the development to connect to Bradfield Drive which is a dedicated road. The gravel driveway for the existing pole barn would remain. The pole barn will be converted into a community center to be used by the residents. ERSA has requested the pump station to be on its own lot (Lot #8). All of the units will be rented and be under an HOA.

Mr. McKinne asked how this plan was submitted which Mr. Good said was a final plan. Mr. McKinne stated the original plan had around 100 comments from the Township Engineer and wondered if they have ever been addressed and could resurface again with a new plan. Mr. Good stated the original plan will be withdrawn and the review process will begin again.

The road width will vary and there will be on street parking. There are no curves in the road as they would have lost some dwelling units to make the curves. There will be speed tables installed at some of the intersections. Bradfield Drive will have a speed limit of 25 MPH. The parking spaces will have 2 outside spaces per townhouse. There will be 59 on-street parking spaces.

Dumpsters will be placed in two locations for the apartments. Waiver request of §119-52.S(6) is being requested because where they are shown on the plans would block several parking spaces for several minutes 1 day per week. In Mr. Craddock’s review, he feels these are not adequate grounds for demonstrating the unreasonableness or hardship of fulfilling the requirement. Mr. McKinne agrees as he does not see the hardship.

The other waiver request that Mr. Craddock did not see the hardship was for §119-53.B(10) which is the 4’ wide grass planting strip between the back of the curb and the edge of the sidewalk. Pedestrians like to be farther from the cartway. Mr. Good stated he feels people would like to step onto a sidewalk instead of the grass strip. Mr. Craddock stated all other developments have the grass planting strip. Mr. Good stated the hardship is that the sidewalk would need to be bowed and moved outside of the ROW which would require an easement. Mr. Craddock asked if the sidewalk can be moved back the entire length to meet the requirement. Again, Mr. McKinne did not see the hardship.

Mr. Oberholtzer asked what the setbacks are to the railroad tracks. Mr. Good stated it will be a total of 75’ with a fence and landscaping. Mr. Oberholtzer asked if trucks will be able to make their turn in the “hammerhead” areas at the end of each townhouse building. Mr. Good concurred. No Parking signage will also be placed in the “hammerhead”.

The discussion then moved onto trash. The idea is for each townhouse unit to put their trash along Bradfield Drive. Ms. Bailey stated the contract the Township has in place does not cover toters. This would mean that each unit could potentially put at least 3 bags of trash along Bradfield Drive. This should be discussed in more detail as the plan moves forward.

A motion was made by Delmar Oberholtzer and seconded by Arlen Mummau to grant the following waivers:

- (1) §119-52.S(3)(d) – 200’ separation between access drive intersections
- (2) §119-52.S(3)(i) – 15’ separation between access drive and property line
- (3) §119-52.S(6) – trash collection area – NOT GRANTED
- (4) §119-53.B(1) – sidewalks on both sides of streets and access drives
- (5) §119-53.B(10) – 4’ wide grass planting strip – NOT GRANTED
- (6) §119-53.C(1) – concrete curb along access drives
- (7) §119-54.B – maximum length of a residential block
- (8) §119-55.E – 75’ residential setback from the railroad right-of-way (waiver previously granted at the 7/24/2023 meeting but must be revisited due to reconfiguration)

All members present voted in favor of the motion.

There is a proposed flag lot with the pump station. It does not seem like anything that will be done will met Township requirements. It could be made into a private drive and stubbed out with two access drives.

(NOTE: Waivers granted at the February 26, 2024 meeting)

- §119-52.J(3)(a) – Improvements to existing streets
- §119-52.S(3)(g) – No more than two access drives located on a single street frontage
- §119-53.C(2) – Vertical and slant curb

7. New Business: NONE

8. Initial View: NONE

- a. Lot Line Change Plan for Kleinfelter / Libertore 955 & 1015 Trail Road North (#24-11-LLCP): Proposal to subdivide a 6.9201-acre and a 6.8505-acre tract from the 114.2248-acre parent tract for the purpose of increasing the lot sizes of two existing lots. The resultant lots will contain 10.4079 acres, 10.1272 acres, and 100.4543 acres (gross). The site is located within the A – Agricultural District and are served by on-lot water and sewer facilities.

Mark Kleinfelter was in attendance to provide information on his Lot Line Change Plan. The plan is to take 14 acres from the parent tract and add to 955 and 1015 Trail Road N. so each lot is 10 acres. This would allow the owners of each property to go into the Clean and Green program. The monument markers must be set prior to recording the plans. Two must be on Trail Road N. Mr. Kleinfelter stated that should be done shortly. Mr. Craddock suggested holding off on granting the waiver for the survey monuments until later, Since the Lancaster County Planning Department has not completed their review, the plan cannot be approved at this point.

A motion was made by Michael McKinne and seconded by Kevin M. Baker to grant the following waivers:

- (1) §119-31.A(1) – Plan scale
- (2) §119-52.J(3) – Improvement of existing streets
- (3) §119-57.B – Survey monuments and markers – NOT GRANTED

All members present voted in favor of the motion.

- b. **Final Land Development, Subdivision, and Lot Add-On Plan for Raffensperger – Phase 1 (#24-10-FLDP):**
Proposal to develop Phase 1 of the Raffensperger project that includes the subdivision of 53 single-family residential lots on the 33.97-acre site. The project is located in the R-2 – Medium-Density Residential District and will be served by public water and sewer. A small add-on parcel will be divided from the parent tract and combined with the adjoining Erb lot at the northeast end of the site.

Kim Fasnacht of RETTEW Associates, Inc. was in attendance to present the Raffensperger – Phase 1 plan. Phase 1 will be developed east of the stream and consist of 53 single-family dwellings. The preliminary plan was approved in September 2023. Reviews have been received by the Township Engineer as well as the Township Solicitor. Most of the comments were either administrative or tweaks to the plan. All improvements will be made to Sheaffer Road. During the approval of the preliminary plans, the improvements to SR 230 were deferred. The Phase 1 plan is still under review by ERSA and EAWA. An HOA will be required for the development. Mr. McKinne stated that there are so many easements on the lots. Ms. Fasnacht commented that each lot will have the required 25' backyard. They would like to begin construction as soon as possible. There will be on street parking one side of each street which is above and beyond the requirement.

9. Correspondence: NONE

10. **Other Business:**

There was a gentleman that spoke at the end of the meeting concerning the pole building on the Westmount property. He stated that the pole barn was not constructed to be a public community center and asked how that will be taken care of. Ms. Bailey stated that it will need to be brought up to code for a public building during the permit process.

11. The next regular meeting of the Mount Joy Township Planning Commission is scheduled to be held on **Monday, June 24, 2024** beginning at 7:00 P.M.
12. A motion was made by Rodney Boll and seconded by Delmar Oberholtzer to adjourn the meeting at 9:24 p.m. All members present voted in favor of the motion.

Respectfully Submitted,



Patricia J. Bailey
Township Secretary / Assistant Zoning Officer



MOUNT JOY TOWNSHIP

• Lancaster County, Pennsylvania •

8853 Elizabethtown Road, Elizabethtown, PA 17022
717.367.8917 • 717.367.9208 fax
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Minutes of the Regular Meeting of the Mount Joy Township Park & Recreation Board Held on June 11, 2024

1. Karen L. Boyer, Chairperson, called the meeting to order at 7:00 P.M. in the Mount Joy Township Fairview Municipal Building at 8853 Elizabethtown Road, Elizabethtown, PA 17022.

2. Roll call: Present – Karen L. Boyer, Donald Bush, William Duncan, John L Felix, Jr. and Adam Reed.

Others in attendance – Patricia J. Bailey, Township Secretary and Kim Kaufman, Township Manager.

3. Public Comment: None

4. Approval and ratification of the minutes of the April 9, 2024 meeting. (The May 14, 2024 meeting was cancelled.)

Mr. Felix asked if anything was done about the batting cage that is in disrepair. Ms. Bailey did not know but she will check it out.

A motion was made by John L. Felix, Jr., and seconded by William Duncan to approve the minutes from April 9, 2024 as written. All members present voted in favor of the motion.

5. Westmount Sketch Plan Review:

The developer of Westmount has again submitted a sketch plan for review. There were no representatives for the development in attendance. The previous plan that the Park & Recreation Board reviewed had 4 tot lots and 278 dwelling units. This new plan dated February 2, 2024 has only 2 tot lots and an additional 12 dwelling units for a total of 289 units. All the units will be rentals. After a lengthy discussion the members felt it was important to have a representative come to a future meeting so that their many questions could be answered.

