



MOUNT JOY TOWNSHIP

• Lancaster County, Pennsylvania •

8853 Elizabethtown Road, Elizabethtown, PA 17022
717.367.8917 • 717.367.9208 fax
www.mtjoytwp.org

Township Managers Report

Report for February 2026

Manager's Activities

- Ken provided an extensive road tour outlining the upcoming road projects along with other highlights of importance.
- Began to review the Trash Collection and Recycle Contract in preparation for rebid in late spring/summer.
- Met with Penn Waste representatives to discuss the ongoing pickup issues. Established a new process for reporting and following up on missed pickups and resident inquiries. This process is evolving and we will continue to work with them to improve services.
- Attended 2026 Paving Project scoping meeting with Ken and Lancaster Civil. Walked both Aberdeen Road and Parkview Drive Projects.
- Met with Jeremy Blanck from Commonwealth Code Inspection for an introductory meeting and to discuss a couple current items.
- Attended the Fairview Municipal Complex Building Committee meeting to discuss ongoing planning efforts. Action items include discussing the yard and woody waste issue with municipal partners (meeting scheduled for January 27) and getting a cost to evaluate, test and inspect the drainage field at the Quarry Road site.
- Met with David Wendell at the GEARS recreational facility. David provided an extensive tour of the building including the second floor, soon to be renovated space.
- Came in to support the Road Crew during the Snow Event. I continue to be impressed with the commitment and ownership that our road crew demonstrates. They did a tremendous job with the snow event.
- Met with Pat and Kerrie from GEARS to have further discussions on tournament use of our recreational fields.
- Coordinated a meeting with Ann Roda and John Yoder to discuss the yard and woody waste topic.
- Met with Tracey and a representative from our Health Insurance Company, Benecon, for an introductory meeting.
- Met with our current IT vendor to discuss services and expectations.
- Met with YSM Landscape Architects along with Pat, Cindy, and Justin to discuss Design elements and next steps for Phase 3 of Old Trolley Line Park.

- Attended the January 29 Planning Commission Meeting.
- Worked with Tracey on Pension provisions with PMRS, awaiting a cost study.

- Conducted first monthly staff meeting, as initiated by Tracey, with the Road Crew. We had a great conversation, and these meetings will promote increased communication and continuity with our Public Works Department.
- Presented, along with Elizabethtown Borough and West Donegal Township, at the Elizabethtown Chamber of Commerce Lunch & Learn monthly meeting. Good learning experience regarding the luncheon format and interests of this group.
- Received a tour of the Milanof-Schock Library from Joseph McIlhenney.
- Rockwood Development (Set Up a meeting with the Horst Group, RPI (contractor for snow removal) and Ken Ebersole to meet onsite to establish a plan for snow removal. Meeting scheduled for 2/12 @ 9am.
- Had first Trash and Recycle Contract meeting with Staff to discuss upcoming contract bidding cycle.
- Notified NWRPD, Lancaster County Parks and Recreation and Lebanon County Parks and Recreation regarding the removal of the Prospect Road Bridge for informational purposes due to the proximity to the Conewago Trail.
- Attended the Parks and Recreation Board meeting with Pat and Cindy to discuss park rules, tournaments, vendors, and other operational aspects of the park system. Great discussion which will carry over to future meetings.

Public Meeting attendance:

January 29, 2026, Planning Commission Meeting
February 10, 2026, Parks and Recreation Board Meeting



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February 3, 2026

To: Mt. Joy Township Board of Supervisors
From: Daniel Ford- Code Compliance Official / Assistant Zoning Officer
Re: Monthly Codes Summary Report for January 2026

Dear Board Members:

90 rental properties were inspected in January 2026.

Complaints and concerns:

- Concern from the Elizabethtown Fire Department about the poor condition of a house on Evergreen Drive. I checked the house. I spoke to the granddaughter of the owner, and I am going to try to speak to the owner.
- Letter to the new owner of 180 Range Rd about the need to obtain a rental license. (Obtained)
- Complaints about mud and stones on Fairview Rd from construction in Mount Joy Boro. Notified the General Contractor and he will clean the road.
- Complaint about mud and stone on Mount Pleasant Rd near Cloverleaf. Notified the property owner of the issue.
- Sent 11 letters to residents that failed to remove the snow from their sidewalks. (complaints)
- Letter to the owner of an abandoned house at 390 Manheim St about the poor / unsafe condition of the property.
- Letter to the owner of 1554 Campus Rd about the failure to submit a rental application for 2026. (submitted)
- Letter to the owner of 369 Deerfield about the failure to obtain a 2026 rental license.



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Zoning Officer Report – January/February 2026

Planning Commission

- Prior 1/29 meeting (rescheduled from 1/26 due to snowstorm):
 - Minor Subdivision Plan for Ironwood Real Estate, LLC (#25-16-MSDP) – **Conditionally approved** a plan to subdivide a 1-acre lot containing a commercial structure from a 3.6-acre shopping center property in the (C-2) General Commercial District located at 1551 S. Market Street.
 - Minor Subdivision Plan for Lancaster Farm Sanctuary (#25-17-MSDP) – **Conditionally approved** a plan to subdivide 0.448-acre and 0.117-acre parcels from adjoining lots to be added to a 17.6-acre tract for the purpose of providing public road access. All properties are located in the (A) Agricultural District.
 - Petition to Amend the Zoning Ordinance by Elizabethtown Crossing Associates, LLC – **Passed a recommendation** to the Board of Supervisors to adopt the proposed amendments by 5-1 vote.
 - Preliminary Lot Add-On, Subdivision & Land Development Plan for Westmount (#24-19-PLDP): **Conditionally approved** the preliminary plan proposing to develop a 36.258-acre site with 211 townhouses and 78 apartments fronting on Harrisburg Avenue. It will be served by public water and sewer facilities and is located in the R-2 – Medium-Density Residential District.
 - Road Frontage Improvement Requirements – **Reviewed the draft policy** to address waiver requests for properties outside of the Designated Growth Area.
 - Greiner Industries Outdoor Storage Area (#26-01-WAIV) – **Granted a waiver of a land development plan** for the development of a 5.44-acre outdoor storage area at the Greiner Industries' 59.55-acre site located at 1650 Steel Way Drive. The property is zoned (LI) Light Industrial and contains multiple industrial buildings at the facility. The project will be processed as a Stormwater Management Plan.
- Upcoming 2/23 meeting:
 - Minor Subdivision Plan for Ironwood Real Estate, LLC (#25-16-MSDP) – Revisit this project to discuss the sidewalk requirement in front of the CVS shopping center. This plan received conditional approval at the 1/29 meeting.
 - Road Frontage Improvement Requirements – Policy to address waiver requests for properties outside of the Designated Growth Area will be considered for adoption.
 - Other items TBD

Zoning Hearing Board

- Prior 2/6 meeting **CANCELLED**
- Upcoming 3/4 meeting:

- Case #260003: Jonathan Hubler – Special expansion to expand the landscaping business located at 202 Ridgeview Road N in the (A) Agricultural District. Additional variances are requested pertaining to landscaping, buffering, a small encroachment into a riparian buffer, and accessory building height.
- Case #260004: SM&B Enterprises, LLC – Variances in regard to a proposed three-lot residential subdivision on the south side of Fairview Road in the (A) Agricultural District. My position is there are sufficient development rights with the property to enable the subdivision, though this will go before the ZHB along with the maximum lot area and accessory building height variances.
- To be scheduled in April:
 - Case #260001: Franklin B. Greiner, Jr. – Special exception to subdivide and develop 2843 Mount Pleasant Road with an industrial park in the (A) Agricultural District.

Miscellaneous

- Traditions of America – Will post notice on the property located on the east side of Snyder Road for the March 16 hearing before the Board of Supervisors.
- 2360 Sheaffer Road/Landmark Homes – Working with applicant on draft text amendments to the single-family cluster option provisions of the zoning ordinance.

MOUNT JOY TOWNSHIP permits issued between 1/1/2026 and 1/31/2026

Permit No.	Issued Date	Owner	Project Addr.	Description	Est. Cost	Fee
Certificate Of Use & Occupancy						
(Unclassified)						
1/23/2026	KAPCSOS, SCOTT J & LILLIAN C		1102 RIDGE RD		\$0.00	\$0.00
				Total (Unclassified):	1	Est. Cost:
					\$0.00	Fees:
						\$0.00
USE & OCCUPANCY						
260001	1/2/2026	AIRPORT VILLAGE GP LLC	1639 S. MARKET ST	U & O for com-building	\$800,000.00	\$0.00
260002	1/9/2026	FORINO CO LP	BEAR CREEK RD	U&O for Sign	\$10,000.00	\$0.00
260003	1/12/2026	GEHF I E-TOWN, LLC	8 S CONIFER DRIVE	U & O for new construction	\$3,545,544.00	\$0.00
260004	1/12/2026	McKay, Gary	70 SARAH DR	U & O for new construction	\$233,039.00	\$0.00
260005	1/12/2026	AIRPORT VILLAGE GP LLC	1635 S MARKET ST	U & O com electrical	\$20,000.00	\$0.00
260006	1/12/2026	FRAIN, JONATHAN W. & SHONA	530 N PLUM ST	U & O solar	\$10,000.00	\$0.00
260007	1/12/2026	Lorenzo, Frank	124 Gianna Dr	U & O for new construction	\$221,534.00	\$0.00
260008	1/14/2026	Crone, Jonathan	64 N CONIFER DRIVE	U & O for new construction	\$178,000.00	\$0.00
260009	1/19/2026	GRH-1	101 BROOKFIELD DR	U & O for new construction	\$225,000.00	\$0.00
260010	1/27/2026	JOHNSON, WILLIAM R	57 WIGEON WAY	U & O for solar	\$31,806.00	\$0.00
260011	1/27/2026	HEDGEPETH, STEPHEN K & JULIE R	116 TRAIL RD N	U & O for solar	\$30,000.00	\$0.00
260012	1/27/2026	SCHOENBERGER, MICHAEL C	405 CONOY AVE	U & O for fiber	\$0.00	\$0.00
260013	1/27/2026	MOYER, HAROLD M & ALTA M	2338 ROB DR	U & O for fiber	\$0.00	\$0.00
260014	1/27/2026	SUKENIK, ROBERT A & DENISE M	2339 ANDREW AVE	U & O for fiber	\$0.00	\$0.00
				Total USE & OCCUPANCY:	14	Est. Cost:
					\$5,304,923.00	Fees:
						\$0.00
				Total Certificate Of Use & Occupancy:	15	Est. Cost:
					\$5,304,923.00	Fees:
						\$0.00
Stormwater Permit						
Exemption						
250157	1/6/2026	SNYDER, TROY L	1212 WISSLER LN	Stormwater	\$85,000.00	\$0.00
250158	1/6/2026	NVR, INC / Ryan Homes	1231 College Avenue	Stormwater	\$285,000.00	\$50.00
250159	1/6/2026	NVR, INC / Ryan Homes	102 Sarah Drive	Stormwater	\$229,018.00	\$50.00
250160	1/6/2026	NVR, INC / Ryan Homes	109 Gianna Drive	Stormwater	\$204,208.00	\$50.00
250161	1/6/2026	NVR, INC / Ryan Homes	34 Brielle Drive	Stormwater	\$220,000.00	\$50.00
250162	1/6/2026	NVR, INC / Ryan Homes	48 Brielle Drive	Stormwater	\$229,000.00	\$50.00
260002	1/22/2026	GRH-1	5 Ringneck Circle	stormwater	\$225,000.00	\$50.00
260003	1/22/2026	GRH-1	7 Ringneck Circle	Stormwater	\$225,000.00	\$50.00
				Total Exemption:	8	Est. Cost:
					\$1,702,226.00	Fees:
						\$350.00
Small Project						
260001	1/20/2026	STOLTZFUS, ANNE	180 RANGE RD	storm water small project	\$100,000.00	\$175.00
				Total Small Project:	1	Est. Cost:
					\$100,000.00	Fees:
						\$175.00
				Total Stormwater Permit:	9	Est. Cost:
					\$1,802,226.00	Fees:
						\$525.00
Road Occupancy Permit						
Driveway						
250096	1/6/2026	NVR, INC / Ryan Homes	1231 College Avenue	Driveway for new single family dwell...	\$285,000.00	\$50.00
250097	1/6/2026	NVR, INC / Ryan Homes	102 Sarah Drive	Driveway for new single family dwell...	\$229,018.00	\$50.00

Permit No.	Issued Date	Owner	Project Addr.	Description		Est. Cost	Fee		
Road Occupancy Permit									
Driveway									
250098	1/6/2026	NVR, INC / Ryan Homes	109 Gianna Drive	Driveway for new single family dwell...		\$204,208.00	\$50.00		
250099	1/6/2026	NVR, INC / Ryan Homes	34 Brielle Drive	Driveway for new single family dwell...		\$220,000.00	\$50.00		
250100	1/6/2026	NVR, INC / Ryan Homes	48 Brielle Drive	Driveway for new single family dwell...		\$229,000.00	\$50.00		
260002	1/20/2026	STOLTZFUS, ANNE	180 RANGE RD	driveway		\$100,000.00	\$50.00		
260003	1/22/2026	GRH-1	5 Ringneck Circle	driveway		\$225,000.00	\$50.00		
260004	1/22/2026	GRH-1	7 Ringneck Circle	Driveway		\$225,000.00	\$50.00		
				Total Driveway:	8	Est. Cost:	\$1,717,226.00		
						Fees:	\$400.00		
Temporary Access									
260001	1/9/2026	KLEINFELTER, MARK E	979 TRAIL RD	temporary road access		\$0.00	\$50.00		
				Total Temporary Access:	1	Est. Cost:	\$0.00		
				Total Road Occupancy Permit:	9	Est. Cost:	\$1,717,226.00		
						Fees:	\$450.00		
Zoning Permit									
Fence									
260001	1/2/2026	NJEMANZE, MINJUAN W	35 WIGEON WAY	Fence		\$8,197.00	\$92.00		
260015	1/27/2026	WARREN, ASHLEY & PHILIPPE	88 WATERFOWL WAY	Fence		\$10,325.00	\$106.00		
				Total Fence:	2	Est. Cost:	\$18,522.00		
						Fees:	\$198.00		
High Tunnel									
260012	1/16/2026	STOLTZFUS, CHRISTIAN K & ELIZ...	2980 HARVEST RD	high tunnel		\$13,000.00	\$120.00		
				Total High Tunnel:	1	Est. Cost:	\$13,000.00		
						Fees:	\$120.00		
Pole Building									
260003	1/20/2026	STOLTZFUS, ANNE	180 RANGE RD	pole barn		\$100,000.00	\$659.00		
				Total Pole Building:	1	Est. Cost:	\$100,000.00		
						Fees:	\$659.00		
Remodel									
260006	1/22/2026	HOSSLER, MARTHA J & GERALD S	630 BELLAIRE RD	Renovation		\$150,000.00	\$1,009.00		
				Total Remodel:	1	Est. Cost:	\$150,000.00		
						Fees:	\$1,009.00		
SFD									
250333	1/6/2026	NVR, INC / Ryan Homes	1231 College Avenue	Single Family Dwelling		\$285,000.00	\$1,819.00		
250334	1/6/2026	NVR, INC / Ryan Homes	102 Sarah Drive	SFD		\$229,018.00	\$1,489.00		
250335	1/6/2026	NVR, INC / Ryan Homes	109 Gianna Drive	SFD		\$204,208.00	\$1,339.00		
250336	1/6/2026	NVR, INC / Ryan Homes	34 Brielle Drive	SFD		\$220,000.00	\$1,429.00		
250337	1/6/2026	NVR, INC / Ryan Homes	48 Brielle Drive	SFD		\$229,000.00	\$1,483.00		
260004	1/22/2026	GRH-1	5 Ringneck Circle	sfd		\$225,000.00	\$1,459.00		
260005	1/22/2026	GRH-1	7 Ringneck Circle	SFD		\$225,000.00	\$1,459.00		
				Total SFD:	7	Est. Cost:	\$1,617,226.00		
						Fees:	\$10,477.00		
Solar									
260002	1/22/2026	FYE, BRIAN	664 FAIRVIEW RD	Solar		\$53,804.00	\$433.00		

Permit No.	Issued Date	Owner	Project Addr.	Description			Est. Cost	Fee			
Zoning Permit											
Solar											
				Total Solar	:	1	Est. Cost:	\$53,804.00			
							Fees:	\$433.00			
Sunroom											
250332	1/6/2026	SNYDER, TROY L	1212 WISSLER LN	Addition			\$85,000.00	\$0.00			
				Total Sunroom:	1	Est. Cost:	\$85,000.00	Fees:			
							\$0.00				
				Total Zoning Permit:	14	Est. Cost:	\$2,037,552.00	Fees:			
							\$12,896.00				

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 December 23, 2025

1. Chairman Douglas Hottenstein called the meeting to order at 7:00 P.M. in the Mount Joy Township meeting room, 8855 Elizabethtown Road, Elizabethtown, PA 17022. Present were Douglas A. Hottenstein, Kevin Baker, Debra Dupler and Rick Gibble. John Rudy was absent. Also in attendance – Chief Mark Mayberry, Marc Hershey and Lisa Heilner. New Mount Joy Township Supervisor William Weik was also in attendance and welcomed to the Commission.