A motion was made by Donald Bush and seconded by John L. Felix to request the developer have a representative at a future meeting to present the plan. All members voted in favor of the motion.

6. Raffensperger – Sketch Plan:

This was the first review of the sketch plan presented by Landmark Homes. Recently Mount Joy Township designated approximately 10 acres of the Raffensperger property as a future park. The plan that was presented showed a small park in the middle of the property that includes a soccer field and pickleball courts. The plan also included the detention basin, walking trail around the development and 2 small open spaces that are not accessible. This is not what the Board was envisioning and is totally unacceptable to them. Further discussion is needed before any approvals are given.

7. Old Trolley Line Park – Phase 3:

The Board did some brainstorming concerning the expansion of Old Trolley Line Park. Ms. Boyer and Mr. Felix, along with Staff, met with Chuck Strodoski of YSM to let him know what the Board as a whole were thinking of including in the expansion. When the PNDI report was done, there was a hit for a bog turtle habitat. This means a Bog Turtle Assessment – Phase 1 study needs to be done

sooner, rather than later. Mr. Strodoski threw out some new and different ideas such as a pump track for bikes and a fitness court. These are items that are being incorporated in new parks. The idea of a larger pavilion is being considered as well. The Board was keen on making this expansion unique from what is in our other parks. Mr. Felix took some pictures that were shown at the meeting of a fitness court and pump track that are in the State College area. Ms. Bailey will pass these ideas on to Mr. Strodoski. It is anticipated that Mr. Strodoski will be attending the July meeting, hopefully with several designs.

Mr. Bush reported that 3 of the trees that were planted last year died but have since been replaced by Root's Nurseries.

8. Part-time Park Position:

Ms. Bailey stated Bryan Hurst is our new part-time parks person. He works 2 days per week, Monday and Thursday. Mr. Felix stated the gravel trails at Cove Outlook Park need something done to get rid of the weeds. Ms. Boyer stated the benches at Wolgemuth Park need to be washed. Mr. Bush reminded us that the 3 tree stumps at Wolgemuth Park need to be removed.

Mr. Felix stated the trash cans can't handle the trash when a pavilion is rented several days in a row. He suggested either adding trash cans or maybe putting dumpsters at the parks for overflow trash. Mr. Kaufman stated he knows several municipalities have a public works crew member come in for say 2 hours to take care of the trash at the parks.

9. Correspondence: None

10. The next meeting of the Park and Recreation Board is scheduled to be held on **July 9, 2024** at **7:00 P.M.**
11. A motion was made by William Duncan and seconded by John L. Felix, Jr. to adjourn the meeting at 8:50 P.M. All members present voted in favor of the motion.

Respectfully Submitted,



Patricia J. Bailey, Secretary

Northwest Regional Lancaster County Police Commission
8855 Elizabethtown Road
Elizabethtown, PA 17022

Minutes of the Regular Meeting of the
Northwest Regional Lancaster County Police Commission
Held on May 28, 2024

1. Kevin Baker called the meeting to order at 7:00 P.M. in the Mount Joy Township Municipal Building, 8853 Elizabethtown Road, Elizabethtown, PA 17022. Kevin Baker led the pledge of allegiance.

Roll Call: Present – Debra Dupler, David W. Sweigart II and Kevin Baker were in attendance. Doug Hottenstein and John Rudy were absent.

The Police Commission held an Executive Session this evening prior to the meeting to discuss personnel issues. Any official action to be taken based upon discussions held during the Executive Session will occur at an open public meeting.

2. Public Comment: None

3. Consent Calendar:

- a. Approval and ratification of the minutes of the April 23, 2024 meeting.
- b. Accept and ratify the Treasurer's Report for the period of January 1 through April 30, 2024, subject to audit.
- c. Approve payment of all bills via Bill List #9 and #10, in the amount of \$87,510.15; ratify payment of all payrolls for the period of April 2024, inclusive, in the amount of \$191,432.89, which represents two (2) pay periods.
- d. Raymond James Pension Account summary from March 29 to April 30, 2024.

A motion was made Debra Dupler, seconded by David W Sweigart II to approve items a. through d. of the Consent Calendar as presented. All members present voted in favor of the motion.

4. New Business:

Chief Mayberry asked the Commission to consider approving the purchase of a wellness application called CORDICO, specially tailored for First Responders. The program targets mental health issues faced by police officers. The app provides peer support, chaplains, and counselors by professionally trained personnel. This app can be used anonymously by officers, retired officers and their families. The cost of a one-year subscription is \$2112. The Lancaster County Chiefs of Police Association is recommending this for Lancaster County Departments. A motion was made by David W. Sweigart II, seconded by Debra Dupler to purchase a one-year subscription of CORDICO. All members present voted in favor of the motion.

The 2024 Officer of the Year Award was presented to Officer Seth Arnold by Chief Mayberry. This is the second time that Officer Arnold has received the award.

5. Old Business:

The new Department DRONE has been placed in service and has been used several times both by our department, and in assisting neighboring departments.

6. Advisements:

Officer Tyler Seidel and K9 Arlo conducted a demonstration/meet and greet at Kinsey's Kids Day on May 11, 2024.

Officer Aaron McCoy completed a five-day DRONE training.

Officer Brad Redinger and Officer Chris Good attended a three-day Desert Snow Drug Interdiction Training Session.

Officer Wade Gernert, Officer Carl Bergmark and Officer Danny Gordon attended Standardized Field Sobriety Training.

Officer Aaron McCoy attended a three-day State Police Intelligence Liaison Officer conference.

7. Correspondence:

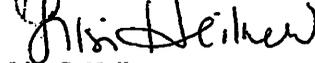
- a. Calls for Service – April 2024
- b. Police Activity Report – April 2024
- c. Overtime Report – April 2024

d. Police Cruiser Mileage Chart – April 2024

The next regularly scheduled meeting of the Northwest Regional Lancaster County Police Commission will be held on June 25, 2024 at 7 p.m. at the Mount Joy Township Municipal Complex.

A motion was made by David W. Sweigart II, seconded by Debra Dupler to adjourn the meeting at 7:20 p.m. All members voted in favor of the motion.

Respectfully submitted,



Lisa S. Heilner
Assistant Secretary/Treasurer
Northwest Regional Lancaster
County Police Commission

**EAWA WORK SESSION MEETING MINUTES
JUNE 5, 2024 - 6:30 PM**

- 1. CALL TO ORDER:** The EAWA Board meeting was called to order at 6:30 P.M. by Dale Treese, Chairman. Members present: Keith Murphy, Jeff McCloud, Rich Sheidy, Rick Erb, Chuck Brewer, John O'Connell. Also present were: Del Becker, Authority Manager; Jeffrey Shank, Solicitor; Michael Krieger, Engineer; and Donna Bissinger, Admin. Assistant. Not present: Jason Bock, Operations Manager; Michele Powl, Business Manager; Jill Gebhart, Admin Assistant. Members of the public: None.
- 2. PUBLIC COMMENT:** None
- 3. REPORTS:**
 - a. Manager's Report:**
 - i. Campus Road Water Extension and Development and Capacity Reservation Agreements:** Becker met with Nikolaus & Hohenadel to discuss two agreements that will be presented to the board for their review. One, the needs of the development and two the developer wants to reserve water capacity for the remainder of the development for a five-year period to assure their investors.
 - ii. Surface Water Allocation Permit Renewal:** DEP requested meeting to discuss Authority response dated March 15, 2024. Meeting will be held at EAWA on June 17 at 10AM. Del Becker, Authority Manager, Chuck Brewer Board member and GHD will attend.
 - iii. Proposed revision of Personnel Policy Manual – Vacation Buy-Back:** A memo was provided to the board for review. Action may be taken by the Board at the next Board Meeting agenda.
 - b. Operations Manager's Report:** Report was provided for the Board.
 - c. Engineer's Report:** Kreiger presented his report for the board. GHD is currently working on reviews for the Raffensperger and Westbrook IV developments. They are waiting on the easements for Poplar Street. The High Street survey has been completed for the water main replacement project and the upgrade designs on Well 6 & 7 should be ready by the end of July to submit for permits. They are developing the designs for the reservoir and plant upgrades. GHD will be attending the June 17th meeting with DEP.
- 4. UNFINISHED BUSINESS:** None
- 5. NEW BUSINESS:** None
- 6. BOARD MEMBER'S REMARKS:** None

7. ADJOURNED FOR EXECUTIVE SESSION: 7:10 PM

Action: “That the Board recesses for an executive secession.”

Motion: K Murphy **Second:** J McCloud **Approved**

8. ADJOURN: 7:35 PM

Action: “That the Board adjourns the regular meeting. No action was taken during the Executive Session.”

Motion: **Second:** **Approved**

Respectfully submitted,

D. Becker, PE, Authority Manager

Approved at 7/8/2024 Meeting

**EAWA BOARD MEETING MINUTES
JUNE 10, 2024 - 6:30 PM**

1. CALL TO ORDER: The EAWA Board meeting was called to order at 6:30 P.M. by Dale Treese, Chairman. Members present: Keith Murphy, Rich Sheidy, Rick Erb, Chuck Brewer and John O'Connell. Also present were: Del Becker, Authority Manager; Jeffrey Shank, Solicitor; Jason Bock, Operations Manager; and Jill Gebhart, Admin Assistant. Not present: Jeff McCloud, Board Member; Michael Krieger, Engineer; Michele Powl, Business Manager; Donna Bissinger, Admin Assistant. Members of the Public: None

2. PLEDGE OF ALLEGIANCE TO THE FLAG:

3. PUBLIC COMMENT: None

4. APPROVAL OF PREVIOUS MINUTES:

Action: "That the Board approves the WS Meeting Minutes of 05/01/2024 and Board Meeting Minutes of 05/13/2024, as presented."

Motion: K Murphy **Second:** J O'Connell **Approved**

5. REPORTS:

a. Manager's Report:

i. **Resolution 2024-10: Easement Agreement with Sweetland Properties, LLC**
It was noted that the agreement includes a \$4,000.00 payment for compensation to the property owner for easement.

Action: "The Board adopts Resolution 2024-10, which when executed grants permanent and temporary easements to Elizabethtown Area Water Authority for a relocated water main at 41 N Poplar St."

Motion: J O'Connell **Second:** K Murphy **Approved**

ii. **Personnel Policy Manual:** inclusion of Vacation Buy-Back Policy discussed June 1, 2024

Action: "The Board approves inclusion of the Vacation Buy-Back Policy as dated June 1, 2024 memo to the Board."

Motion: R Sheidy **Second:** K Murphy **Approved**

iii. **Salary for the Operations Manager position:** the Board is revising the salary for this position to \$100,500.00 effective May 27, 2024.

Action: "The Board approves revising the salary for the Operations Manager position to \$100,500.00 effective May 27, 2024."

Motion: J O'Connell **Second:** K Murphy **Approved**

- iv. **Service Recognition Bonus:** The Board recognizes Jason Bock's 20 years of exceptional dedicated service to the Authority.

Action: "The Board approves a service recognition bonus for Jason Bock in the amount of \$2,500.00."

Motion: C Brewer **Second:** R Sheidy **Approved**

- b. **Operations Manager's Report:** Was presented at Work Session meeting.

- c. **Engineer's Report:** Was presented at Work Session meeting.

d. **Financial Reports:**

- i. Paid Bills Detail (*Operating Fund*) (05/23/24) distributed with package (\$119,695.69 for balance);
- ii. Paid Bill Detail (*Capital Fund*) (05/23/24) distributed with package (\$1,186.05 for balance).
- iii. Statement of *Operating* Revenues & Expenditures for period of MAY YTD, distributed with package. Balance: \$1,453,288.46, Expenditures: \$236,910.78 & Income: \$130,263.07.
- iv. Statement of *Capital* Revenues & Expenditures for period of MAY YTD, distributed with package. Balance: \$9,785,421.37, Expenditures: \$173,565.93 & Income: \$46,164.73.

Action: "That the Board accepts the MAY Statement of Revenues & Expenditures (Actual vs. Budget)."

Motion: K Murphy **Second:** C Brewer **Approved**

6. **UNFINISHED BUSINESS:** None

7. **NEW BUSINESS:** None

8. **BILLS PAYABLE:** Refer to Unpaid Report.

Action: "That the Board pays bills listed on statement of Unpaid *Operating* Fund Bills Detail totaling \$54,165.62 (06/10/24) and Unpaid *Capital* Fund Bills Detail totaling \$57,507.06 (06/10/24)."

Motion: K Murphy **Second:** J O'Connell **Approved**

- 9. **BOARD MEMBER'S REMARKS:** Brewer asked if there was an update on the emergency training at Cornwall Quarry. Becker did not hear back on EAWA's response sent to the contact person. Board members expressed thanks to Jason Bock for his 20 years of service. O'Connell said there was supposed to be a follow up meeting with PennVest in April, but that did not happen. Becker has not heard back on that meeting. Treese would like 2 members for subcommittee to look at various issues with personnel. With growth of authority, we should look at structure and organization of the authority. Pre budget meeting Sept 21 and we should schedule Oct. 19 or 26 for discussion on separate topics. Would like to have the Oct meeting date in place for July 3rd work session meeting.

10. EXECUTIVE SESSION: None

11. ADJOURN: 6:57 PM

Action: "That the Board adjourns the regular meeting."

Motion: K Murphy

Second: R Erb

Approved

Respectfully submitted,

D. Becker, PE, Authority Manager

Approved at 7/8/2024 Meeting



Elizabethtown Regional Sewer Authority Minutes

May 14, 2024

The Elizabethtown Regional Sewer Authority (ERSA) met at 6:30 PM at the public meeting room located at 235 Ersa Drive, Elizabethtown, PA with the following members in attendance: John O'Connell, Al Sollenberger, Ken Shaffer, Rick Erb, Dave Sweigart and Rodger Snyder. Also present were ERSA Manager, Nick Viscome; Engineer, Abraham King; Operations Manager; Steve Rettew and Solicitor; Jeff Shank.

It was motioned by Snyder and seconded by Sollenberger to approve the minutes of the April 9, 2024 meeting. Motion carried.

Audit Report – Phil Rudy and Shaun Carl were present to discuss the 2023 Audit of the Authority's finances. The Auditors told the Board that ERSA is in a good financial condition and in a strong position to fund future capital projects or borrow money. **It was motioned by Sweigart and seconded by Snyder to approve the 2023 reports. Motion carried.**

General Business

1. Solicitor Jeff Shank explained briefly the action taken by the Authority on a personnel matter. He described the action taken and called for ratification of the action taken. **It was motioned by Sollenberger and seconded by Shaffer to ratify the personnel action. Motion carried.**
2. Rettew and Shaffer discussed the justification and reasons for acquiring a vac truck. Shaffer discussed his financial analysis of purchasing the truck. Rettew summarized his use of the truck and reasons for purchase. The truck would be purchased in 2 stages: first, the truck chassis will be ordered for \$171,000 to be paid in December. The truck itself will be built and be delivered sometime in 2026. The total cost of the truck will be \$587,935. **It was motioned by Sweigart and seconded by Sollenberger to approve the purchase of the vac truck. Motion carried.**
3. Viscome updated the Board on a number of new developments that have been submitted. The Raffensberger tract has been submitted and Phase 1 will contain 53 single family lots. Viscome has also received plans for the Rheems Elementary School that was purchased by Catherine Hershey Early Learning Center. He also informed the Board that Pizza Town on Veterans Drive will be removed to make way for a new business.
4. Viscome informed the Board that two individuals were selected for employment and both offers were accepted.
5. **It was motioned by Sollenberger and seconded by Snyder to approve RETTEW's addendum for the Turnpike Road Pump Station Design. Motion carried.**
6. **It was motioned by Snyder and seconded by Sollenberger to authorize COSTARS quote for improvements to the Schwanger Road Pump Station for material and labor from E.L Heim in the amount of \$23,326.00**

7. **It was motioned by Snyder and seconded by Sollenberger to approve the application #7 for Miller Road Pumping Station Expansion Project payable to Blooming Glen Contractors in the amount of \$35,172.25. Motion carried.**
8. **It was motioned by Sweigart and seconded by Snyder to approve the application #2 for Miller Road Pumping Station Expansion Project payable to PSI Pumping Solutions in the amount of \$13,605.30. Motion carried.**
9. **It was motioned by Swigart and seconded by Snyder to approve the final pay application for Anrich in the amount of \$502,373.32. Motion carried.**

Engineer Report

King provided a report for April:

1. **General Engineering -The migration of the GIS database is finalized and is now operational within the new ERSA ERSI ArcGIS account. On 4/22/24, RETTEW met with ERSA staff to deliver a system overview, address existing setup challenges and explore the evolving utility of ArcGIS as it relates to day-to-day operations.**
2. **Capital Improvement Plan – A draft Capital Improvement Plan has been prepared and shared with the Authority on 3/22/2024. RETTEW made minor revisions and shared the updated Capital Improvement Plan and to discuss funding opportunities.**
3. **Inflow and Infiltration Investigation – Rettew has developed standard specifications sections for Sewer Cleaning, CCTV, and CIPP Lining. Additionally, they have proceeded with the I/I investigation and are in the process of preparing a report.**
4. **Miller Road Pumping Station Support – An updated construction progress schedule was provided to ERSA on 5/26/24, which indicates a reduction in project schedule by approximately two weeks. This schedule is being reviewed by CDM Smith.**

Progress over the last few weeks:

- **Influent manholes set and gravity pipe installed.**
- **Backfill/grading and installation of second temp construction entrance.**
- **Station on full by-pass into the new 12-inch force main.**
- **PPL service disconnected from generator building.**

Additional issues that have arisen:

- **The streambank's position next to the proposed control building differs from what was initially surveyed, and as observed in the field resulting in the control building needing to be shifted away from the streambank.**
- **There is a discrepancy in the two plan sets (pump station vs. force main) which has resulted in a vertical misalignment of piping leaving the meter pit and connecting to the new 12-inch force main.**

- The original design result in a high point just outside the proposed meter vault, which is accentuated by piping misalignment reference above. The design does not currently include an air release valve at this location.

CDM Smith has reviewed Application for Payment No. 7 for Contract No. 1 and recommends payment to the contractor in the amount of \$35,172.25.

CDM Smith has reviewed Application for Payment No. 2 for Contract No. 2 and recommends payment to the contractor in the amount of \$13,605.30.

5. Schwanger Road Pump Station Evaluation – RETTEW is finalizing the report outlining the findings and recommendations for corrective action and shared. RETTEW obtained a COSTARS quote for materials and labor to install the recommendations in the above referenced report on 5/7/24 from E.L Heim for \$23,326.00.
6. Turnpike Road No. 2 Pump Station Expansion – RETTEW completed field work (wetland delineation and survey) during the last week of March. RETTEW is continuing to proceed with design of the improvement to the pump station.
After discussions with Authority staff and reviewing the preliminary hydraulic calcs and reviewing the regional system, RETTEW proposes to expand the station form its current design capacity from 250 GPM o 400 GPD, exceeding the previously proposed 325 GPD capacity. Increasing the capacity of the station to 400 GPD results in the existing 4” force main needing to be replaced.
RETTEW prepared 30% design Engineer Opinion of Probable Construction Costs for both the expansion of the pump station and installation of a new 6” force main.
7. Development Plans- Campus Road – RETTEW provided minor comments on the pump station plans which the developer and developers engineer were in agreement to make. On 4/24/24 RETTEW attended a Pre-Construction meeting with Catalyst and the Lancaster County Conservation District. Utility installation is proposed to begin in the next 3-4 months.

Treasurer Report

Shaffer discussed his Revenues/Expenditures compared to Budget summary report.

It was motioned by Sollenberger and seconded by Sweigart to approve the Treasurer’s report.

Motion carried.

Bills payable

It was motioned by Snyder and seconded by Sollenberger to approve the bills in the amount of \$428,719.60. Motion caried.

The meeting adjourned at 8:30 PM.

Municipal Emergency Services Authority (MESA)
Agency Incident Report
Call Totals by Class
June 2024

Municipality	Class 1	Class 2	Class 3	Other	Total
Columbia Borough	21	1	4	0	26
Conoy Township	11	3	9	0	23
Dauphin County - Conewago Township	3	0	0	0	3
Dauphin County - Londonderry Township	3	1	0	0	4
Dauphin County - Other	0	0	0	0	0
East Donegal Township	22	12	26	3	63
East Hempfield Township	2	0	1	0	3
Elizabethtown Borough	60	8	58	16	142
Lebanon County	0	0	1	0	1
Manheim Borough	0	0	0	0	0
Manor Township	1	1	2	0	4
Marietta Borough	11	2	8	0	21
Millersville Borough	0	0	1	0	1
Mount Joy Borough	16	3	5	0	24
Mount Joy Township	47	10	28	1	86
Mountville Borough	0	0	1	0	1
Rapho Township	13	0	3	1	17
West Donegal Township	59	19	37	0	115
West Hempfield Township	3	1	2	0	6
York County	9	2	1	0	12
Total Dispatches	281	63	187	21	552

Dauphin Co. "Other" = Derry Twp, Lower Swatara Twp, Middletown Borough, Royalton Borough,
S. Londonderry Twp.

Municipal Emergency Services Authority (MESA)
Agency Incident Report
Call Totals by Class
January 1 – June 30, 2024

Municipality	Class 1	Class 2	Class 3	Other	Total
Columbia Borough	111	11	23	0	145
Conoy Township	63	13	48	0	124
Dauphin County - Conewago Township	15	3	12	0	30
Dauphin County - Londonderry Township	12	3	3	0	18
Dauphin County - Other	4	0	3	1	8
East Donegal Township	163	51	99	24	337
East Hempfield Township	4	2	1	0	7
Elizabethtown Borough	343	73	304	111	831
Lebanon County	6	0	1	0	7
Manheim Borough	1	0	0	0	1
Manor Township	8	2	5	0	15
Marietta Borough	68	18	55	1	142
Millersville Borough	0	0	1	0	1
Mount Joy Borough	101	12	22	0	135
Mount Joy Township	294	75	178	33	580
Mountville Borough	2	1	1	0	4
Rapho Township	51	5	12	1	69
West Donegal Township	366	80	224	4	674
West Hempfield Township	23	7	9	0	39
York County	31	5	8	0	44
Total Dispatches	1,635	356	1,001	175	3,211

Dauphin Co. "Other" = Derry Twp, Lower Swatara Twp, Middletown Borough, Royalton Borough,
South Londonderry Twp

**Municipal Emergency Services Authority (MESA)
Agency Incident Breakout
January 1 – June 30, 2024**

Incident Type

Medical	2,811
Public Service	47
Cardiac Arrest (class 1)	44
Vehicle Accident	115
Fire call	27
Gas leak	0
EMS activity	39
Routine Transport	128

<u>Mututal Aid</u>	<u>Covered</u>	<u>Assisted</u>
Dauphin Medic 4	1	0
Dauphin Medic 7-3 (SCEMS)	20	0
Lancaster EMS (06)	6	2
Lebanon County	1	0
Penn State Life Lion EMS (77)	278	42

<u>Receiving Facility</u>		<u>Disposition</u>	
Penn Medicine Lancaster General	1,143	Cancelled	181
Penn State - Hershey	601	DOA	19
Penn State - Lancaster	596	No patient found	99
Reading Hospital - Tower Health	0	Non-Treat/Transport	211
UPMC - Osteo (Harrisburg)	6	Recalled	101
UPMC - Lititz	24	Standby (fire)	33
UPMC - Harrisburg	8	Transported	2,397
UPMC - York Memorial	6	Treat/no transport	1
Wellspan Ephrata Community Hospital	0	Other	169
Wellspan Good Samaritan Hospital	1		
Wellspan York	6		
Other	6		



RHEEMS FIRE DEPARTMENT

Monthly Report - June 2024

<u>Incident Type</u>	<u>Month</u>	<u>2024</u>	<u>Municipality</u>	<u>Month</u>	<u>2024</u>
Vehicle Accidents	2	33	Conewago Township		1
Vehicle Entrapments		4	Conoy Township		6
Vehicle Fire	3	12	East Donegal Township	1	5
Building Fire	6	37	Elizabethtown Borough	1	12
Chimney Fire			Londonderry Township		3
Brush/Trash Fire	2	10	Marietta Borough		1
Rescue - Other	1	1	Middletown Borough		
CO Incident	1	2	Mount Joy Borough	3	6
Gas Leak	2	10	Mount Joy Township	13	74
HAZMAT/Spill Control			Rapho Township	2	9
Investigations	4	12	West Donegal Township	7	47
Automatic Fire Alarm	3	26	West Hempfield Township		
Assist EMS	3	10	Other	1	3
Assist PD					
Good Intent Call		3			
Public Service		4			
Other					
Transfers/Standbys	1	3			
TOTAL	28	167	TOTAL	28	167