2. Public Comment: None

3. Consent Calendar:

- a. Approval and ratification of the minutes of the November 25, 2025 meeting.
- b. Accept and ratify the Treasurer's Report for the period of January 1 through November 30, 2025, subject to audit.
- c. Approve payment of all bills via Bill List #28, #29 and #30 in the amount of \$105,709.88. Ratify payment of all payrolls for the period of November 2025, inclusive, in the amount of \$237,240.98 which represents two (2) pay periods.
- d. Raymond James Pension Account summary from October 31 to November 28, 2025.

A motion was made by Debra Dupler, seconded by Kevin Baker 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 presented a certificate of promotion to Officer Brad Redinger to Detective, effective January 3, 2026.

A ceremony swearing in Sergeant Michael R. Bryant as Police Chief of the Northwest Regional Police Department was conducted by District Justice Randall Miller.

5. Advisements:

- a. On November 26, the NWRPD participated in a joint DUI Enforcement Detail with the Pennsylvania State Police, Elizabethtown Borough Police and Mount Joy Borough Police Department. The detail was organized by Elizabethtown Borough Police and the PA State Police.
- b. 2026 Hiring Update.
- c. Officer Solomon Myers completed a four-day Data Master DMT Breath Testing Device Training.
- d. Officer Brad Redinger completed a one-day Maximizing Investigative Effectiveness with MDIT Collaboration Training.
- e. The Northwest Regional Police Officers' Association delivered Christmas gifts to two families in need. The Association has done this for the last several years.

7. Correspondence:

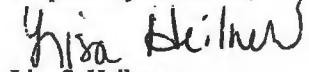
- a. Calls for Service – November 2025
- b. Police Activity Report – November 2025
- c. Overtime Report – November 2025
- d. Police Cruiser Mileage Chart – November 2025

8. Other Business: Chief Mayberry expressed his appreciation for the support he has received during his tenure as Police Chief. This will be his last Commission meeting before his retirement in 2026.

The next regularly scheduled meeting of the Northwest Regional Lancaster County Police Commission will be held January 26, 2026 at 7 p.m. at the Mount Joy Township Municipal Building.

A motion was made by Rick Gibble, 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
JANUARY 7, 2026 - 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, Chuck Brewer, Rick Erb and Rob Reale. Also present were Austin Calaman, Authority Manager; Jason Bock, Operations Manager; Michael Krieger, Engineer; Jeffrey Shank, Solicitor and Donna Bissinger, Admin Assistant. Not present: Michele Powl, Business Manager; and Jill Gebhart, Admin Assistant. Members of the Public: None
- 2. APPOINTMENT OF BOARD CHAIRMAN:** Business of the Board was relinquished to Jeff Shank for the purposes of taking nominations for Board Chairman. Murphy moved to nominate Dale Treese as Board Chairman. The motion was seconded by R Sheidy. Shank called for other nominations. None were made and nominations were closed. Treese was confirmed as Chairman in a unanimous vote by the Board. Business of the Board was relinquished to Treese by Shank.
- 3. PUBLIC COMMENT:** None
- 4. REORGANIZATION:** 2026 Reorganization of Board Members

Action: "That the Board adopts Resolution 2026-1, 2026 Reorganization of Board Members, for Board Officers and Terms."

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

McCloud noted for the record that the board remains the same as last year.

- 5. REPORTS:**
 - a. Manager's Report:**
 - i. Meeting Dates for 2026:** Were published in the December LNP.
 - ii. Plant HVAC System:** The HVAC blower was replaced, and the plant now has heat. Calaman informed the board that UGI would be able to run a line to the plant for EAWA to hook up to their gas line. Since installation will take 6-8 months, several board members thought further discussion and a decision should be made by February to ensure EAWA's heating system will be updated and functioning for next winter.
 - b. Operations Manager's Report:** Was provided for the board for their review. Bock noted that there were 2 main breaks and well levels are slowly dropping.
 - c. Engineer's Report:** Poplar St project will soon be complete. High Street design is proceeding and they are still working on the model for water flow and hydrant pressures.
- 6. UNFINISHED BUSINESS:**
 - a. Discussion of PR Initiative related to rate adjustments and EAWA projects.** A bill insert has been designed to include with the next billing cycle.

- 7. NEW BUSINESS:**

- i. **Resolution 2026-2:** Authorizing and Approving Certain Officers to Execute Official Documents for 2026;
 - Action:** "That the Board adopts Resolution 2026-2, Authorizing and Approving Certain Officers to Execute Official Documents for 2026."
 - Motion:** K Murphy **Second:** J McCloud **Approved**
- ii. **Resolution 2026-3: Authorizing and Approving Compensation Changes and Adjustments;**
 - Action:** "That the Board adopts Resolution 2026-3, Authorizing and Approving Compensation Changes and Adjustments."
 - Motion:** K Murphy **Second:** R Erb **Approved**
- iii. **Resolution 2026-4:** Authorizing and Approving Adjustments to the Authority's Rates and Fees. Some of the changes include a slight increase in permit processing and inspection/review fees along with a cost-plus approach with the cost of meters/mxu's/backflow/etc.
 - Action:** "That the Board adopts Resolution 2026-4, authorizing the adjustments to the authority's rates and fees."
 - Motion:** K Murphy **Second:** R Erb **Approved**

8. BOARD MEMBER'S REMARKS: Sheidy expressed his disappointment that the well levels are still dropping and that we are looking at another future drought. Brewer wished everyone a happy new year.

9. EXECUTIVE SESSION: None

10. ADJOURN: 7:35 PM

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

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

Respectfully submitted,

A Calaman, Authority Manager

Approved at 2/9/2026 Meeting

EAWA BOARD MEETING MINUTES
JANUARY 12, 2026 - 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: Jeff McCloud, Rich Sheidy, Rick Erb, Rob Reale Jr and Chuck Brewer. Also present were: Austin Calaman, Authority Manager; Jeffrey Shank, Solicitor; Michele Powl, Business Manager; and Jill Gebhart, Admin Assistant. Not present: Keith Murphy, Board Member; Jason Bock, Operations Manager; Michael Krieger, Engineer; Donna Bissinger, Admin Assistant. Members of the Public: None

2. PLEDGE OF ALLEGIANCE TO THE FLAG:

3. PUBLIC COMMENT:

4. APPROVAL OF PREVIOUS MINUTES:

Action: "That the Board approves the WS Meeting Minutes of 12/3/2025 and Board Meeting Minutes of 12/8/2025, as presented."

Motion: R Reale Jr **Second:** C Brewer **Approved**

5. REPORTS:

a. Manager's Report:

i. PENNVEST Payment Request Application #9:

Action: "The Board approves submission of the Payment Request #9 to PENNVEST in the amount of \$ \$31,224.43, which reimburses EAWA expenses for engineering, legal, and Phase 1/2 construction expenses for the Cast Iron Main Replacement Project."

Motion: R Reale Jr **Second:** J McCloud **Approved**

ii. Discussion of Self Directive Retirement Options for EAWA Employees: We have been looking at several options to allow employees the ability to invest the EAWA contribution pension plan as they please. Several options exist but each has its processes for any conversion.

Action: "The Board directs staff to work with its legal counsel to investigate the option of transferring the current pension plan from Fulton Bank to CBIZ with Conrad Siegel being the actuary."

Motion: R Reale Jr **Second:** C Brewer **Approved**

iii. Hydrocorp Proposal: Per the EPA and DEP, EAWA needs to have an official cross connection control plan which we do not currently have. We do require

backflow on new construction (we provide for residential), but we don't have a formal plan. This proposal is to assist in the drafting of an ordinance/plan which will be adopted by the Board with implementation to follow. This is the first step of the program which will be followed by creating an inventory of high and low/med risk accounts which will need to have inspections/testing done on an annual or 5-year basis depending on the classification. Some accounts may need to install new devices to come in compliance with the plan. Hydrocorp does offer a turnkey solution, but it is over \$30,000.00. Our thought was to get the plan established and then try and implement the rest in-house utilizing surveys for the inventory build out. Again, this is the first step and creates a formal policy/ordinance that would be enforceable for cross connection and backflow. A lot of municipals pass this cost onto the property owner so in the case more assistance is needed, we could bill customers for inspections done by a 3rd party as well.

Action: "The Board approves the proposal from Hydrocorp to prepare a CCC plan for EAWA at a cost of \$10,000.00."

Motion: R Reale Jr **Second:** R Sheidy **Approved**

b. **Operations Manager's Report:** provided at the January 7 Work Session Meeting.

c. **Engineer's Report:** provided at the January 7 Work Session Meeting

d. **Financial Reports:**

- i. Paid Bills Detail (*Operating Fund*) (12/29/25) distributed with package (\$106,889.30 for balance);
- ii. Paid Bill Detail (*Capital Fund*) (12/29/25) distributed with package (\$1,474,375.98 for balance);
- iii. Paid Bill Detail (*Developer's Escrow Fund*) distributed with package (\$628.50 for balance);
- iv. Statement of *Operating* Revenues & Expenditures for period of DECEMBER YTD, distributed with package. Balance: \$1,412,339.04, Expenditures: \$420,823.65 & Income: \$62,819.33.
- v. Statement of *Capital* Revenues & Expenditures for period of DECEMBER YTD, distributed with package. Balance: \$7,096,563.88, Expenditures: \$1,594,927.80 & Income: \$284,287.95.

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

Motion: R Sheidy **Second:** J McCloud **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 \$123,087.63 (01/12/26)."

Motion: J McCloud **Second:** R Reale Jr **Approved**

9. BOARD MEMBER'S REMARKS: Sheidy asked about update on Cornwall. Treese said it will be brought up at executive session and at a future meeting. Reale Jr asked for update on building design for Wells 6 & 7. Calaman said DEP suggested size increase for extra capacity in additional Nitrate processing. Building size would change from 30 x 30 to 30 x 40 pending township approval. Treese expressed importance of attending the Feb 4th work session meeting. Meeting will include a system status presentation and review of critical issues.

10. EXECUTIVE SESSION: Treese called an executive session.

11. ADJOURN: 7:39 PM

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

Motion: R Sheidy **Second:** R Reale Jr **Approved**

Respectfully submitted,

A Calaman, Authority Manager

Approved at 2/9/2026 Meeting



ELIZABETHTOWN REGIONAL SEWER AUTHORITY

235 ERSO Drive, Elizabethtown, PA 17022

Phone: 717-367-5947 • www.ersapa.com • Fax: 717-367-4622

Elizabethtown Regional Sewer Authority Minutes

December 9, 2025

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: Dave Sweigert, Ken Shaffer, Roger Snyder, Rick Erb, Keith Murphy, Nick Viscome. Also present were ERSA Manager Steve Rettew, Engineer Abraham King, solicitor Jeff Shank and Bookkeeper Michele Range.

It was **motioned** by Snyder and seconded by Murphy to approve the minutes of the November 11, 2025, meeting. Motion carried.

Public Attendance: none.

General Business:

1. Sweigert presented the Board Meeting Dates for 2026 noting all are second Tuesdays and none are Holidays. It was **motioned** by Snyder and seconded by Viscome to approve the 2026 Board Meeting Dates. Motion carried.
2. Rettew discusses the security reduction for the Campus Rd Subdivision Phase 1B. The request is for \$229,878.00 leaving a balance of \$0.00. The recommendation from our engineer is to reduce by \$196,963.50 leaving a new financial security balance of \$32,914.50. To complete all outstanding work and cover the maintenance guarantee this remaining amount is adequate. It was **motioned** by Snyder and seconded by Murphy to approve financial security reduction request No. 1 by \$196,963.50 for Campus Rd Subdivision Phase 1B. Motion carried.
3. Rettew discusses the security reduction for the Meridian Heights Subdivision. The request is for \$336,600.00 leaving a balance of \$112,200.00. The recommendation from our engineer, based on their review, is to reduce by \$360,878.45 leaving a new financial security balance of \$87,921.55. It was **motioned** by Snyder and seconded by Murphy to approve financial security reduction request No. 1 for \$360,878.45 for Meridian Heights Subdivision. Motion carried.
4. King explains the proposal to relocate sewer mains to divert flow away from Elizabethtown Borough's Oak Manor pump station to the Authority's Miller Road pump station. This proposal allows the Authority not to contribute to Oak Manor upgrades if approved. The estimated cost for the project is approximately \$350,000.00, which covers survey, planning, design and water quality management associated with relocating the sewer main. It was **motioned** by Snyder and seconded by Viscome to approve RETTEW's proposal for the Sheaffer Road Sanitary Sewer Relocation Project. Motion carried.