<u>PERSONNEL HOURS</u>	<u>MONTH</u>			<u>2024</u>		
	<u>Personnel</u>	<u>Hours</u>	<u>% Total Time</u>	<u>Personnel</u>	<u>Hours</u>	<u>% Total Time</u>
Response to Alarms	186	110.76	42.15%	1227	567.13	18.94%
Station Level Training	24	72.00	27.40%	196	645.50	21.55%
Certified Training			0.00%	110	684.00	22.84%
Training Prepration & Set-Up			0.00%	20	33.00	1.10%
Duty Crew/Station Staffing			0.00%	36	184.50	6.16%
Administration	13	20.75	7.90%	90	151.25	5.05%
Fund Raising	6	3.75	1.43%	38	33.25	1.11%
Fire Prevention	1	0.50	0.19%	3	4.50	0.15%
Support Staff Functions			0.00%	49	117.50	3.92%
Funeral Details			0.00%	3	6.00	0.20%
Meetings	29	38.25	14.56%	113	172.00	5.74%
Rig Checks	17	6.50	2.47%	86	72.25	2.41%
Apparatus Maintenance	5	9.00	3.43%	12	17.50	0.58%
Equipment Maintenance	1	0.25	0.10%	21	32.00	1.07%
Facilities Maintenance			0.00%	8	17.25	0.58%
Municipal Meetings	1	1.00	0.38%	14	12.50	0.42%
Public Relations			0.00%	39	105.50	3.52%
Work Detail			0.00%	58	139.50	4.66%
TOTAL	283	262.76	100.00%	TOTAL 2123	2995.13	100.00%

RHEEMS FIRE DEPARTMENT

JUNE 2024 INCIDENTS

Incident #	Dispatch	Dispatched Incident Type	Address	Cross Streets	City	ZIP	ST	Municipality
2024-148	6/16/2024 5:55	BRUSH FIRE-SMALL; 142-Brush or brush-and-grass mixture fire	30 Distribution Dr		Elizabethtown	17022	PA	West Donegal Township
2024-147	6/14/2024 15:02	BUILDING-COMMERCIAL / INDUSTRIAL -1A; 111-Building fire	902 E Main St		Mount Joy	17552	PA	Mount Joy Borough
2024-157	6/24/2024 16:16	BUILDING-COMMERCIAL / INDUSTRIAL -1A; 111-Building fire	100 S Jacob St		Mount Joy	17552	PA	Mount Joy Borough
2024-158	6/24/2024 14:45	BUILDING-COMMERCIAL / INDUSTRIAL -1A; 111-Building fire	839 Fairview Rd		Manheim	17545	PA	Rapho Township
2024-162	6/27/2024 1:06	BUILDING-COMMERCIAL / INDUSTRIAL -1A; 111-Building fire	389 Heisey Quarry Rd		Elizabethtown	17022	PA	West Donegal Township
2024-142	6/7/2024 20:55	BUILDING-HIGH OCCUPANCY 1A; 111-Building fire	400 E College Ave		Elizabethtown	17022	PA	Elizabethtown Borough
2024-153	6/20/2024 12:48	BUILDING-MOBILE HOME-1A; 121-Fire in mobile home used as fixed residence	349 Radio Rd		Elizabethtown	17022	PA	Mount Joy Township
2024-145	6/12/2024 18:41	CARDIAC ARREST; 321-EMS call, excluding vehicle accident with injury	9 W Elizabeth St		Marietta	17547	PA	East Donegal Township
2024-143	6/10/2024 16:38	CARDIAC ARREST; 321-EMS call, excluding vehicle accident with injury	1913 Misty Dr		Mount Joy	17552	PA	Mount Joy Township
2024-152	6/20/2024 4:48	CO ALARM; 424-Carbon monoxide incident	686 Rockwood Dr		Elizabethtown	17022	PA	Mount Joy Township
2024-165	6/29/2024 23:15	FIRE ALARM-HIGH OCCUPANCY; 745-Alarm system activation, no fire - unintentional	2000 Shady Oak Dr		Mount Joy	17552	PA	Mount Joy Township
2024-166	6/30/2024 0:16	FIRE ALARM-HIGH OCCUPANCY; 745-Alarm system activation, no fire - unintentional	2000 Shady Oak Dr		Mount Joy	17552	PA	Mount Joy Township
2024-167	6/30/2024 7:09	FIRE ALARM-HIGH OCCUPANCY; 745-Alarm system activation, no fire - unintentional	1983 Shady Oak Dr		Mount Joy	17552	PA	Mount Joy Township
2024-156	6/24/2024 10:13	GAS LEAK-1A; 412-Gas leak (natural gas or LPG)	Lumber Street	West Donegal Street	Mount Joy	17552	PA	Mount Joy Borough
2024-149	6/17/2024 0:39	GAS LEAK-1A; 412-Gas leak (natural gas or LPG)	2079 SHADY OAK DR		Mount Joy	17552	PA	Mount Joy Township
2024-155	6/22/2024 8:51	INVESTIGATION-INSIDE; 651-Smoke scare, odor of smoke	2121 Harrisburg Ave		Mount Joy	17552	PA	Mount Joy Township
2024-161	6/26/2024 17:54	INVESTIGATION-OUTSIDE; 651-Smoke scare, odor of smoke	1650 Steel Way		Mount Joy	17552	PA	Mount Joy Township
2024-146	6/12/2024 19:17	MEDICAL ASSIST; 311-Medical assist, assist EMS crew	179 W Ridge Rd		Elizabethtown	17022	PA	West Donegal Township
2024-150	6/17/2024 12:44	RESCUE-HIGH ANGLE; 356-High-angle rescue	1110 S Market St		Elizabethtown	17022	PA	West Donegal Township
2024-141	6/3/2024 21:17	STANDBY-TRANSFER-FIRE; 571-Cover assignment, standby, moveup	125 S 2ND ST		Wrightsville	17368	PA	Wrightsville Borough
2024-159	6/25/2024 10:08	TRASH FIRE; 151-Outside rubbish, trash or waste fire	610 Rutts Rd		Elizabethtown	17022	PA	West Donegal Township
2024-160	6/26/2024 17:48	UNKNOWN TYPE-FIRE; 150-Outside rubbish fire, other	Schwanger Road	Parkview Drive	Elizabethtown	17022	PA	Mount Joy Township
2024-154	6/21/2024 16:11	UTILITY/WIRES; 440-Electrical wiring/equipment problem, other	Maytown Road	Foreman Road	Elizabethtown	17022	PA	West Donegal Township
2024-163	6/27/2024 7:20	VEHICLE ACCIDENT-UNKNOWN INJURY; 324-Motor vehicle accident with no injuries.	138 ROUTE 283 W		Elizabethtown	17022	PA	Mount Joy Township
2024-164	6/29/2024 22:48	VEHICLE ACCIDENT-UNKNOWN INJURY; 324-Motor vehicle accident with no injuries.	279 Maytown Rd		Elizabethtown	17022	PA	West Donegal Township
2024-140	6/1/2024 15:47	VEHICLE FIRE; 131-Passenger vehicle fire	1268 Schwanger Rd		Mount Joy	17552	PA	Mount Joy Township
2024-144	6/12/2024 8:14	VEHICLE FIRE; 131-Passenger vehicle fire	184 ROUTE 283 W		Mount Joy	17552	PA	Rapho Township
2024-151	6/18/2024 4:25	VEHICLE FIRE-COMMERCIAL; 132-Road freight or transport vehicle fire	156 ROUTE 283 E		Mount Joy	17552	PA	Mount Joy Township