5. It was requested by Abraham King that he discuss the 2025 Rate Study Presentation prior to the motion to approve or reject the Resolution 2025-14, the Authority's Rules and Regulations. King presents a comprehensive rate study covering 2026 to 2036, aiming to understand the Authority's financial situation and to decide on a rate increase. The study projects a 25-30% increase in operating revenue over the next 10 years due to growth in system. Non-operating revenue is projected based on a 3% rate of return, with expected tapping fees and developer contributions. Expenses are escalated based on a standard 3% inflation rate, with some items inflated higher due to industry standard. Also discussed was the effect of maintaining current rates versus implementing a 2-3% annual increase. The latter would help to support the \$20 million in planned capital improvements, including future upgrades triggered by reaching 80% of system capacity as well as a significant portion allocated for hydraulic capacity. Recommendations include raising the commercial minimum rate to match the residential rate (\$160/quarter), adopting 2-3% yearly rate increase and continuing regular tapping fee updates. The study also compared peer utilities, confirming the Authority's rates would stay in the mid-to-low range even with increase. It was **motioned** by Snyder and seconded by Murphy to approve the amended Resolution 2025-14 Authority Rules and Regulations increasing the minimum commercial user fee from \$135 to \$160 per quarter. Motion carried.
6. Rettew discussed the final draft of the Authority's 2026 Budget. No major changes were made from recent draft except a buffer for operator wage increases based on obtaining certain licenses and December 2025 projections. It was **motioned** by Snyder and seconded by Murphy to approve the 2026 Budget. Motion carried.

Reports:

A. Engineer

King discussed the engineer report and highlighted the following:

- a. Three new LSA grant applications were submitted, prior applications are still pending with decisions expected in January
- b. Ongoing capital projects were reviewed, including final design progress on Trunk A Interceptor, permit submissions, and project cost updates for Cameron, Colebrook and Nolt, which are expected to exceed initial estimates due to design and industry-wide price increase.
- c. The Miller Road PS is facing repeated issues with a VFD, currently under warranty and scheduled for further manufacturer repair.
- d. Additional air release valves are needed on the Miller Rd force main but contractor bids are challenging to secure without exceeding bidding limits.
- e. The Turnpike Rd #2 PS expansion pre-bid meetings were held and bid-openings are upcoming, a detailed cost review will be presented next month.
- f. The Bear Creek Estates project has a request for a future pool house service line extension requiring board input on EDU assignment and fee assessment.
- g. Request from Conoy Township to discuss the possibility of regionalization. The board agrees a meeting should be held to gather more information to be discussed at a future meeting.

B. Treasurer

Shaffer discussed the financial reports. Key points discussed

- a. Net ordinary income for November to be \$245,000.00, within 9% of the projected \$269,000.00.
- b. Year to date net income after expenses is \$692,737.00, under budget by about \$81,000.00 or 10%
- c. Cash on hand is \$4 million more than anticipated due to pre-payment of tapping fees.

It was **motioned** by Snyder and seconded by Murphy to approve the Treasurer's report. Motion carried.

It was **motioned** by Sweigert and seconded by Snyder to approve the bills payable in the amount of \$1,351,050.90. Motion carried.

It was **motioned** by Sweigert and seconded by Snyder to adjourn the general session at 8:05pm. Motion carried.

Executive session was held to discuss the outstanding claims with CDM.

**MINUTES OF THE MEETING
OF THE BOARD OF THE
MUNICIPAL EMERGENCY SERVICES AUTHORITY
OF LANCASTER COUNTY**
December 17th, 2025

A public meeting of the Board of the MUNICIPAL EMERGENCY SERVICES AUTHORITY OF LANCASTER COUNTY (MESA) was held on Wednesday, December 17th, 2025, at 6:00 PM in the Elizabethtown Borough Council Chambers, 600 South Hanover Street, Elizabethtown, Pennsylvania, 17022.

The meeting was called to order by Chairperson Debra Dupler.

Roll Call: Debra Dupler, Roger Snyder, Justin Risser, Jeffrey Hudson, and Kenton Sweigart were present. Jeffrey McCloud was absent. Dave Jones, Saxton & Stump, was also present. MESA staff present: Wade Amick, Marc Hershey, Becky Houser. Public attendees: Dale Ressler.

Ms. Dupler opened the meeting for public comment. None were heard.

The Board unanimously approved items A thru E on the consent calendar on a motion by Mr. Snyder, seconded by Mr. Sweigart. All members present voted in favor of the motion.

- a) Approval and ratification of the minutes of the November 19th, 2025 meeting.
- b) Accept and ratify the financial reports for the period of November 2025, subject to audit.
- c) Approve and ratify the payment of all bills & payroll via Bill List 2025-12 in the amount of \$466,029.03.
- d) Public Relations Report.
- e) Call Reports.

Authority Manger Wade Amick provided a verbal report to the Board. Mr. Amick noted the following items:

- 1) Several Full-Time and Part-Time employees are working through orientation. Once completed and are released from orientation we will be fully staffed.
- 2) Lancaster County Communications Center has announced that municipalities may now designate which agencies (police, fire & EMS) will respond to calls within their jurisdiction. Designated area "Call Boxes" are being reviewed for our area so that MESA will be reflected as the primary EMS agency. A "Call Box" is an outlined box showing the area of coverage.
- 3) Employees have adjusted well to the re-organization of positions. Services have remained uninterrupted, and many new operational ideas have been proposed by staff.
- 4) Lancaster EMS is launching a new Paramedic program in partnership with Elizabethtown College. MESA has been assured that this program is separate from the existing EMT program and will have no impact on the EMT class.

The Board was provided copies of the Assistant Authority Manager report prepared by Marc Hershey. The report noted the following:

- 1) Building renovations to the Elizabethtown Station office will begin in January 2026. Additional secure lobby space for visitors, a staff conference room and realigning offices will improve operational efficiency and security. The new flag pole has been installed and displays both the United States and The Commonwealth of Pennsylvania Flags, with area around the base for use of planting and memorials. Lighting will be installed when weather permits.
- 2) The transition to move to Insurance Billing vendor DIGITECH continues, with the anticipated date to go-live January 1, 2026. The preparation has been a time investment in setting up Medicare, Medicaid, Commerce payments, subsidiaries and system updates.
- 3) The Tahoe (supervisors' vehicle) has arrived at Hondru and should be ready for delivery this week. Upfitting (adding lights, radios, lettering, sirens) will be completed in January, making the vehicle ready for service in February 2026.
- 4) MESA received two separate individual comments on a positive experience with MESA staff on a recent 911 call. The employees in both cases were recognized for their outstanding service to the community.

Authority Solicitor, Dave Jones, Saxton & Stump provided a report to the Board. Mr. Jones noted the following items:

- 1) Property liens were filed, and 2 phone calls were received as a result inquiring the reason behind the lien.
- 2) The response letter was mailed to neighboring municipalities stating that MESA does not agree with the offer. No response has been received.

No Penn Medicine report was provided

Old Business

2025 Parcel Billing: The 2025 parcel billing and collection process has been going well. The total received is \$1,502,998; which is about 94% of the Diversified Parcel billings for 2025. As a comparison, MESA collected \$1,490,850 as of December 31, 2024. Including Masonic Village, \$1,751,883 has been collected, vs. the budget amount of \$1,741,165 which is about 100.6% and coming in on budget. Of the outstanding \$229,675 balance, 43% is from the 2024 bills and 57% is for 2025; representing 1218 accounts / parcels.

2025 FTE Billing: Businesses with more than 3 employees and \$150,000 or more in payroll, were mailed a self-reporting letter and form on April 8th, with an original due date of June 15, 2025. To date, \$90,995 has been collected, which is about (98%), while \$93,000 was budgeted for 2025.

Property liens were mailed on parcels with outstanding fees for accounts exceeding \$500 for both 2024 & 2025.

Preliminary easement information for sewer lines on the Norlanco Project were forwarded to ERSA for comment. A reduced sewer right of way distance was presented and approved at the December 9th ERSA meeting. Both property owners are open to granting a sewer easement, although one has requested compensation. Harbor Engineering continues to work on the land

development planning. Infiltration testing is planned for next week, and the site survey is scheduled before the end of December. A meeting with the NWEMS Foundation Board is scheduled for December 18th to review the project and to discuss their involvement.

New Business:

On a motion made by Mr. Snyder, seconded by Mr. Risser the Board unanimously agreed to approve the letter of Agreement for Architectural Services for the Norlanco Building. The letter provides sketch options for Harbor Engineering, and lists a project estimated fee as a minimum \$11,200 and maximum of \$12,000, with any payments made on a pay-as-you-go "time and materials" basis.

The 2026 Parcel billing process will be identical to 2025. The County Assessment office will have information available early January, making the 2026 Parcel bills scheduled for mailing mid-February with an April 15th, 2026 due date. Preparation with Diversified will begin in January to prepare for the billing cycle. Municipalities will be invoiced at the beginning of January for their roadways assessment.

Board Comments:

Thank-you to Roger Snyder and Justin Risser for their dedication, hard work and the time invested serving on the MESA Board. Replacing Roger Snyder is John Yoder, West Donegal, and replacing Justin Risser is Carrie Chapman, Conoy Township.

Indiana County, PA is creating a new county wide EMS system called the Indiana County Municipal Emergency Services Authority (ICMESA). The plans are for the County to pool funds, and distribute those funds to agencies individually as they are requested, or an application is made.

Thank-you to MESA Board member Jeff Hudson for writing and submitting an editorial to Lancaster Newspaper on the Mutual Aid problem for EMS in Lancaster County. The article was published on October 26, 2025, and highlights the many challenges EMS agencies face.

Please monitor Social Media for any mentions of MESA. Forward any mentions to Co-Board members, along with Wade and Marc.

Light refreshments were provided to Thank all Board Members, and to show appreciation for their time and support of MESA during the 2025 calendar year.

The Board is scheduled to meet on Wednesday, January 28, 2026 beginning at 6:00PM.

A motion was made by Mr. Snyder, seconded by Mr. Sweigart to adjourn the meeting at 7:08 PM. All members present voted in favor of the motion.

Respectfully Submitted,

Becky Houser
Recording Secretary

Municipal Emergency Services Authority (MESA)
Agency Incident Report
Call Totals by Class
January 2026

Municipality	Class 1	Class 2	Class 3	Other	Total
Columbia Borough	33	0	9	0	42
Conoy Township	7	2	4	0	13
Dauphin County - Conewago Township	0	0	0	0	0
Dauphin County - Londonderry Township	0	1	1	0	2
Dauphin County - Other	3	0	1	0	4
East Donegal Township	31	7	28	5	71
Elizabethtown Borough	73	24	58	19	174
Lebanon County	1	0	0	0	1
Lebanon- South Londonderry	0	0	1	0	1
Manor Township	1	0	1	0	2
Marietta Borough	17	3	15	0	35
Mount Joy Borough	14	0	2	0	16
Mount Joy Township	65	11	38	3	117
Mountville Borough	1	0	0	0	1
Rapho Township	6	0	2	0	8
West Donegal Township	81	21	48	3	153
West Hempfield Township	3	0	3	0	6
York County	4	1	3	0	8
Total Dispatches	340	70	214	30	654

Dauphin County - other: Middletown Borough

Municipal Emergency Services Authority (MESA)
Agency Incident Breakout
January 2026

Incident Type

Medical	560
Public Service	18
Cardiac Arrest (class 1)	11
Vehicle Accident	27
Fire call	14
Gas leak	0
EMS activity	9
Routine Transport	19

<u>Mutual Aid</u>	<u>Covered</u>	<u>Assisted</u>
Dauphin Medic 4	1	0
Dauphin Medic 7-3 (SCEMS)	2	0
Lancaster EMS (06)	0	0
Lebanon County	0	0
Penn State Life Lion EMS (77/41)	40	5

Receiving Facility

		<u>Disposition</u>	
Penn Medicine Lancaster General	207	Cancelled	28
Penn Medicine Womens and Babies	3	DOA	3
Penn State – Hershey	120	No patient found	20
Penn State – Lancaster	94	Non-Treat/Transport	55
UPMC - Community Osteopathic	2	Recalled	18
UPMC – Lititz	3	Standby (fire, sporting/ special event)	5
UPMC – Harrisburg	0	Transported	447
UPMC - York Memorial	1	Treat/no transport	6
Wellspan Community Ephrata Hospital	1	Other	15
Wellspan Good Samaritan Hospital	0		
Wellspan York	2		
Other	0		

Elizabethtown Fire Department

Summary of Responses

Count of Total Incidents

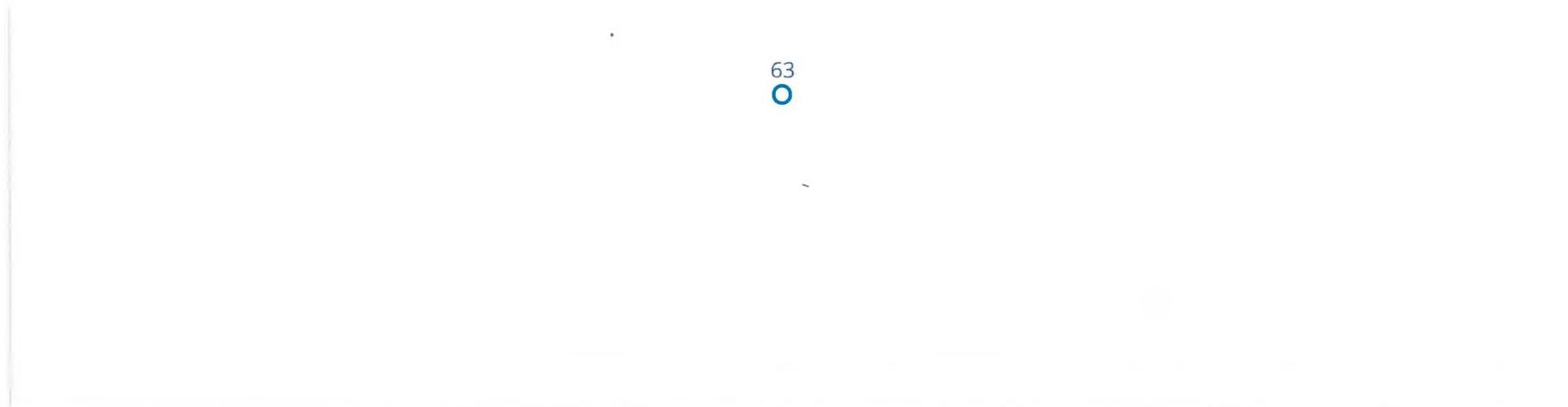
Count of Incidents

63

Incident Count By Month (This Year)

Months in Core incident onset date/time	Count of Incidents
01/2026	63
Count of Incidents	63

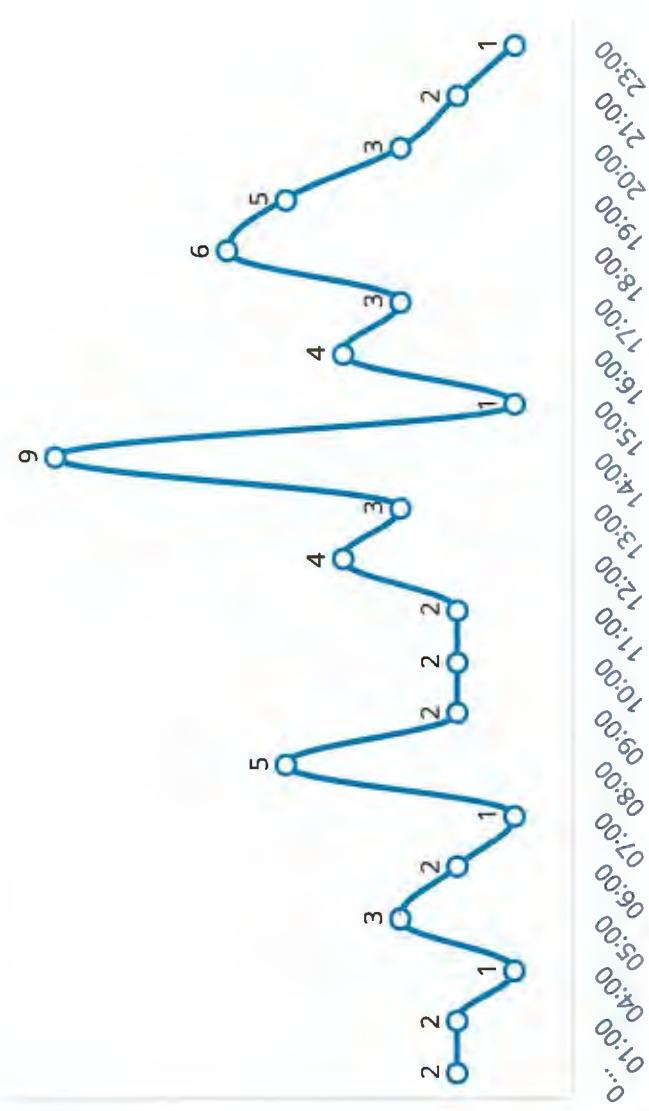
Incident Count By Month (This Year)



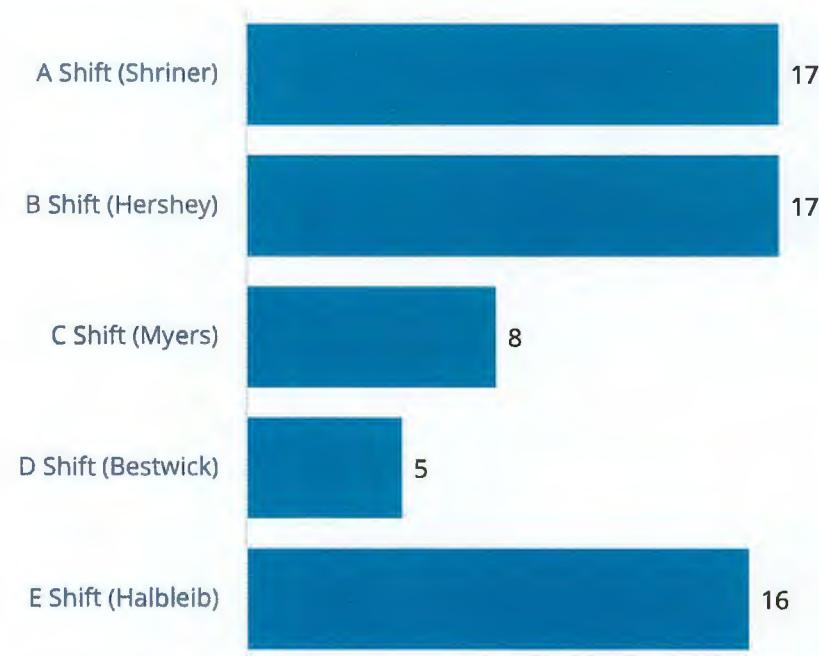
Incident Count by Day of Week



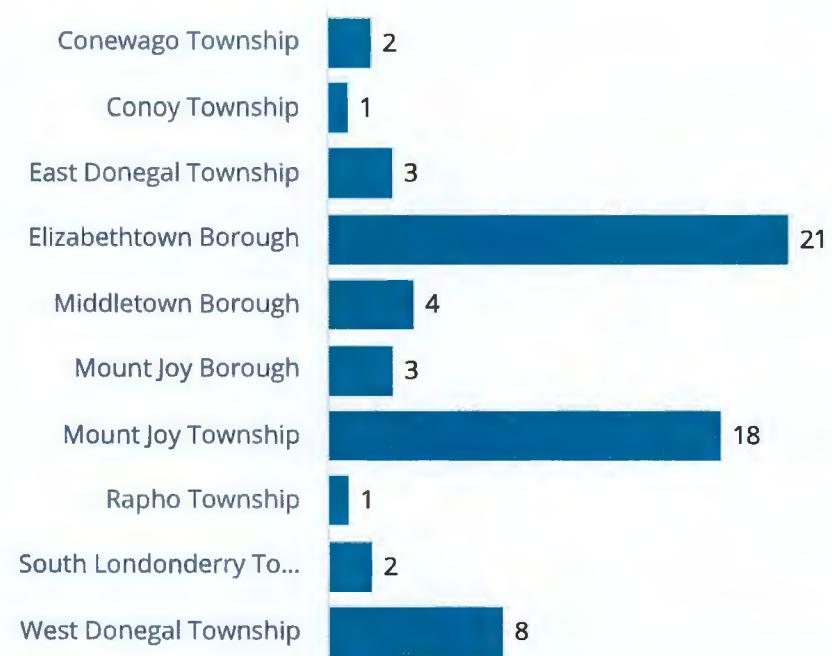
Incident Count by Hour of Day



Incidents by Shift



Incidents by District



Incident Responses by Incident Type

Primary Incident Type Category	Primary Incident Type Subcategory	Core primary incident type	Count of Incidents
Fire	Structure fire	Chimney fire	1
		Confined cooking / appliance fire	1
		Room and contents fire	1
		Structural involvement	3
	Transportation fire	Vehicle fire - passenger	1
Hazsit	Hazard non chemical	Motor vehicle collision	3
	Hazardous materials	Fuel spill / fuel odor	1
		Gas leak / gas odor	2
	Investigation	Odor investigation	3
Medical	Illness	Cardiac arrest	3
	Injury trauma	Motor vehicle collision	7
Noemerg	False alarm	Accidental alarm	3
		Malfunctioning alarm	1
	Good intent	Controlled burning (Authorized)	1
		No incident found upon arrival / location error	1
		Smoke from non-hostile source (Smoke scare)	1
	N/A	Cancelled	17
Pubserv	Alarms non medical	CO alarm	4
		Fire / smoke alarm	2
		Other Alarm	1
	Citizen assist	Citizen assist / service call	3
		Lift assist	2
Rescue	Structure rescue	Elevator / escalator rescue	1



RHEEMS FIRE DEPARTMENT

January 2026 - Monthly Report

<u>Incident Type</u>	<u>Month</u>	<u>2025</u>	<u>Municipality</u>	<u>Month</u>	<u>2025</u>
Vehicle Accidents	8	8	Conoy Township	0	0
Vehicle Entrapments	2	2	East Donegal Township	4	4
Vehicle Fire	3	3	Elizabethtown Borough	0	0
Building Fire	14	14	Marietta Borough	1	1
Brush/Trash Fire	1	1	Mount Joy Borough	2	2
Technical Rescue	0	0	Mount Joy Township	17	17
CO Incident	0	0	Rapho Township	2	2
Gas Leak	1	1	West Donegal Township	8	8
HAZMAT/Spill Control	0	0	Other / Out Of County	1	1
Investigations	1	1			
Fire Alarm	2	2			
EMS Call Any Type	2	2			
Public Service	0	0			
Fire or Rescue Other	0	0			
Transfers/Standbys	1	1			
TOTAL	35	35	TOTAL	35	35

PERSONNEL HOURS	MONTH			2025			
	Personnel	Hours	% Total Time	Personnel	Hours	% Total Time	
Response to Alarms	279	114:31:00	24.95%	279	114:31:00	24.95%	
Station Level Training	29	60:00:00	13.07%	29	60:00:00	13.07%	
Certified Training			0.00%			0.00%	
Training Preparation & Set-Up			0.00%			0.00%	
Duty Crew/Station Staffing	72	209:30:00	45.64%	72	209:30:00	45.64%	
Administration	21	45:15:00	9.86%	21	45:15:00	9.86%	
Fund Raising	2	0:30:00	0.11%	2	0:30:00	0.11%	
FD Events / Functions	5	15:00:00	3.27%	5	15:00:00	3.27%	
Funeral Details			0.00%			0.00%	
Meetings			0.00%			0.00%	
Rig Checks	11	7:30:00	1.63%	11	7:30:00	1.63%	
Apparatus Maintenance	1	3:45:00	0.82%	1	3:45:00	0.82%	
Equipment Maintenance	3	2:30:00	0.54%	3	2:30:00	0.54%	
Facilities Maintenance			0.00%			0.00%	
Municipal Meetings	1	0:30:00	0.11%	1	0:30:00	0.11%	
Public Education / Relations			0.00%			0.00%	
Work Detail			0.00%			0.00%	
TOTAL	424	459:01:00	100.00%	TOTAL	424	459:01:00	100.00%

Incident Number	Dispatch Notified Date/Time	Dispatched Incident Type	Address	Cross Streets	Response Zone
2026-0013	1/16/2026 14:47	BUILDING-COMMERCIAL / INDUSTRIAL -1A; 111-Building fire	1507 River Rd		East Donegal Township
2026-0021	1/21/2026 17:08	BUILDING-DWELLING-1A; 111-Building fire	1699 OLD RIVER RD		East Donegal Township
2026-0019	1/21/2026 13:49	BUILDING-DWELLING-1A; 111-Building fire	225 S ARNOLD ST		East Donegal Township
2026-0016	1/19/2026 17:57	VEHICLE ACCIDENT-ENTRAPMENT; 352-Extrication of victim(s) from vehicle	613 ANDERSON FERRY RD		East Donegal Township
2026-0008	1/9/2026 20:59	BUILDING-MOBILE HOME-1A; 121-Fire in mobile home used as fixed residence	230 FAIRVIEW AVE		Marietta Borough
2026-0032	1/29/2026 14:05	BUILDING-DWELLING-1A; 111-Building fire	503 Blossom Trail		Mount Joy Borough
2026-0023	1/22/2026 19:25	BUILDING-DWELLING-1A; 111-Building fire	221 LAKESIDE XING		Mount Joy Borough
2026-0014	1/16/2026 16:07	BUILDING-BARN-1A; 111-Building fire	187 Ridgeview Rd S		Mount Joy Township
2026-0028	1/26/2026 17:18	BUILDING-DWELLING-1A; 111-Building fire	59 Tia Cir		Mount Joy Township
2026-0027	1/26/2026 14:55	BUILDING-DWELLING-1A; 111-Building fire	679 CASSELL RD		Mount Joy Township
2026-0029	1/27/2026 1:45	BUILDING-HIGH OCCUPANCY 1A; 111-Building fire	26 Tia Cir		Mount Joy Township
2026-0025	1/25/2026 8:43	FIRE ALARM-RESIDENTIAL; 745-Alarm system activation, no fire - unintentional	2177 ANDREW AVE		Mount Joy Township
2026-0030	1/27/2026 21:10	GAS LEAK-1A; 412-Gas leak (natural gas or LPG)	641 Rockwood Dr		Mount Joy Township
2026-0026	1/25/2026 20:01	MEDICAL ASSIST; 311-Medical assist, assist EMS crew	1000 MERGANSER LN		Mount Joy Township
2026-0033	1/29/2026 14:38	VEHICLE ACCIDENT-CLASS 1; 322-Motor vehicle accident with injuries	119 ROUTE 283 W		Mount Joy Township
2026-0015	1/17/2026 9:34	VEHICLE ACCIDENT-CLASS 1; 322-Motor vehicle accident with injuries	168 ROUTE 283 W		Mount Joy Township
2026-0012	1/15/2026 6:53	VEHICLE ACCIDENT-CLASS 2; 322-Motor vehicle accident with injuries	CLOVERLEAF RD	ROUTE 283 E	Mount Joy Township
2026-0006	1/6/2026 17:07	VEHICLE ACCIDENT-ENTRAPMENT; 352-Extrication of victim(s) from vehicle	1856 SHEAFFER RD		Mount Joy Township
2026-0031	1/29/2026 7:45	VEHICLE ACCIDENT-STANDBY; 463-Vehicle accident, general cleanup	1701 Campus Rd		Mount Joy Township
2026-0017	1/20/2026 7:38	VEHICLE ACCIDENT-UNKNOWN INJURY; 324-Motor vehicle accident with no injuries.	128 ROUTE 283 E		Mount Joy Township
2026-0007	1/6/2026 22:08	VEHICLE ACCIDENT-UNKNOWN INJURY; 324-Motor vehicle accident with no injuries.	615 MILTON GROVE RD S		Mount Joy Township
2026-0002	1/2/2026 12:52	VEHICLE ACCIDENT-UNKNOWN INJURY; 324-Motor vehicle accident with no injuries.	ROUTE 283 E	CLOVERLEAF RD	Mount Joy Township
2026-0020	1/21/2026 14:19	VEHICLE FIRE; 131-Passenger vehicle fire	355 Hershey Rd		Mount Joy Township
2026-0003	1/3/2026 10:03	VEHICLE FIRE; 131-Passenger vehicle fire	17.8 PA-283		Mount Joy Township
2026-0024	1/23/2026 18:55	BRUSH FIRE-LARGE; 142-Brush or brush-and-grass mixture fire	3729 MOUNT JOY RD		Rapho Township
2026-0022	1/22/2026 5:00	BUILDING-DWELLING-1A; 111-Building fire	1254 CIDER PRESS RD		Rapho Township
2026-0035	1/30/2026 16:44	BUILDING-DWELLING-1A; 111-Building fire	5904 Bossler Rd		West Donegal Township
2026-0011	1/14/2026 14:23	BUILDING-DWELLING-1A; 111-Building fire	486 Maytown Rd		West Donegal Township
2026-0009	1/10/2026 23:55	BUILDING-HIGH OCCUPANCY 1A; 111-Building fire	112 E Harrisburg Ave		West Donegal Township
2026-0005	1/4/2026 10:05	CARDIAC ARREST; 321-EMS call, excluding vehicle accident with injury	34 WEST VIEW DR		West Donegal Township
2026-0010	1/11/2026 11:04	FIRE ALARM-RESIDENTIAL; 745-Alarm system activation, no fire - unintentional	234 COLEBROOK RD		West Donegal Township
2026-0034	1/29/2026 19:10	INVESTIGATION-INSIDE; 651-Smoke scare, odor of smoke	20 Southwoods Dr		West Donegal Township
2026-0004	1/3/2026 20:44	VEHICLE ACCIDENT-CLASS 2; 322-Motor vehicle accident with injuries	BOSSLER RD	LANDIS RD	West Donegal Township
2026-0001	1/1/2026 17:07	VEHICLE FIRE; 131-Passenger vehicle fire	1399 N MARKET ST		West Donegal Township
2026-0018	1/21/2026 13:29	STANDBY-TRANSFER-FIRE; 571-Cover assignment, standby, moveup	125 S SECOND ST		Wrightsville Borough