Rheems Fire Department

Budget vs. Actuals: Rheems Fire Department 2024 - FY24 P&L

January - December 2024

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Income				
Fundraising & Donations				
121 Annual Fund Drive	59,176.60	65,200.00	-6,023.40	90.76 %
123 Fire Division Services	100.00	1,000.00	-900.00	10.00 %
124 Special Contributions	17,400.00	14,800.00	2,600.00	117.57 %
126 Miscellaneous Contributions	1,801.60	1,000.00	801.60	180.16 %
127 Memorial Contributions		250.00	-250.00	
150 Fundraising Event Proceeds	1,140.00	1,750.00	-610.00	65.14 %
Total Fundraising & Donations	79,618.20	84,000.00	-4,381.80	94.78 %
Grants				
184 PEMA Grants	16,757.46	15,000.00	1,757.46	111.72 %
Total Grants	16,757.46	15,000.00	1,757.46	111.72 %
Municipal Income				
101 MJT Operations	77,585.00	155,170.00	-77,585.00	50.00 %
104 WDT Operations	81,500.00	133,000.00	-51,500.00	61.28 %
Total Municipal Income	159,085.00	288,170.00	-129,085.00	55.21 %
Other Revenue				
132 Sale of Fire Department Merchandise		1,000.00	-1,000.00	
140 Dues/Applications	40.00	250.00	-210.00	16.00 %
160 Interest Earned	7,399.64	750.00	6,649.64	986.62 %
163 Loan Repayment Interest		0.00	0.00	
Total Other Revenue	7,439.64	2,000.00	5,439.64	371.98 %
Total Income	\$262,900.30	\$389,170.00	\$ -126,269.70	67.55 %
GROSS PROFIT	\$262,900.30	\$389,170.00	\$ -126,269.70	67.55 %
Expenses				
ADM - Administrative				
290 Dues & Subscriptions	285.00	750.00	-465.00	38.00 %
297 Legal & Accounting	1,256.00	1,250.00	6.00	100.48 %
298 Bank Fees		0.00	0.00	
299 Grant Preparation Expenses		2,500.00	-2,500.00	
332 Presidents Initiatives				
332CP Department Christmas Party		1,000.00	-1,000.00	
332DP Member Picnic		500.00	-500.00	
332ME Memorial Expenses		1,000.00	-1,000.00	
332PF Presidents Fund		1,500.00	-1,500.00	
Total 332 Presidents Initiatives		4,000.00	-4,000.00	
Total ADM - Administrative	1,541.00	8,500.00	-6,959.00	18.13 %
ADM - Fundraising				
260 Miscellaneous Fundraising Expenses		500.00	-500.00	
288 Annual Fund Drive	5,904.05	12,000.00	-6,095.95	49.20 %
Total ADM - Fundraising	5,904.05	12,500.00	-6,595.95	47.23 %
ADM - Recruitment & Retention				

Rheems Fire Department

Budget vs. Actuals: Rheems Fire Department 2024 - FY24 P&L

January - December 2024

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
213 Patches/Shirts/Hats/Jackets		2,000.00	-2,000.00	
217 Fire Department Uniforms	700.70	4,000.00	-3,299.30	17.52 %
295 Fire Department Web Site		1,500.00	-1,500.00	
331 Fire Department Banquet	7,276.13	8,000.00	-723.87	90.95 %
335 Recruitment & Retention Incentive	2,283.84	8,000.00	-5,716.16	28.55 %
Total ADM - Recruitment & Retention	10,260.67	23,500.00	-13,239.33	43.66 %
ADM -Supplies & Equipment				
281 Paper/Copier/Office Supplies	7.99	1,275.00	-1,267.01	0.63 %
282 Office Equipment		500.00	-500.00	
283 Computer & Network Expenses	4,048.80	1,000.00	3,048.80	404.88 %
287 Postage & Shipping	14.00	150.00	-136.00	9.33 %
293 Software	9,135.00	10,750.00	-1,615.00	84.98 %
294 Copier Lease	747.24	1,500.00	-752.76	49.82 %
296 I-Pads	4,874.80	14,000.00	-9,125.20	34.82 %
Total ADM -Supplies & Equipment	18,827.83	29,175.00	-10,347.17	64.53 %
CAP - Capital & Debt Service				
613 KS State Bank Principle		35,827.56	-35,827.56	
614 KS State Bank Interest		16,517.86	-16,517.86	
Total CAP - Capital & Debt Service		52,345.42	-52,345.42	
FAC - B&G -Janitorial				
307 Contract Cleaning	124.54	1,000.00	-875.46	12.45 %
309 Supplies	273.45	750.00	-476.55	36.46 %
Total FAC - B&G -Janitorial	397.99	1,750.00	-1,352.01	22.74 %
FAC - B&G - Improvements				
301 Facilities Improvements		10,000.00	-10,000.00	
305 Appliance Purchase		1,000.00	-1,000.00	
306 Furniture Purchase	3,519.00	4,000.00	-481.00	87.98 %
311 Physical Fitness	5,060.00	7,000.00	-1,940.00	72.29 %
Total FAC - B&G - Improvements	8,579.00	22,000.00	-13,421.00	39.00 %
FAC - B&G - Landscaping				
303 Snow Removal	2,030.60	2,500.00	-469.40	81.22 %
304 Lawn Maintenance	5,422.50	5,500.00	-77.50	98.59 %
Total FAC - B&G - Landscaping	7,453.10	8,000.00	-546.90	93.16 %
FAC - B&G - Maintenance				
292 Property & Liability Insurance	11,583.00	13,500.00	-1,917.00	85.80 %
302 Facilities Maintenance	755.09	10,000.00	-9,244.91	7.55 %
308 Security System Maintenance		750.00	-750.00	
310 HVAC Maintenance	1,800.00	2,000.00	-200.00	90.00 %
312 Pest Control		500.00	-500.00	
313 Emergency Generator Maintenance		1,500.00	-1,500.00	
314 Pond Maintenance	1,320.00	2,750.00	-1,430.00	48.00 %
315 Appliance Maintenance	356.45	750.00	-393.55	47.53 %

Rheems Fire Department

Budget vs. Actuals: Rheems Fire Department 2024 - FY24 P&L

January - December 2024

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
316 Kitchen Supplies	203.41	500.00	-296.59	40.68 %
Total FAC - B&G - Maintenance	16,017.95	32,250.00	-16,232.05	49.67 %
FAC - B&G - Utilities				
321 Electric	4,989.55	15,000.00	-10,010.45	33.26 %
322 Water	244.89	500.00	-255.11	48.98 %
323 Sewer	260.00	1,250.00	-990.00	20.80 %
324 Telephones	800.79	1,600.00	-799.21	50.05 %
326 Natural Gas	1,152.03	6,000.00	-4,847.97	19.20 %
327 Alarm System Monitoring		1,000.00	-1,000.00	
329 Cable/Internet	140.32	300.00	-159.68	46.77 %
Total FAC - B&G - Utilities	7,587.58	25,650.00	-18,062.42	29.58 %
OPS - Apparatus				
242 Engine 70 Maintenance	181.18	14,500.00	-14,318.82	1.25 %
243 Rescue 70 Maintenance	2,931.17	11,500.00	-8,568.83	25.49 %
244 DC 70 Maintenance		250.00	-250.00	
245 Squad 70 Maintenance	793.69	1,000.00	-206.31	79.37 %
246 Tanker 70 Maintenance	5,594.86	11,500.00	-5,905.14	48.65 %
247 Fuel for Apparatus/Equipment	3,710.84	10,000.00	-6,289.16	37.11 %
249 Miscellaneous (Tools/Lubricants/Parts)	96.90	2,500.00	-2,403.10	3.88 %
250 C70 Maintenance	484.92	1,000.00	-515.08	48.49 %
Total OPS - Apparatus	13,793.56	52,250.00	-38,456.44	26.40 %
OPS - Captains Expenses				
215 Fire Equipment Purchases	8,979.48	14,000.00	-5,020.52	64.14 %
216 PPE	722.64	1,000.00	-277.36	72.26 %
226 Equipment Repairs	4,533.97	6,000.00	-1,466.03	75.57 %
231 Communications	274,687.50	280,000.00	-5,312.50	98.10 %
236 Captains Miscellaneous	670.61	1,500.00	-829.39	44.71 %
Total OPS - Captains Expenses	289,594.20	302,500.00	-12,905.80	95.73 %
OPS - Fire Chief Expenses				
234 Chiefs Initiatives	521.75	1,500.00	-978.25	34.78 %
337 Water/Coffee Mess	1,150.76	1,500.00	-349.24	76.72 %
338 Food for Calls/Training	1,500.93	2,000.00	-499.07	75.05 %
339 Miscellaneous	89.98	8,000.00	-7,910.02	1.12 %
Total OPS - Fire Chief Expenses	3,263.42	13,000.00	-9,736.58	25.10 %
Total Expenses	\$383,220.35	\$583,420.42	\$ -200,200.07	65.69 %
NET OPERATING INCOME	\$ -120,320.05	\$ -194,250.42	\$73,930.37	61.94 %
NET INCOME	\$ -120,320.05	\$ -194,250.42	\$73,930.37	61.94 %

Rheems Fire Company Relief Association

Budget vs. Actuals: Relief Association 2024 - FY24 P&L

January - December 2024

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Income				
100 Commonwealth Allocations				
1001 MJT Relief		23,500.00	-23,500.00	
1002 WDT Relief		28,000.00	-28,000.00	
1003 East Donegal Relief		3,000.00	-3,000.00	
Total 100 Commonwealth Allocations		54,500.00	-54,500.00	
150 Contributions/Donations				
1501 Miscellaneous Contributions	12,600.00		12,600.00	
Total 150 Contributions/Donations	12,600.00		12,600.00	
170 Equipment Sold Proceeds				
1701 Relief Equipment Sold		2,000.00	-2,000.00	
Total 170 Equipment Sold Proceeds		2,000.00	-2,000.00	
Total Income	\$12,600.00	\$56,500.00	\$ -43,900.00	22.30 %
GROSS PROFIT	\$12,600.00	\$56,500.00	\$ -43,900.00	22.30 %
Expenses				
510 - Insurance Premiums				
5101 Insurance Premiums	4,733.00	5,000.00	-267.00	94.66 %
Total 510 - Insurance Premiums	4,733.00	5,000.00	-267.00	94.66 %
520 - Equipment Purchased				
5212 Rescue Equipment Purchase		1,000.00	-1,000.00	
5218 Pager Purchases		4,000.00	-4,000.00	
5233 Fire Extinguishers		500.00	-500.00	
5238 Hose/Nozzles/Appliances	-110.80		-110.80	
Total 520 - Equipment Purchased	-110.80	5,500.00	-5,610.80	-2.01 %
530 - Equipment Maintenance				
5304 Cascade System Maintenance		1,500.00	-1,500.00	
5309 SCBA Service	1,943.00	4,000.00	-2,057.00	48.58 %
5310 SCBA Parts	1,365.16	1,250.00	115.16	109.21 %
5319 Pager Maintenance		1,000.00	-1,000.00	
5326 Miscellaneous Relief Expenditures		2,000.00	-2,000.00	
5349 Miscellaneous (Tools/Lubricants/Parts)		500.00	-500.00	
5360 Sprinkler System Maintenance		650.00	-650.00	
Total 530 - Equipment Maintenance	3,308.16	10,900.00	-7,591.84	30.35 %
560 - Training Expenses				
5601 Training Classes/Programs	20,500.00	20,000.00	500.00	102.50 %
5602 Training Equipment	369.60	3,000.00	-2,630.40	12.32 %
Total 560 - Training Expenses	20,869.60	23,000.00	-2,130.40	90.74 %
580 - Fire Prevention				
5801 Fire Prevention		2,500.00	-2,500.00	
Total 580 - Fire Prevention		2,500.00	-2,500.00	
590 - Administrative Expenses				

Rheems Fire Company Relief Association

Budget vs. Actuals: Relief Association 2024 - FY24 P&L

January - December 2024

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
5907 Legal & Accounting	1,519.90	1,800.00	-280.10	84.44 %
Total 590 - Administrative Expenses	1,519.90	1,800.00	-280.10	84.44 %
Total Expenses	\$30,319.86	\$48,700.00	\$ -18,380.14	62.26 %
NET OPERATING INCOME	\$ -17,719.86	\$7,800.00	\$ -25,519.86	-227.18 %
NET INCOME	\$ -17,719.86	\$7,800.00	\$ -25,519.86	-227.18 %



District	Alarm Date	Addresses Combined More	Incident Type
Conewago Township			
	6/18/2024 4:30:34 AM	HERSHEY RD	Motor vehicle accident with injuries
Conoy Township			
	6/15/2024 6:46:05 PM	NW RIVER TRL	Dispatched & canceled en route
	6/17/2024 9:11:02 PM	SUSQUEHANNA RIV	Water & ice-related rescue, other
Derry Township			
	6/2/2024 8:43:07 AM	420 WALTON AVE	Dispatched & canceled en route
Elizabethtown Borough			
	6/1/2024 10:52:51 AM	171 N MOUNT JOY ST	Fire Police
	6/1/2024 12:09:00 PM	320 E HIGH ST	Smoke detector activation due to malfunction
	6/5/2024 10:44:15 AM	41 S POPLAR ST	Dispatched & canceled en route
	6/6/2024 6:50:34 AM	142 N HANOVER ST	Alarm system activation, no fire - unintentional
	6/6/2024 1:20:49 PM	44 SYCAMORE DR	Vehicle accident, general cleanup
	6/7/2024 8:55:28 PM	400 E COLLEGE AVE	Smoke scare, odor of smoke
	6/15/2024 8:18:09 PM	27 S SPRUCE ST	Smoke scare, odor of smoke
	6/15/2024 8:41:13 PM	518 E HIGH ST	Smoke scare, odor of smoke
	6/17/2024 8:28:05 PM	S MARKET ST	Dispatched & canceled en route
	6/18/2024 6:37:50 PM	435 SNYDER AVE	Power line down
	6/19/2024 10:17:58 AM	311 MASONIC DR	Chiefs Investigation
	6/21/2024 8:42:13 AM	350 Sout S MARKET ST	Fire Police
	6/26/2024 7:45:55 PM	320 S MARKET ST	Alarm system activation, no fire - unintentional
	6/28/2024 9:50:48 AM	572 MULBERRY ST	Public service
	6/29/2024 7:30:20 PM	604 S MOUNT JOY ST	Alarm system activation, no fire - unintentional

	6/30/2024 3:38:45 PM	41 S POPLAR ST	Alarm system activation, no fire - unintentional
	6/30/2024 5:13:40 PM	423 S HANOVER ST	HazMat release investigation w/no HazMat
Londonderry Township			
	6/2/2024 11:13:08 PM	2541 ROUTE 76 W	Motor vehicle accident with injuries
Middletown Borough			
	6/22/2024 10:43:40 PM	107 ANN ST	Dispatched & canceled en route
	6/25/2024 2:16:27 AM	224 SAGE BLVD	Dispatched & canceled en route
	6/25/2024 7:15:33 PM	1600 PINEFORD DR	Dispatched & canceled en route
	6/26/2024 11:49:36 PM	336 RIDGE AVE	Smoke scare, odor of smoke
Mount Joy Borough			
	6/14/2024 3:02:35 PM	902 E MAIN ST	Building fire
	6/24/2024 4:16:07 PM	100 S JACOB ST	Building fire
Mount Joy Township			
	6/3/2024 7:50:19 AM	393 RIDGEVIEW RD N	Authorized controlled burning
	6/4/2024 10:49:58 PM	625 ROCKWOOD DR	Smoke detector activation due to malfunction
	6/5/2024 7:12:52 PM	1105 BELLAIRE RD	No incident found on arrival at dispatch address
	6/6/2024 12:00:45 PM	243 HEREFORD RD	Electrical wiring/equipment problem, other
	6/6/2024 8:27:09 PM	760 N HANOVER ST	Dispatched & canceled en route
	6/7/2024 4:28:00 PM	TRAIL RD N	Wind storm, tornado/hurricane assessment
	6/12/2024 3:55:22 AM	ROUTE 283 W	Outside rubbish fire, other
	6/20/2024 4:48:00 AM	686 ROCKWOOD DR	CO detector activation due to malfunction
	6/20/2024 12:48:59 PM	349 RADIO RD	Fire in mobile home used as fixed residence
	6/21/2024 2:23:29 PM	MOUNT GRETN RD	Motor vehicle accident with injuries
	6/26/2024 2:04:19 PM	680 CLOVERLEAF RD	Failed to Respond - Fire Police
Rapho Township			
	6/2/2024 12:43:23 AM	185 ROUTE 283 E	Motor vehicle accident with injuries
	6/24/2024 2:45:59 PM	839 FAIRVIEW RD	Building fire
South Londonderry Township			