Rheems Fire Department

Budget vs. Actuals: Budget_FY26_P&L - FY26 P&L

January - December 2026

	ACTUAL	BUDGET	TOTAL	
			OVER BUDGET	% OF BUDGET
Income				
Fundraising & Donations				
121 Annual Fund Drive	1,196.80	70,000.00	-68,803.20	1.71 %
123 Fire Division Services		2,000.00	-2,000.00	
124 Special Contributions		14,800.00	-14,800.00	
126 Miscellaneous Contributions	700.00	1,000.00	-300.00	70.00 %
127 Memorial Contributions		250.00	-250.00	
150 Fundraising Event Proceeds	1,000.00	1,750.00	-750.00	57.14 %
Total Fundraising & Donations	2,896.80	89,800.00	-86,903.20	3.23 %
Grants				
184 PEMA Grants		16,000.00	-16,000.00	
Total Grants		16,000.00	-16,000.00	
Municipal Income				
101 MJT Operations		155,170.00	-155,170.00	
103 MJT Capital Reserve	500,000.00	500,000.00	0.00	100.00 %
104 WDT Operations		174,410.00	-174,410.00	
106 WDT Capital Reserve		300,000.00	-300,000.00	
Total Municipal Income	500,000.00	1,129,580.00	-629,580.00	44.26 %
Other Revenue				
132 Sale of Fire Department Merchandise		1,000.00	-1,000.00	
140 Dues/Applications		250.00	-250.00	
160 Interest Earned	1,310.33		1,310.33	
161 Loans		15,000.00	-15,000.00	
Total Other Revenue	1,310.33	16,250.00	-14,939.67	8.06 %
Reimbursements/Refunds/Claims				
173 Reimbursements from Relief	1,500.00		1,500.00	
Total Reimbursements/Refunds/Claims	1,500.00		1,500.00	
Total Income	\$505,707.13	\$1,251,630.00	\$ -745,922.87	40.40 %
GROSS PROFIT	\$505,707.13	\$1,251,630.00	\$ -745,922.87	40.40 %
Expenses				
Administrative				
281 Paper/Copier/Office Supplies	931.50	1,275.00	-343.50	73.06 %
282 Office Equipment		500.00	-500.00	
283 Computer & Network Expenses	270.00	2,000.00	-1,730.00	13.50 %
287 Postage & Shipping		150.00	-150.00	
288 Fund Raising Expenses		12,500.00	-12,500.00	
290 Dues & Subscriptions		750.00	-750.00	
292 Property & Liability Insurance	14,019.00	14,500.00	-481.00	96.68 %
293 Software	10,267.24	12,000.00	-1,732.76	85.56 %
294 Copier Lease	205.14	1,500.00	-1,294.86	13.68 %
295 Fire Department Web Site	110.95	1,000.00	-889.05	11.10 %
297 Legal & Accounting		1,250.00	-1,250.00	

Rheems Fire Department

Budget vs. Actuals: Budget_FY26_P&L - FY26 P&L

January - December 2026

			TOTAL	
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
299 Grant Preparation Expenses		2,500.00	-2,500.00	
332 Presidents Initiatives		1,500.00	-1,500.00	
340 Social Functions		2,500.00	-2,500.00	
341 Memorial Expenses		1,000.00	-1,000.00	
342 Administrative Miscellaneous		5,000.00	-5,000.00	
Total Administrative	25,803.83	59,925.00	-34,121.17	43.06 %
Apparatus				
241 Apparatus Purchase		1,075,000.00	-1,075,000.00	
242 Engine 70 Maintenance		12,500.00	-12,500.00	
243 Rescue 70 Maintenance		12,500.00	-12,500.00	
244 DC 70 Maintenance		3,500.00	-3,500.00	
245 Squad 70 Maintenance		56,000.00	-56,000.00	
246 Tanker 70 Maintenance		30,500.00	-30,500.00	
247 Fuel for Apparatus/Equipment	622.14	10,000.00	-9,377.86	6.22 %
249 Miscellaneous (Tools/Lubricants/Parts)		2,500.00	-2,500.00	
250 C70 Maintenance		3,500.00	-3,500.00	
Total Apparatus	622.14	1,206,000.00	-1,205,377.86	0.05 %
Capital & Debt Service				
613 KS State Bank Principle		33,504.89	-33,504.89	
614 KS State Bank Interest		26,537.84	-26,537.84	
Total Capital & Debt Service		60,042.73	-60,042.73	
Facilities				
301 Facilities Improvements	680.00	80,000.00	-79,320.00	0.85 %
302 Facilities Maintenance	1,714.06	10,000.00	-8,285.94	17.14 %
303 Snow Removal	3,027.00	3,500.00	-473.00	86.49 %
304 Lawn Maintenance	5,422.50	5,500.00	-77.50	98.59 %
305 Appliance Purchase		1,000.00	-1,000.00	
306 Furniture Purchase		5,000.00	-5,000.00	
307 Contract Cleaning	700.00	1,000.00	-300.00	70.00 %
309 Supplies		750.00	-750.00	
310 HVAC Maintenance	2,521.90	3,000.00	-478.10	84.06 %
311 Physical Fitness		2,000.00	-2,000.00	
312 Pest Control		500.00	-500.00	
313 Emergency Generator Maintenance		1,500.00	-1,500.00	
314 Pond Maintenance		2,750.00	-2,750.00	
315 Appliance Maintenance		750.00	-750.00	
316 Kitchen Supplies		500.00	-500.00	
Total Facilities	14,065.46	117,750.00	-103,684.54	11.95 %
Operations				
215 Equipment Purchases	5,129.06	10,000.00	-4,870.94	51.29 %
216 PPE	228.31	17,500.00	-17,271.69	1.30 %
226 Equipment Repairs		7,500.00	-7,500.00	
231 Communications		1,500.00	-1,500.00	

Rheems Fire Department

Budget vs. Actuals: Budget_FY26_P&L - FY26 P&L

January - December 2026

			TOTAL	
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
234 Chiefs Initiatives		1,500.00	-1,500.00	
236 Miscellaneous	109.53	7,000.00	-6,890.47	1.56 %
296 I-Pads	60.00	1,500.00	-1,440.00	4.00 %
338 Food for Calls/Training		2,000.00	-2,000.00	
Total Operations	5,526.90	48,500.00	-42,973.10	11.40 %
Personnel				
213 Patches/Shirts/Hats/Jackets		2,000.00	-2,000.00	
217 Fire Department Uniforms		4,000.00	-4,000.00	
331 Fire Department Banquet		8,000.00	-8,000.00	
335 Recruitment & Retention Incentive	155.27	8,000.00	-7,844.73	1.94 %
337 Water/Coffee Mess	108.36	1,700.00	-1,591.64	6.37 %
Total Personnel	263.63	23,700.00	-23,436.37	1.11 %
Utilities				
321 Electric	986.53	12,500.00	-11,513.47	7.89 %
322 Water	88.10	500.00	-411.90	17.62 %
323 Sewer		1,000.00	-1,000.00	
324 Telephones	25.22	1,000.00	-974.78	2.52 %
326 Natural Gas	483.00	4,500.00	-4,017.00	10.73 %
327 Alarm System Monitoring	2,760.00	3,500.00	-740.00	78.86 %
329 Cable/Internet	26.10	300.00	-273.90	8.70 %
Total Utilities	4,368.95	23,300.00	-18,931.05	18.75 %
Total Expenses	\$50,650.91	\$1,539,217.73	\$ -1,488,566.82	3.29 %
NET OPERATING INCOME	\$455,056.22	\$ -287,587.73	\$742,643.95	-158.23 %
NET INCOME	\$455,056.22	\$ -287,587.73	\$742,643.95	-158.23 %

Rheems Fire Company Relief Association

Budget vs. Actuals: Relief Association 2026 - FY26 P&L

January - December 2026

			TOTAL	
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Income				
100 Commonwealth Allocations				
1001 MJT Relief	24,750.00		-24,750.00	
1002 WDT Relief	28,000.00		-28,000.00	
Total 100 Commonwealth Allocations	52,750.00		-52,750.00	
110 Interest Income				
1101 Interest Earned on Accounts	386.11	4,000.00	-3,613.89	9.65 %
Total 110 Interest Income	386.11	4,000.00	-3,613.89	9.65 %
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	\$386.11	\$58,750.00	\$ -58,363.89	0.66 %
GROSS PROFIT	\$386.11	\$58,750.00	\$ -58,363.89	0.66 %
Expenses				
510 - Insurance Premiums				
5101 Insurance Premiums	1,780.00	5,500.00	-3,720.00	32.36 %
Total 510 - Insurance Premiums	1,780.00	5,500.00	-3,720.00	32.36 %
520 - Equipment Purchased				
5212 Rescue Equipment Purchase	1,000.00		-1,000.00	
5218 Pager Purchases	2,500.00		-2,500.00	
5233 Fire Extinguishers	500.00		-500.00	
5238 Hose/Nozzles/Appliances	22,500.00		-22,500.00	
Total 520 - Equipment Purchased	26,500.00		-26,500.00	
530 - Equipment Maintenance				
5304 Cascade System Maintenance	1,500.00		-1,500.00	
5309 SCBA Service	4,000.00		-4,000.00	
5310 SCBA Parts	1,500.00		-1,500.00	
5319 Pager Maintenance	1,000.00		-1,000.00	
5326 Miscellaneous Relief Expenditures	10,500.00		-10,500.00	
5349 Miscellaneous (Tools/Lubricants/Parts)	500.00		-500.00	
5360 Sprinkler System Maintenance	650.00		-650.00	
Total 530 - Equipment Maintenance	19,650.00		-19,650.00	
560 - Training Expenses				
5601 Training Classes/Programs	20,000.00		-20,000.00	
5602 Training Equipment	3,000.00		-3,000.00	
Total 560 - Training Expenses	23,000.00		-23,000.00	
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				
5907 Legal & Accounting	2,000.00		-2,000.00	

Rheems Fire Company Relief Association

Budget vs. Actuals: Relief Association 2026 - FY26 P&L

January - December 2026

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Total 590 - Administrative Expenses		2,000.00	-2,000.00	
Total Expenses	\$1,780.00	\$79,150.00	\$ -77,370.00	2.25 %
NET OPERATING INCOME	\$ -1,393.89	\$ -20,400.00	\$19,006.11	6.83 %
NET INCOME	\$ -1,393.89	\$ -20,400.00	\$19,006.11	6.83 %



**GREATER ELIZABETHTOWN AREA RECREATION & COMMUNITY SERVICES
BOARD MEETING MINUTES
GEARS COMMUNITY CENTER
DECEMBER 16, 2025 AT 7:00 PM**

BOARD MEMBERS

IN ATTENDANCE:

Howard Kroesen, Chair, Elizabethtown Borough
Lindsay Norris, Vice Chair, West Donegal Township
Delmar Oberholtzer, Treasurer, Mount Joy Township
Alissa Eby, Elizabethtown Borough
Jay Hynicker, Elizabethtown Borough
Jeb Musser, West Donegal Township
Phil Dunn, West Donegal Township
Linda Good, East Donegal Township
Adam Reed, Mount Joy Township

BOARD MEMBERS ABSENT: Michael Brubaker, East Donegal Township
Alan Kaylor, East Donegal Township
Alexander Shubert, Mount Joy Township

VISITORS IN ATTENDANCE: None.

STAFF IN ATTENDANCE: David Wendel, Executive Director
Joyce Hardman, Recorder of Minutes

1. CALL TO ORDER

Chair Kroesen called the meeting to order at 7 pm.

2. PUBLIC COMMENT

No public comment.

3. Board Minutes

Ms. Norris moved to approve the November 18, 2025 Board Minutes. Ms. Good was second. Motion unanimously passed.



4. FINANCIAL REPORT

Mr. Wendel addressed the November Financial Report including updates on our current balances. Mr. Wendel noted that our revenues increased by 3.8% when compared to the same time period last year. This is a result of increased programming and higher levels of participation. Additionally, he reported that our Truist and ENB accounts have a total balance of \$1,421,068 as of 12/11/2025. This includes Mt. Joy Township's and Conoy Township's contributions of \$75,000 for the second floor renovations. Elizabethtown Borough and West Donegal Township will be invoiced in early January for their committed funds toward the second floor renovations.

Ms. Eby moved to approve the November 2025 Financial Report. Mr. Hynicker was second. Motion unanimously passed.

5. COMMITTEE REPORTS

- **Executive Committee:**

No report.

- **Finance Committee:**

No report.

- **Personnel Committee:**

Mr. Dunn presented the revisions to the Employee Handbook and asked if there were any comments.

Ms. Eby asked about the time line for staff clearance renewals.

Mr. Wendel reported that it was decided to use the state mandate of every five years rather than three years to update clearances.

Ms. Eby recommended some language changes including using "generally" rather than "typically" receive holiday pay. Additionally, she recommended under dress code that "appropriate length" be defined to "slightly above the knee" for shorts. Lastly, it was recommended that the section on harassment under "retaliation is not permitted" to add "will result in disciplinary action up to and including termination" so there is consistency with some of the other prohibitive actions/behavior.

Mr. Reed suggested that nonexempt employees should get paid for jury duty.



Ms. Norris stated that the policy does not include anything about part-time employees so that eliminates them.

Mr. Wendel stated that jury duty pay only applies to full-time exempt and full-time non-exempt employees.

Mr. Dunn moved to adopt the Employee Handbook with changes as suggested. Ms. Good was second. Motion unanimously passed.

Mr. Kroesen thanked the Personnel Committee for their work on reviewing and updating the Employee Handbook.

- **Program Committee:**

No report.

- **Facilities Committee:**

No report.

- **Sponsorship Committee:**

No report.

6. EXECUTIVE DIRECTOR REPORT

- **Second Floor Improvements:** Mr. Wendel reported that he met with our contractor, Lobar Associates today to discuss the waterline for the sprinkler system and the impact it will have on parking and access to the main entrance of the building. It appears the entire parking lot will need to be closed and barricaded for about three weeks while the work takes place. The work is projected to commence in early January.

Mr. Norris asked if they will conduct evening or weekend work.

Mr. Wendel indicated that it is possible but at a significant cost. It was not budgeted to be completed during off hours.

Mr. Reed asked if we escaped any additional cost with adding the van accessible space.

Mr. Wendel reported that there will be an additional cost for engineering services which included



preparing the plan that was sent to DCNR for review and for the survey that was conducted.

Mr. Musser asked if there would be any impact to our neighbors if the water is shut off at the main.

Mr. Wendel stated that he did not foresee any impact.

Mr. Kroesen asked if this was a dedicated line for the sprinkler system

Mr. Wendel indicated that it is dedicated to the sprinkler system.

Ms. Eby asked if our insurance rates will decrease with the addition of an all building sprinkler system.

Mr. Wendel reported that he consulted with our insurance carrier. It was determined that a possible minor reduction could be achieved with a sprinkler system in place.

- **GEARS Funding Agreement and Bylaws:** Mr. Wendel reported that he sought an update from Ann Roda on the status of the GEARS Funding Agreement. Her update indicated that it would not be ready for review by the end of the year as discussed in November. The agreement as yet to undergo a legal review by their solicitor. An update on where this process stands is supposed to follow.

Ms. Norris stated that it sounded like the holdup was due to their solicitor. She indicated that West Donegal Township received copies of the funding agreement.

Mr. Kroesen stated that he spoke with Andy Schoenberger from Borough Council and was told that the agreement would be done this week.

Mr. Reed stated that if we do not get the agreement approved it could be until February that it is reviewed and possibly approved.

- **Building Repairs:** Mr. Wendel advised the board that we were confronted with several unexpected and costly repairs this year that could not be fully covered through our maintenance budget. Some of these repairs included a roof leak in the gymnasium resulting from a faulty HVAC unit. The repair to the unit, to the roof and the ceiling in the gym cost about \$5,000. Other unexpected repairs included roof patches installed in several locations, trees trimmed/removed due to damaging storms and the replacement of a heat exchanger. These repairs were in excess of \$6,000. This will be reflected in our December financial report.



- **ExtraGive:** Mr. Wendel reported that GEARS reached a new milestone by raising nearly \$12,000 in donations from the ExtraGive. We exceeded our annual goal of \$10,000. The board was thanked for their participation and support.
- **Recreation:** Mr. Wendel provided program highlights and enrollment figures for a number of our seasonal programs. Additionally, several testimonials were shared from customers related to their experience and high level of satisfaction towards our programs. This month's testimonials focused on our youth basketball program and the Holiday Parade which was the largest parade GEARS has planned, coordinated and conducted since taking it over from the Borough. A variety of pictures were shared from the parade as Market Street was filled with thousands of parade watchers.
- **Kids Center:** Mr. Wendel reported that enrollment for the 2025-2026 school year currently stands at 152. Enrollment figures for each site include the following: Bainbridge (18), East High (36), Bear Creek (56), Kindergarten (19) and Preschool (23). Our Thanksgiving Luncheon on 11/24/2025 attracted 125 participants while Cookies with Santa on 12/12/2025 attracted 80 kids and parents.
- **Senior Center:** Mr. Wendel reported that there were 18 service days during the month of November. We averaged 42 seniors a day with a total of 161 different seniors served. Our lunch program served 25 seniors daily and we attracted 8 new seniors during the month. Our Center without Walls Program attracted 34 seniors. The Garden Club included 13 participants while Bingocize and Geri-Fit attracted 38 participants. We had 6 seniors participate in the November Advisory Committee. The December activities calendar and lunch menu was shared with the board.
- **Holiday Luncheon:** Mr. Wendel reminded the board that our Holiday Luncheon is scheduled on 12/23/2026. The board was encouraged to attend as an opportunity to meet and thank our staff for their wonderful work in serving our community.

7. BOARD COMMENTS

Mr. Reed asked about the snow removal process.

Mr. Wendel indicated that we use Hubler Landscaping for snow and ice removal.

Mr. Oberholtzer asked what will happen with any scrap copper found during the renovations.

Mr. Wendel will consult with contractor.

Mr. Kroesen thanked Alex Shubert for his years of service on the GERSA Board. He will not be returning for another term.



8. EXECUTIVE SESSION

None requested.

9. NEXT MEETING

The GEARS Board will meet on Tuesday, January 20, 2026 at 7 pm at the GEARS Community Center.

10. ADJOURNMENT

Chair Kroesen adjourned the meeting at 8:15 pm

Respectfully submitted,

David A. Wendel

Greater Elizabethtown Area Recreation & Community Services
Balance Sheet
December 31, 2025

ASSETS		
Current Assets		
Ckg - Truist ...3077	\$ 46,918.45	
MM - ENB ...5216	1,111,393.09	
Ckg - ENB ...7986	275,093.37	
Clearing - ENB ACH & CC	11,660.25	
Petty Cash	575.00	
MM - ENB DCNR grant ...0410	127,640.90	
Grant - ENB #5098077	23,470.14	
HRA - ENB #1398016	2,300.42	
CARES Grant - ENB ...5460	2,505.00	
ENB-Maintenance Fund #1282	20.00	
GEARS Reinvestment-ENB#7170	10.00	
Prepaid Expenses	2,747.28	
Accounts Receivable	8,853.09	
 Total Current Assets	 1,613,186.99	
 Property and Equipment		
Leasehold Improvements/Center	547,743.00	
A/D - Lshld Imprv - Center	(448,113.00)	
Leasehold Improvements/Rec	98,262.00	
A/D - Lshld Improv - Rec	(73,516.00)	
Equipment	79,377.00	
A/D - Equipment	(71,855.00)	
Furniture/Fixtures	53,962.00	
A/D - Furniture/Fixtures	(53,962.00)	
Leasehold Improve-Poplar	130,714.00	
A/D-Leashold Improve Poplar	(55,131.00)	
Construction in Process	66,000.00	
 Total Property and Equipment	 273,481.00	
 Total Assets	 \$ 1,886,667.99	

Greater Elizabethtown Area Recreation & Community Services
Balance Sheet
December 31, 2025

LIABILITIES AND CAPITAL		
Liabilities		
Deferred Revenue	\$	52,655.79
Deferred Revenue - STARS		9,344.92
Accounts Payable		(9,289.00)
Accrued payroll		22,106.15
Civic Plus - Gift Cards		90.00
Total Liabilities		74,907.86
Capital		
Capital Reserve		21,871.66
Grant STARS		(8,750.73)
Grant Armstrong gym floor		0.00
Grant Office of Aging		(2,551.00)
GEARS Reinvestment Fund-Disb		(221,622.17)
Grant Nutrition		(5,004.24)
Grant DCNR -2nd Fl Reno		125,000.00
Municipal Cntrib 2nd Fl Reno		150,000.00
General Fund		1,631,363.40
Net Income		121,453.21
Total Capital		1,811,760.13
Total Liabilities & Capital	\$	1,886,667.99

Greater Elizabethtown Area Recreation & Community Services
Income Statement - Summary
For the Twelve Months Ending December 31, 2025

	Budget	Month	Year to Date	Variance
Revenues				
Administration	408,205.00	3,541.80	435,014.16	26,809.16
Recreation	434,000.00	15,986.57	403,489.20	(30,510.80)
Child Care	1,022,000.00	84,774.65	1,048,808.43	26,808.43
Senior Center	119,900.00	23,628.30	120,636.27	736.27
Poplar Street Park	42,350.00	1,614.93	34,210.49	(8,139.51)
Community Center	50,343.00	0.00	55,093.00	4,750.00
Fundraisers	0.00	0.00	0.00	0.00
Total Revenues	2,076,798.00	129,546.25	2,097,251.55	20,453.55
Expenses				
Administration	427,740.00	32,451.54	402,298.30	25,441.70
Recreation	441,615.00	33,081.92	408,795.87	32,819.13
Child Care	898,500.00	61,644.38	886,526.31	11,973.69
Senior Center	163,650.00	13,055.23	151,569.67	12,080.33
Poplar Street Park	47,950.00	2,460.73	28,888.68	19,061.32
Community Center	97,343.00	14,783.07	97,719.51	(376.51)
Capital Improvement	0.00	0.00	0.00	0.00
Fundraisers	0.00	0.00	0.00	0.00
Total Expenses	2,076,798.00	157,476.87	1,975,798.34	100,999.66
Net Income	0.00	(27,930.62)	121,453.21	(121,453.21)

Income Summary - By Department

Administration	(19,535.00)	(28,909.74)	32,715.86	(52,250.86)
Recreation	(7,615.00)	(17,095.35)	(5,306.67)	(2,308.33)
Child Care	123,500.00	23,130.27	162,282.12	(38,782.12)
Senior Center	(43,750.00)	10,573.07	(30,933.40)	(12,816.60)
Poplar Street Park	(5,600.00)	(845.80)	5,321.81	(10,921.81)
Community Center	(47,000.00)	(14,783.07)	(42,626.51)	(4,373.49)
Capital Improveme	0.00	0.00	0.00	0.00
Fundraisers	0.00	0.00	0.00	0.00
Total Net	0.00	(27,930.62)	121,453.21	(121,453.21)

Greater Elizabethtown Area Recreation & Community Services
Income Statement
For the Twelve Months Ending December 31, 2025

		Budget	Month	Year to Date	Variance
Revenues					
Administration					
4000-00	Contribution/Municipal	365,705.00	0.00	373,205.02	7,500.02
4003-00	Donations	20,000.00	0.00	15,119.27	(4,880.73)
4005-00	Brochure Advertising	7,500.00	0.00	8,650.00	1,150.00
4008-00	Interest Income	15,000.00	3,541.80	38,039.87	23,039.87
	Total Administration	408,205.00	3,541.80	435,014.16	26,809.16
Recreation					
4010-01	Registration Fees/Student	125,000.00	2,445.00	119,905.40	(5,094.60)
4011-01	Registration Fees/Advertisin	110,000.00	412.00	98,376.18	(11,623.82)
4012-01	Summer Playground	34,000.00	0.00	40,819.71	6,819.71
4013-01	Summer Camp Fees	12,000.00	0.00	17,724.00	5,724.00
4014-01	Special Events	25,000.00	0.00	20,955.27	(4,044.73)
4015-01	Donations/Grants	80,000.00	12,850.00	64,247.22	(15,752.78)
4016-01	Bus Trips/Adult	30,000.00	208.00	33,149.99	3,149.99
4018-01	Credit Card transacti	18,000.00	71.57	8,311.43	(9,688.57)
	Total Recreation	434,000.00	15,986.57	403,489.20	(30,510.80)
Child Care					
4030-02	Summer Camp Fees	220,000.00	0.00	227,913.87	7,913.87
4031-02	Before/After School	440,000.00	54,864.60	490,944.27	50,944.27
4035-02	Preschool Fees	145,000.00	15,087.00	139,333.47	(5,666.53)
4036-02	Kindergarten Fees	180,000.00	13,817.00	148,302.15	(31,697.85)
4034-02	Fundraising	3,000.00	0.00	8,541.00	5,541.00
4037-02	EASD School Surch	15,000.00	1,006.05	14,183.67	(816.33)
4039-02	Activity Fee (Trips/E	19,000.00	0.00	19,590.00	590.00
	Total Child Care	1,022,000.00	84,774.65	1,048,808.43	26,808.43
Senior Center					
4050-03	Daily Senior Donatio	8,400.00	507.12	7,089.27	(1,310.73)
4051-03	Office of Aging	96,900.00	21,856.18	96,284.61	(615.39)
4052-03	Fundraising	12,000.00	390.00	13,713.75	1,713.75
4053-03	Donations	2,600.00	875.00	3,548.64	948.64
	Total Senior Center	119,900.00	23,628.30	120,636.27	736.27

Greater Elizabethtown Area Recreation & Community Services
Income Statement
For the Twelve Months Ending December 31, 2025

		Budget	Month	Year to Date	Variance
Poplar Street Park					
4080-06	Poplar St Park Fees	5,400.00	675.00	4,725.00	(675.00)
4081-06	Utilities Costs Reim	8,000.00	939.93	5,285.49	(2,714.51)
4083-06	Municipal Contributi	<u>28,950.00</u>	<u>0.00</u>	<u>24,200.00</u>	<u>(4,750.00)</u>
	Total Poplar Street	42,350.00	1,614.93	34,210.49	(8,139.51)
Community Center					
4090-07	Municipal Contributi	<u>50,343.00</u>	<u>0.00</u>	<u>55,093.00</u>	<u>4,750.00</u>
	Total Poplar Street	50,343.00	0.00	55,093.00	4,750.00
Fundraisers					
	Total Fundraisers	0.00	0.00	0.00	0.00
	Total Revenues	<u>2,076,798.00</u>	<u>129,546.25</u>	<u>2,097,251.55</u>	<u>20,453.55</u>

Greater Elizabethtown Area Recreation & Community Services
Income Statement
For the Twelve Months Ending December 31, 2025

		Budget	Month	Year to Date	Variance
Expenses					
Administration					
6000-00	Administration	174,940.00	14,486.48	181,160.94	(6,220.94)
6001-00	FT Admin Assistant	41,100.00	3,661.54	41,557.48	(457.48)
6002-00	Part-Time Facility St	21,600.00	1,820.65	18,449.24	3,150.76
6003-00	Accounting Compen	26,000.00	(5,881.00)	23,464.77	2,535.23
6005-00	Benefits	39,000.00	3,098.94	36,165.12	2,834.88
6006-00	Payroll Taxes/Admin	20,600.00	1,550.69	19,279.10	1,320.90
6007-00	Insurance	60,000.00	46.75	56,361.27	3,638.73
6008-00	Professional Services	11,000.00	7,500.00	10,600.00	400.00
6009-00	Staff Development	15,000.00	951.34	8,950.23	6,049.77
6011-00	Transportation	6,000.00	362.88	4,300.54	1,699.46
6012-00	Postage	10,000.00	21.95	10,366.81	(366.81)
6013-00	Printing	11,500.00	0.00	9,629.34	1,870.66
6015-00	Office Supplies	8,500.00	733.14	8,400.17	99.83
6016-00	Maintenance Service	10,000.00	778.63	10,458.84	(458.84)
6017-00	Computer Services/S	10,000.00	1,510.05	9,452.64	547.36
6018-00	Dues & Subscription	4,500.00	0.00	3,575.49	924.51
6019-00	Credit Card Transact	1,000.00	56.76	853.57	146.43
6021-00	Legal Fees	5,000.00	0.00	264.00	4,736.00
6022-00	Advertising/Marketi	3,000.00	48.00	1,939.39	1,060.61
6023-00	Telephone	10,000.00	1,682.74	11,250.21	(1,250.21)
6024-00	Office Equipment Le	10,500.00	0.00	9,577.64	922.36
6025-00	Office Equip Repairs	6,500.00	0.00	5,391.16	1,108.84
6026-00	Licenses & Fees	2,000.00	22.00	850.35	1,149.65
6090-00	Contribution from D	(80,000.00)	0.00	(80,000.00)	0.00
Total Administratio		427,740.00	32,451.54	402,298.30	25,441.70
Recreation					
6100-01	Recreation Dir/Prog	113,000.00	10,169.24	114,073.59	(1,073.59)
6101-01	Benefits	12,000.00	866.72	10,672.72	1,327.28
6102-01	Payroll Taxes/Recrea	20,000.00	1,320.08	18,819.24	1,180.76
6103-01	Summer Playground	43,000.00	0.00	44,771.77	(1,771.77)
6104-01	Adult Programs	45,000.00	4,613.28	47,497.92	(2,497.92)
6105-01	Youth Programs	60,000.00	5,242.93	54,635.94	5,364.06
6106-01	Summer Camp Progr	12,000.00	0.00	8,461.15	3,538.85
6112-01	Adult & Youth: Facil	34,000.00	160.00	22,565.00	11,435.00
6113-01	Bus Trips/Adult	25,000.00	7,923.90	29,876.30	(4,876.30)
6114-01	Special Events/Adult	20,000.00	1,062.05	12,236.30	7,763.70
6116-01	Contribution to Adm	30,000.00	0.00	30,000.00	0.00
6117-01	CivicRec Annual Fee	6,615.00	0.00	6,615.01	(0.01)
6118-01	Credit Card Transact	18,000.00	1,723.72	8,570.93	9,429.07
6119-01	Overtime	3,000.00	0.00	0.00	3,000.00
Total Recreation		441,615.00	33,081.92	408,795.87	32,819.13