	6/27/2024 7:27:20 PM	31 ESSEX DR	Dispatched & canceled en route
West Donegal Township			
	6/2/2024 7:55:45 AM	5309 BOSSLER RD	Electrical wiring/equipment problem, other
	6/2/2024 8:24:29 PM	769 TURNPIKE RD	Dispatched & canceled en route
	6/4/2024 10:58:27 AM	BAINBRIDGE RD	Failed to Respond - Fire Police
	6/6/2024 6:27:50 PM	4768 BOSSLER RD	Alarm system sounded due to malfunction
	6/11/2024 3:28:10 PM	TURNPIKE RD	Vehicle accident, general cleanup
	6/12/2024 9:11:37 AM	82 TIMBER VILLA	Uncon. AED
	6/12/2024 10:23:31 PM	1636 TURNPIKE RD	Motor vehicle accident with injuries
	6/16/2024 5:55:18 AM	30 DISTRIBUTION DR	Outside rubbish fire, other
	6/17/2024 12:44:26 PM	1110 S MARKET ST	High-angle rescue
	6/17/2024 6:06:54 PM	1685 TURNPIKE RD	Motor vehicle accident with no injuries.
	6/17/2024 10:40:29 PM	1905 TURNPIKE RD	Malicious, mischievous false call, other
	6/20/2024 11:34:24 PM	82 TIMBER VILLA	Flood assessment
	6/21/2024 5:12:29 AM	82 TIMBER VILLA	Flood assessment
	6/23/2024 11:18:04 AM	91 SHRINE RD	Uncon. AED
	6/27/2024 1:06:15 AM	389 HEISEY QUARRY RD	Trash or rubbish fire, contained
	6/29/2024 10:48:58 PM	MAYTOWN RD & MUNICIPAL DR/W RIDGE RD	Fire Police



District	2024-06-01	Total
Conewago Township	1	1
Conoy Township	2	2
Derry Township	1	1
Elizabethtown Borough	17	17
Londonderry Township	1	1
Middletown Borough	4	4
Mount Joy Borough	2	2
Mount Joy Township	11	11
Rapho Township	2	2
South Londonderry Township	1	1
West Donegal Township	16	16
Total	58	58



District	2024-01-01	2024-02-01	2024-03-01	2024-04-01	2024-05-01	2024-06-01	Total
Conewago Township	3	3	1	2	0	1	10
Conoy Township	3	3	3	2	2	2	15
Derry Township	0	0	0	0	1	1	2
East Donegal Township	1	1	1	1	0	0	4
East Hempfield Township	0	1	1	1	0	0	3
Elizabethtown Borough	19	24	18	23	30	17	131
Londonderry Township	1	0	0	2	1	1	5
Lower Paxton Township	0	1	0	0	0	0	1
Lower Swatara Township	0	0	0	0	1	0	1
Middletown Borough	4	4	4	5	6	4	27
Mount Joy Borough	0	1	1	0	1	2	5
Mount Joy Township	10	14	18	17	11	11	81
Rapho Township	0	0	0	1	3	2	6
South Londonderry Township	2	1	0	2	1	1	7
West Donegal Township	16	6	5	8	11	16	62
Wrightsville Borough	1	1	1	0	0	0	3
Total	60	60	53	64	68	58	363



Incident Type Details	2024-06-01	Total
111 - Building fire	3	3
118 - Trash or rubbish fire, contained	1	1
121 - Fire in mobile home used as fixed residence	1	1
150 - Outside rubbish fire, other	2	2
3211 - Uncon. AED	2	2
322 - Motor vehicle accident with injuries	5	5
324 - Motor vehicle accident with no injuries.	1	1
356 - High-angle rescue	1	1
360 - Water & ice-related rescue, other	1	1
440 - Electrical wiring/equipment problem, other	2	2
444 - Power line down	1	1
463 - Vehicle accident, general cleanup	2	2
5501 - Chiefs Investigation	1	1
5503 - Fire Police	3	3
553 - Public service	1	1
611 - Dispatched & canceled en route	10	10
6112 - Failed to Respond - Fire Police	2	2
622 - No incident found on arrival at dispatch address	1	1
631 - Authorized controlled burning	1	1
651 - Smoke scare, odor of smoke	4	4
671 - HazMat release investigation w/no HazMat	1	1
710 - Malicious, mischievous false call, other	1	1
733 - Smoke detector activation due to malfunction	2	2
735 - Alarm system sounded due to malfunction	1	1
736 - CO detector activation due to malfunction	1	1
745 - Alarm system activation, no fire - unintentional	4	4
812 - Flood assessment	2	2
813 - Wind storm, tornado/hurricane assessment	1	1
Total	58	58



Incident Type Details	2024-01-01	2024-02-01	2024-03-01	2024-04-01	2024-05-01	2024-06-01	Total
111 - Building fire	4	5	3	5	4	3	24
113 - Cooking fire, confined to container	0	0	0	1	1	0	2
116 - Fuel burner/boiler malfunction, fire confined	0	1	1	0	0	0	2
118 - Trash or rubbish fire, contained	0	1	0	1	0	1	3
121 - Fire in mobile home used as fixed residence	0	0	0	0	0	1	1
131 - Passenger vehicle fire	0	2	0	0	2	0	4
132 - Road freight or transport vehicle fire	1	0	0	0	0	0	1
137 - Camper or recreational vehicle (RV) fire	1	0	0	0	0	0	1
138 - Off-road vehicle or heavy equipment fire	0	0	1	0	0	0	1
142 - Brush or brush-and-grass mixture fire	0	0	0	1	0	0	1
150 - Outside rubbish fire, other	0	0	1	0	0	2	3
154 - Dumpster or other outside trash receptacle fire	0	0	0	1	0	0	1
162 - Outside equipment fire	0	0	0	0	1	0	1
311 - Medical assist, assist EMS crew	2	6	4	4	6	0	22
3211 - Uncon. AED	0	4	0	1	0	2	7
322 - Motor vehicle accident with injuries	2	3	1	2	4	5	17
324 - Motor vehicle accident with no injuries.	4	2	2	0	2	1	11
340 - Search for lost person, other	0	0	0	0	1	0	1
352 - Extrication of victim(s) from vehicle	0	0	0	1	0	0	1
353 - Removal of victim(s) from stalled elevator	0	1	0	0	1	0	2
356 - High-angle rescue	0	0	0	0	0	1	1
360 - Water & ice-related rescue, other	0	0	0	1	0	1	2
365 - Watercraft rescue	0	0	0	1	0	0	1
381 - Rescue or EMS standby	0	0	0	1	0	0	1
412 - Gas leak (natural gas or LPG)	1	1	1	3	1	0	7
424 - Carbon monoxide incident	0	1	0	0	0	0	1
440 - Electrical wiring/equipment problem, other	0	0	0	1	0	2	3
444 - Power line down	2	0	1	1	0	1	5
445 - Arcing, shorted electrical equipment	1	1	0	1	0	0	3
463 - Vehicle accident, general cleanup	1	2	0	0	0	2	5
500 - Service Call, other	0	0	0	1	0	0	1
511 - Lock-out	1	0	1	0	1	0	3
531 - Smoke or odor removal	0	0	0	1	0	0	1
550 - Public service assistance, other	0	1	4	2	2	0	9
5501 - Chiefs Investigation	2	0	3	1	1	1	8
5503 - Fire Police	0	0	3	2	3	3	11
551 - Assist police or other governmental agency	1	0	0	1	0	0	2
553 - Public service	0	3	1	0	0	1	5
571 - Cover assignment, standby, moveup	0	0	0	1	0	0	1

600 - Good intent call, other	0	1	3	1	1	0	6
611 - Dispatched & canceled en route	15	14	9	16	17	10	81
6112 - Failed to Respond - Fire Police	1	1	0	1	1	2	6
6114 - Failed to Respond - Fire/Rescue	0	0	1	0	0	0	1
622 - No incident found on arrival at dispatch address	1	0	0	0	0	1	2
631 - Authorized controlled burning	1	0	2	3	5	1	12
650 - Steam, other gas mistaken for smoke, other	0	1	0	0	0	0	1
651 - Smoke scare, odor of smoke	7	1	2	1	5	4	20
671 - HazMat release investigation w/no HazMat	1	0	0	0	0	1	2
700 - False alarm or false call, other	0	1	1	1	0	0	3
710 - Malicious, mischievous false call, other	0	0	0	0	0	1	1
714 - Central station, malicious false alarm	0	0	0	1	1	0	2
730 - System malfunction, other	0	0	0	0	1	0	1
733 - Smoke detector activation due to malfunction	1	0	0	0	2	2	5
735 - Alarm system sounded due to malfunction	1	2	2	1	2	1	9
736 - CO detector activation due to malfunction	1	1	1	0	1	1	5
743 - Smoke detector activation, no fire - unintentional	2	1	0	0	0	0	3
745 - Alarm system activation, no fire - unintentional	4	3	5	3	2	4	21
746 - Carbon monoxide detector activation, no CO	1	0	0	0	0	0	1
812 - Flood assessment	0	0	0	1	0	2	3
813 - Wind storm, tornado/hurricane assessment	1	0	0	0	0	1	2
Total	60	60	53	64	68	58	363