Greater Elizabethtown Area Recreation & Community Services

Income Statement

For the Twelve Months Ending December 31, 2025

		Budget	Month	Year to Date	Variance
Child Care					
6120-02	Kindergarten Staff	80,000.00	8,115.33	82,970.88	(2,970.88)
6121-02	Kindergarten Supplie	4,000.00	932.65	1,750.75	2,249.25
6122-02	Kindergarten Food S	4,000.00	102.57	3,691.24	308.76
6124-02	Kindergarten Transp	32,000.00	5,940.00	33,645.00	(1,645.00)
6125-02	Online Pymt fees/Sof	4,000.00	0.00	3,960.00	40.00
6130-02	Director/Asst Direct	113,000.00	8,657.08	112,417.67	582.33
6132-02	Summer Staff Wages	130,000.00	0.00	132,762.19	(2,762.19)
6133-02	Before/After School	230,000.00	21,610.77	223,311.35	6,688.65
6134-02	Benefits	48,000.00	4,023.34	47,962.11	37.89
6135-02	Payroll Taxes/Child	55,000.00	3,721.17	54,674.17	325.83
6136-02	Summer Supplies	4,000.00	0.00	5,902.83	(1,902.83)
6137-02	Summer Food Suppl	5,000.00	0.00	4,672.97	327.03
6138-02	Before/After Supplie	4,000.00	406.72	3,415.13	584.87
6139-02	Before/After Food S	8,000.00	312.76	6,039.17	1,960.83
6140-02	Summer/BA Field Tr	19,000.00	0.00	21,957.12	(2,957.12)
6141-02	Education	3,500.00	0.00	1,545.24	1,954.76
6142-02	Fundraising	3,000.00	0.00	5,732.00	(2,732.00)
6145-02	School Surcharge	15,000.00	0.00	11,163.12	3,836.88
6146-02	Preschool Staff Wag	80,000.00	7,283.68	70,611.35	9,388.65
6147-02	Preschool Supplies	4,000.00	94.60	2,475.29	1,524.71
6148-02	Preschool Food Supp	3,000.00	24.36	3,548.86	(548.86)
6149-02	Contribution to Adm	50,000.00	0.00	50,000.00	0.00
6150-02	Overtime	0.00	419.35	2,317.87	(2,317.87)
Total Child Care		898,500.00	61,644.38	886,526.31	11,973.69
Senior Center					
6150-03	Director Compensat	82,000.00	7,855.80	83,994.41	(1,994.41)
6151-03	Part-Time Personnel	26,000.00	969.19	17,895.71	8,104.29
6152-03	Benefits	8,500.00	1,143.62	13,938.53	(5,438.53)
6153-03	Payroll Taxes/Senior	8,300.00	681.85	8,433.16	(133.16)
6154-03	Program Supplies	23,250.00	1,649.96	17,998.15	5,251.85
6155-03	Entertainment	5,800.00	0.00	949.24	4,850.76
6156-03	Fundraising Supplies	5,800.00	754.81	7,120.04	(1,320.04)
6157-03	Bus Trips	1,000.00	0.00	1,240.43	(240.43)
6158-03	Overtime	3,000.00	0.00	0.00	3,000.00
Total Senior Center		163,650.00	13,055.23	151,569.67	12,080.33

Greater Elizabethtown Area Recreation & Community Services
Income Statement
For the Twelve Months Ending December 31, 2025

		Budget	Month	Year to Date	Variance
Poplar Street Park					
6180-06	Utilities	12,000.00	504.81	6,910.65	5,089.35
6181-06	Maintenance	28,950.00	1,955.92	20,400.97	8,549.03
6182-06	Improvements	7,000.00	0.00	1,577.06	5,422.94
	Total Poplar Street	47,950.00	2,460.73	28,888.68	19,061.32
Community Center					
6210-07	Comm Center - Utilit	42,000.00	6,982.12	46,430.45	(4,430.45)
6211-07	Comm Center - Main	50,343.00	7,450.45	45,261.62	5,081.38
6212-07	Comm Center - Impr	5,000.00	350.50	6,027.44	(1,027.44)
	Total Community C	97,343.00	14,783.07	97,719.51	(376.51)
Fundraisers					
	Total Fundraisers	0.00	0.00	0.00	0.00
Capital Improvements					
	Total Capital Impr	0.00	0.00	0.00	0.00
	Total Expenses	2,076,798.00	157,476.87	1,975,798.34	100,999.66
	Net Income	0.00	(27,930.62)	121,453.21	(121,453.21)



MILANO-SCHOCK LIBRARY

1184 Anderson Ferry Road, Mount Joy, PA 17552

Tel: 717.653.1510 Fax: 717.653.4030

www.mslibrary.org

Milanof-Schock Library is a community resource that enriches lives through, education, information, exploration, and socialization.

Serving East Donegal Township, Marietta Boro, Mount Joy Boro, Mount Joy Township & Rapho Township

January 15, 2026 - Compiled by Joseph McIlhenney, Executive Director

Contributors: Susan Craine, Jazmynn Whitney, Kirstin Rhoads & Laura Bear

December 1-31, 2025 Statistics	Dec'25	2025 YTD	2024	2023	2022
TOTAL CIRCULATION	12,836	<<<<	12,014	11,909	12,115
YTD CIRCULATION	>>>>	167,625	176,387	178,786	178,129
OVERDRIVE & E-formats (LSLC)	1,193	15,147	16,915	17,257	16,662
Hoopla! (MSL only)	315	5,460	6,454	3,755	0
NEW PATRONS	66	<<<<	65	49	54
YTD NEW PATRONS	>>>>	972	979	1,005	880
PATRON COUNT	4,666	<<<<	4,460	4,487	4,354
YTD PATRON COUNT	>>>>	67,614	69,112	69,859	63,296
PASSPORTS	102	<<<<	108	90	90
YTD PASSPORTS	>>>>	1,718	1,266	1,532	1,031
WIFI USERS	219	*	318	572	*
PC USERS	0	*	*	*	*

*problem with getting stat

DONATED ITEMS	Dec'25	2025 YTD	2024	2023	2022
IN LOBBY	\$787.40	\$10,401.66	\$1,021.60	\$800.85	\$815.80
ON eBay	\$1,224.60	\$5,558.97	\$998.05	*	*
OTHER	\$47.00	\$711.00	-	-	-
MONTH TOTAL	\$2,059.00				
YTD TOTAL		\$16,671.63	\$12,502.02	\$11,603.87	\$10,114.06

Month Summary

- MSL partnered with Mount Joy Area Chamber of Commerce to host Santa. More than 300 people visit MSL in less than 3 hours on Saturday, Dec 13. How amazing is that?



PROGRAMMING & CLUBS

ADULT Programs	Programs	Participants	Programs YTD	Participants YTD
In-Library Programs	2	17	2	17
Club Meetings/Participants	6	35	6	35
YOUTH Programs	Programs	Participants	Programs YTD	Participants YTD
In-Library Programs	29	620	29	620
Off-Site Programs	0	0	0	0

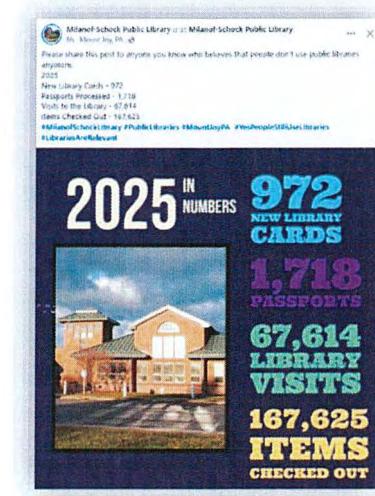
Volunteer	Month Total	YTD Total		
Volunteer Hours	61.25	61.25		

Joseph

- Annual functional fire inspection, Dec 3
- Met with Dyane Stillman, Janus School about interns for 2026, Dec 10
- Attended LSLC Director's Council Meeting [last meeting as Chair] Dec 12
- Met with Joe Santacroce at Northwest Bank to withdraw yearend bonus funds, Dec 15
- All Staff Meeting on Dec 18

Community/Service Point (Susan)

- Created detailed reports for collection development including weeding of oversized,
- Tracked a problem with finding items on shelf that are not being checked in and resolved it
- Submitted open hours for 2026 to LSLC to be used for loan periods.
- Coordinated food for Staff meeting on Dec 18



Youth Services (Laura)

- **Programs in December:**
 - Family story times average of over 30 in attendance. On December 31st Miss Katelyn and Miss Alyssa hosted "Countdown to Noon". As the final 10 seconds approached everyone had a cup of apple juice or water to "toast" the new year. There were 84 in attendance! "Curious Minds Story Time" on December 16th, Cookie Night gave those who attended the chance to decorate and enjoy their own cookies. Snuggle Up Story Time invited everyone to come dressed in their pajamas, bring their favorite stuffed animal, and get cozy for a special evening story time. Our children's team is excited to offer evening and Saturday story times for working parents who don't get the opportunity to come during the day. Miss Alyssa and Miss Katelyn continue to come up with new ideas to engage a variety of ages!
- **Off-Site Programs in December:**
 - Miss Jan continues to support us and read to 238 kindergartners at DPS. Miss Alyssa and I had a table at Winterfest.

As we move into 2026 our children's team has come up with exciting new programs we hope will fill a variety of needs within our community.

Public Relations/Promotions (Kirstin)

- **CONSTANT CONTACT:**
 - December Enews: sent to 4,163 contacts (101 new); 1,912 opens (47%)
- **SOCIAL MEDIA:**

- **Facebook** – Followers 3,260 (55 new); 111.3K views; 209 Comments; Content Interactions 1.8K; Shares 95; Link clicks 92; Page Visits 2.5K; 38 posts; 68 Stories. Top Posts: *A note from our director: Rapho* 31.4K views, 257 interactions; *A Note from our director: you showed up* 13.5K views, 403 interactions
- **Instagram** – 1,414 followers (8 new); 16.2K views; 1.7K reach; 287 content interactions; 145 profile visits. 35 posts; 78 Stories. Top Content: Circ Staff Photo 455 views, 20 interactions; Used Eyeglasses Collection 391 views, 5 interactions; Santa Visit 379 views, 16 interactions
- **1 Press Release** - Distributed via news media, municipalities, and Chamber of Commerce.
- **WEBSITE**
 - 4,173 total sessions, highest views: 238 sessions of Passports; 76 visits to Children & Family; 60 visits to Different Ways to Donate; 50 visits to Library News
- **GOOGLE**
 - 862 website clicks made from Business Profile, 1,342 Business Profile Interactions, 176 calls.
- **FOOD TRUCKS**
 - Noel's Café was here for Santa Visit.
 - Former board member Tracy Miller asked for suggestions for a future event she is part of.
- **BOOK SALES - \$2,403.94**
 - Lobby Books: Earned \$640.20 in Dec, **\$10,401.66 in 2025**
 - Pango Books: Listed 1, sold 5 books = \$47 in Dec, **Sold 66 items in 2025 = \$711**
 - eBay Books: Listed 26, sold 56 = \$1,224.60 in Dec **Sold 292 items in 2025 = \$5,558.97 (net)**
 - Have been using recycled bubble wrap, brown paper, cardboard, and old boxes = \$\$ saved!
 - **Fun fact:** In the 5 years I've been doing the Lobby book sales, my efforts have earned us over \$57,000. Add one year of Pango and Ebay for additional \$6,269.51 puts in at over \$63,000 in 5 years. I understand how awesome it is that my efforts help the Library make money, and it's not even part of my job description.

Volunteers/Programming/Fundraising (Jazmynn)

- **Annual Appeal 2026**
 - Decided to explore using the platform Zeffy to send an email version of the appeal ahead of the letter. Will decide what to do by mid-January
- **Sponsorships**
 - Nolt Electric will sponsor the Donegal Student Art Show for \$250
- **Volunteers**
 - Total hours: 61.25 hours
- **Programs (2 programs; 17 total attendees)**
 - Make-It Monday: Winter Scene Decoration, 13 attendees, Marcie Mumma led this make it Monday event.
 - Adult Book Bingo, 4 attendees, Led by Friend's Group
- **Clubs**
 - 6 clubs met, with total attendance of 35.



Mastersonville Fire Co

Budget vs. Actuals: Budget_FY26_P&L - FY26 P&L

January - December 2026

	TOTAL			
	ACTUAL	BUDGET	REMAINING	% REMAINING
Revenue				
Advertising		3,000.00	3,000.00	100.00 %
Direct Public Support				
Contributions	12,337.50	40,000.00	27,662.50	69.16 %
Total Direct Public Support	12,337.50	40,000.00	27,662.50	69.16 %
Government Grants				
State Grants		15,000.00	15,000.00	100.00 %
Total Government Grants		15,000.00	15,000.00	100.00 %
Grants , Other	1,000.00		-1,000.00	
Investments				
Interest-Savings, Short-term CD		1,500.00	1,500.00	100.00 %
Total Investments		1,500.00	1,500.00	100.00 %
Other Types of Income				
County of Lancaster		160.00	160.00	100.00 %
Fireman's Fund (Rapho Twp)		1,000.00	1,000.00	100.00 %
Incident Reports	25.00		-25.00	
Mount Joy Township		36,000.00	36,000.00	100.00 %
PA Turnpike	200.00		-200.00	
Rapho Township				
Capital Fund Building		55,000.00	55,000.00	100.00 %
Operations		144,188.67	144,188.67	100.00 %
Total Rapho Township		199,188.67	199,188.67	100.00 %
Reimbursement	4,000.00	200.00	-3,800.00	-1,900.00 %
Total Other Types of Income	4,225.00	236,548.67	232,323.67	98.21 %
Program Income				
Membership Dues	335.00	260.00	-75.00	-28.85 %
Total Program Income	335.00	260.00	-75.00	-28.85 %
Relief Reimbursement	111.92		-111.92	
Special Events Income				
Breakfast		7,500.00	7,500.00	100.00 %
Chicken Bar-b-que		13,000.00	13,000.00	100.00 %
Community Events		0.00	0.00	
Pig Roast		12,000.00	12,000.00	100.00 %
Reflective Signs		250.00	250.00	100.00 %
T Shirts		500.00	500.00	100.00 %
Total Special Events Income		33,250.00	33,250.00	100.00 %
Total Revenue	\$18,009.42	\$329,558.67	\$311,549.25	94.54 %
GROSS PROFIT	\$18,009.42	\$329,558.67	\$311,549.25	94.54 %
Expenditures				
Administrative				
Bank Fees		1,000.00	1,000.00	100.00 %
Fundraiser Expense				

Mastersonville Fire Co

Budget vs. Actuals: Budget_FY26_P&L - FY26 P&L

January - December 2026

		TOTAL	
	ACTUAL	BUDGET	REMAINING
			% REMAINING
Breakfast		2,500.00	100.00 %
Chicken BBQ		6,000.00	100.00 %
Community Events		1,000.00	100.00 %
Pig Roast		3,500.00	100.00 %
Reflective Sign expense		500.00	100.00 %
T-shirts/Sweatshirts		2,000.00	100.00 %
Total Fundraiser Expense		15,500.00	100.00 %
Insurances		20,000.00	100.00 %
Memberships and Dues	20.00	100.00	80.00
Office Supplies	42.38	3,000.00	2,957.62
Postage, Mailing Service		3,000.00	100.00 %
Professional Fees		1,000.00	100.00 %
Accounting Fees		3,500.00	100.00 %
Legal		2,500.00	100.00 %
Total Professional Fees		7,000.00	100.00 %
Technology		600.00	100.00 %
Technology-IT	1,137.79	10,000.00	8,862.21
Web Site		2,500.00	100.00 %
Total Technology-IT	1,137.79	12,500.00	11,362.21
Total Administrative	1,200.17	62,700.00	61,499.83
Capital Expenses			
State Grants - spent	2,331.60	20,000.00	17,668.40
Total Capital Expenses	2,331.60	20,000.00	17,668.40
Chaplain		1,500.00	100.00 %
Criminal Record and Fingerprint		250.00	100.00 %
Facilities			
Bldg Maintainance	515.85	40,000.00	39,484.15
Janitor	370.00	4,440.00	4,070.00
Janitorial Supplies		1,000.00	1,000.00
Kitchen Supplies	52.52	1,000.00	947.48
Licenses & Permits		300.00	300.00
Utilities			
Electric	678.56	7,000.00	6,321.44
Propane	4,045.15	8,000.00	3,954.85
Trash Removal	145.80	1,800.00	1,654.20
Utilities/Internet/Phone	525.07	5,000.00	4,474.93
Total Utilities	5,394.58	21,800.00	16,405.42
Total Facilities	6,332.95	68,540.00	62,207.05
Grant, Other (Spent)	4,238.30		-4,238.30
Operations			
Apparatus Maintenance	150.00	4,500.00	4,350.00
Equipment & Tool Repairs		500.00	500.00

Mastersonville Fire Co

Budget vs. Actuals: Budget_FY26_P&L - FY26 P&L

January - December 2026

	ACTUAL	BUDGET	REMAINING	TOTAL	% REMAINING
Equipment / Radio's		0.00	0.00		
Fuel		11,000.00	11,000.00		100.00 %
Medical/1st Aid Supplies	138.00	3,500.00	3,362.00		96.06 %
Repairs					
Duty Vehicle		1,500.00	1,500.00		100.00 %
Engine 1	19.98	6,000.00	5,980.02		99.67 %
Fire Chief Vehicle	8.47	1,000.00	991.53		99.15 %
QRS		500.00	500.00		100.00 %
Squad's 1-2		2,000.00	2,000.00		100.00 %
TAC 27		4,000.00	4,000.00		100.00 %
Tanker		7,000.00	7,000.00		100.00 %
Total Repairs	28.45	22,000.00	21,971.55		99.87 %
Total Operations	316.45	41,500.00	41,183.55		99.24 %
Other Types of Expenses					
Building Committee					
New Building					
KSB-Loan	6,917.93	83,016.00	76,098.07		91.67 %
PHEMA-Loan	4,047.06	24,283.00	20,235.94		83.33 %
Total New Building	10,964.99	107,299.00	96,334.01		89.78 %
Total Building Committee	10,964.99	107,299.00	96,334.01		89.78 %
Total Other Types of Expenses	10,964.99	107,299.00	96,334.01		89.78 %
Recruitment & Retention		10,000.00	10,000.00		100.00 %
Banquet - Awards	350.00	10,000.00	9,650.00		96.50 %
Total Recruitment & Retention	350.00	20,000.00	19,650.00		98.25 %
Rental Income - Fire Hall		600.00	600.00		100.00 %
Travel and Meetings					
Conference, Convention, Meeting		100.00	100.00		100.00 %
General Meeting	756.96	1,500.00	743.04		49.54 %
Refreshments		2,000.00	2,000.00		100.00 %
Total General Meeting	756.96	3,500.00	2,743.04		78.37 %
Total Travel and Meetings	756.96	3,600.00	2,843.04		78.97 %
Total Expenditures	\$26,491.42	\$325,989.00	\$299,497.58		91.87 %
NET OPERATING REVENUE	\$ -8,482.00	\$3,569.67	\$12,051.67		337.61 %
NET REVENUE	\$ -8,482.00	\$3,569.67	\$12,051.67		337.61 %



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 January 13, 2026

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, John L. Felix, Jr., William Duncan and Adam Reed. Absent- Donald Bush
Others in attendance – Matthew Mandia, Township Manager and Cindy Gonzalez, Assistant Township Secretary.
3. Organization for 2026:
 - a. Chairman (Karen Boyer for 2025)
 - b. Vice-Chairman (John L. Felix Jr. for 2025)
 - c. Secretary (Adam Reed for 2025)

A motion was made by John L. Felix Jr. and seconded by Adam Reed to nominate Karen Boyer as Chairperson for 2026 calendar year. All members present voted in favor.

A motion was made by William Duncan and seconded by Adam Reed to nominate John L. Felix Jr. for Vice-Chairperson for the 2026 Calendar year. All members present voted in favor.

A motion was made by John L. Felix Jr. and seconded by William Duncan to nominate Adam Reed for Secretary for the 2026 calendar year. All members present voted in favor.

4. Public Comment:
No public comment
5. Approval and ratification of the minutes of the October 15, 2025 meeting.

Karen Boyer wanted to add to the minutes of the October 14,2025 meeting that the signs at the parks should include the Eagle Scouts names and make them waterproof. John Felix Jr. noted that the signs are in good shape and they are just not weather-proof. He also noted that some other parks in the area have QR codes with their park information on them. He stated that this may be a good idea for the back of the electrical panel at Old Trolley Line Park. A motion was made by John L. Felix Jr. and seconded by William Duncan. to approve the

minutes from October 15, 2025, to include the signage issues. All members present voted in favor of the motion.

6. Park & Recreation Fund:

All members were surprised that the grant was only approved for \$85,000 for Old Trolley Line Park. Matthew Mandia noted that we should have news on the DCNR grant in early February, but he was unsure of the amount. John L. Felix Jr. wanted to know what PLIGIT stood for. Matthew Mandia explained that it is the township depository fund. John L. Felix Jr. wanted to know what to do with the money received from the grants, spend it to complete Phase 3 at Old Trolley Line Park. Karen Boyer doesn't think so, to add the \$85,000 to the budget and request that the Board of Supervisor's agree to complete Phase 3. Matthew Mandia brought up the idea to use the \$85,000 to begin the fourth township park at Sheaffer Road once the project is approved. Karen Boyer wasn't sure we should reserve that money for Shaffer Road. Matthew Mandia brought up that the petition was withdrawn to develop Shaffer Road at this point. There is a discrepancy in the number of units to build and the amount of acreage they are giving for the park. Karen Boyer want to continue with Phase 3 of Old Trolley Line Park and to put the rest on hold until we see where Sheaffer Road goes. Adam Reed would also like to finish Phase 3 and look at funding for the other park in the future. William Duncan does not want to turn any grants away to develop a park at Shaffer Road at this time. He would like to use all funds available to complete Phase 3. A motion was made by John L. Felix Jr. and seconded by Adam Reed to start getting bids for Phase 3 and initiate the construction. All members present voted in favor.

7. Old Trolley Line Park: All members are in agreement that Phase 3 of Old Trolley Line Park should go ahead and start getting bids for construction to begin as soon as possible. Once the amount of the DCNR grant is confirmed. A motion was made to begin the process by John L. Felix Jr. and seconded by Adam Reed. All members present voted in favor.

8. Landmark Homes 2360 Sheaffer Road):

Matthew Mandia informed the board that the petition for the development at 2360 Sheaffer Road has been pulled by the developer for the time being. The board members were disappointed to hear this as they would have liked to have a fourth park.

9. Correspondence:

a. Resolution No. 03-2026: Fee-in-Lieu of Mandatory Dedication of Land for Recreational Purposes for calendar year 2026. A motion was made to adopt the resolution by Karen Boyer and seconded by John L. Felix Jr. All members present voted in favor.

A discussion was started by John L. Felix Jr. in regard to the signs at all of the township parks. He would like to include more signs that look nicer and are in better shape. He would like them to be sturdy enough to handle all weather conditions. He also stated that the signs should be monitored and laminated. He is going to send pictures of



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the signs to Matthew Mandia, Pat Bailey and Cindy Gonzalez. This issue is to be tabled until the next Park & Recreation board meeting.

10. The next meeting of the Park and Recreation Board is scheduled to be held on **February 10 2026** at **7:00 P.M.**

11. Adjournment.

A motion was made by Karen Boyer and seconded by William Duncan to adjourn the meeting at 7:55 P.M. All members present voted in favor of the motion.

Respectfully Submitted

Patricia J. Bailey



MOUNT JOY TOWNSHIP

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Minutes of a Regular Meeting of the Mount Joy Township Planning Commission Held on December 22, 2025

1. Chairman Delmar Oberholtzer 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 — Present
Michael McKinne — Present

Arlen Mummau — Present
Delmar Oberholtzer — Present
Bill Weik, Jr. — Present

Other Township Representatives Present: Joshua Brengel, Lancaster Civil Engineering Co. (Township Engineer); Justin Evans, Assistant Zoning Officer

4. Public Comment:

Mr. Oberholtzer announced that two items were removed from the agenda by the applicants. Item 6d: Minor Subdivision Plan – Ironwood Real Estate, LLC (#25-16-MSDP) and item 7a: Proposed Rezoning of 2360 Sheaffer Road from (R) Rural District to (R-1) Low-Density Residential District.

Joshua Deering from the Mount Joy Borough Planning Commission returned to request support for Mount Joy Township's participation in the Donegal Area Comprehensive Plan. Around 3,500 township residents live in the Donegal School District, so joining this planning effort will help improve their connection to resources in the Mount Joy area. Mr. Evans explained that the township's participation in the Elizabethtown Area plan was a framework update of the previous iteration with the help of County Planning Commission staff. Mr. Baker noted the Supervisors' biggest reservation at their last meeting was the \$4,000 contribution. Mr. Deering noted this cost will cover the planning consultant, Rettew Associates, who will hold multiple public meetings and workshops.

Ed and Cindi Hughes announced they were in attendance as a landowner involved in agenda item #8a.

5. Consent Calendar:

- a. Approve and ratify the minutes of the October 27, 2025 meeting
- b. Acknowledge the additional time granted in which to take action on the Final Subdivision & Land Development Plan for 1376 Campus Road – Phase 4 (#25-06-FLDP); new deadline is March 24, 2026
- c. Allow the Assistant Zoning Officer to execute Section D of the Request for Planning Waiver & Non-Building Declaration pertaining to the Minor Subdivision Plan for 1501 Mill Road (25-14-MSDP)
- d. Sign the Preliminary/Final Land Development Plan for Repler Investments LP (23-05-FLDP)

- e. Sign the Final Minor Subdivision Plan for Lancaster County Career and Technical Center Mount Joy Campus Lot 2 (#24-12-FSDP)

A motion was made by Kevin Baker and seconded by Gerald Cole to approve the Consent Calendar. All members present voted in favor of the motion.

6. Old Business:

- a. Final Subdivision & Land Development Plan for 1376 Campus Road – Phase 3 (#25-05-FLDP): Proposal to develop Phase 3 of the residential development located at 1376 Campus Road. This phase consists of 47 single-family dwelling units which is located in the (R-2) Medium-Density Residential District. The dwellings will be served by public water and sewer facilities.

Chris Venarchick of RGS Associates and Andy Miller of Catalyst Commercial Development presented the plan. They requested approval of phase 3 as set forth on the preliminary plan that established the phasing for the project. Mr. Cole noted he is not a fan of the rectangular open space lot (Lot 4). Mr. Miller noted that it was no longer intended as a tot lot but would become green space with trees and a sidewalk around it. The developer will pay the full parkland dedication fee-in-lieu since the tot lot is removed.

Mr. McKinne expressed concern with the Township's liability for use of the non-motorized path available to the public regarding e-bikes. They are taking over trails and could conflict with pedestrians. This led to a conversation about Township ordinances and addressing the matter in the easement agreement.

The Commission noted that proposed condition #5 was unnecessary since Phase 3 does not contain walking trails. A motion was made by Michael McKinne and seconded by Arlen Mummau to grant approval of the Final Subdivision and Land Development Plan for 1376 Campus Road – Phase 3 (the "Plan") prepared by RGS Associates, Drawing No. 2024J13-001, dated February 24, 2025, subject to the following conditions:

1. To the extent not otherwise provided in these conditions, Applicant shall address the comments of the Township Engineer's review letter dated November 5, 2025.
2. To the extent not otherwise provided in these conditions, Applicant shall address the comments of the Township Solicitor's review letter dated March 19, 2025.
3. Applicant shall submit a fully executed Storm Water Management Agreement and Declaration of Easement, which shall be acceptable to the Township Solicitor and in recordable form. The Agreement, fully executed, shall be submitted and approved prior to the release of the final plan for recording.
4. Applicant shall submit a fully executed Agreement Providing for Grant of Road Maintenance Easement, which shall be acceptable to the Township Solicitor and in recordable form. The Agreement shall be submitted and approved prior to the release of the final plan for recording.
5. Applicant shall pay a fee-in-lieu of dedication of recreation land in accordance with §119-61, as modified by the Mount Joy Township Board of Supervisors on December 19, 2022 and November 18, 2024. This fee, as modified, is in the amount of \$79,510.00 due to the removal of the proposed pocket park/tot lot. Applicant shall waive any right to request any refund of such fee if not expended within any required time period.
6. Applicant shall submit a fully executed Land Development Agreement, which shall be acceptable to the Township Solicitor. Said Agreement shall be submitted and approved prior to the release of the final plan for recording.
7. Applicant shall submit financial security to guarantee the proper installation of all improvements associated with this land development project prior to the release of the final plan for recording and

shall be in a form acceptable to the Township Solicitor. The amount of said financial security shall be in the amount consistent with the construction cost opinion approved by the Township Engineer.

8. Applicant shall apply for and obtain all necessary permits prior to commencing any construction activities.
9. Applicant shall reimburse the Township for all reasonable engineering and legal fees incurred in the review of plans under the Subdivision and Land Development Ordinance, Storm Water Management Ordinance, and other governing ordinances; review or preparation of documentation required in connection with the development; review and approval of financial security and other documentation; inspection of improvements; and for other costs as set forth in these Conditions within 30 days after receipt of an invoice for such fees. If Applicant fails to pay such costs within 30 days after the date of a written invoice for such costs, Applicant shall be in violation of this Condition.

All members present voted in favor of the motion.

- b. Preliminary/Final Land Development Plan for Adam Brandt Ag Operation (#25-13-MLDP): Proposal to construct two 28,560-sf. poultry barns, manure storage, and other associated improvements on an 88.95-acre tract located at 7573 Elizabethtown Road. The property is in the (A) Agricultural District and is served by on-lot water and sewer facilities.

Bert Nye from Nye Consulting Services presented the application with the Brandt family. He detailed his progress working through the review letters, including the HOP from PennDOT and preparation of the cost estimate for financial security.

Mr. Nye provided justification for the requested waivers. The plan scale modification will enable them to show the entire property on one sheet but will provide blow up insets at the required scale where construction will take place. A shallower swale slope is appropriate to take flow from the long, flat buildings. Otherwise, the swales would be very deep to maintain the required slope along the lengths of the buildings. A full waiver of the road improvement standards is consistent with PennDOT's approval of their HOP application without roadway widening. All property frontages are on state roadways. Existing driveways on the property are already permitted. Mr. McKinne asked if the roadway improvements can be waived but the additional right-of-way granted given this is a preserved farm. Can the conditions be contingent on the legal rights of the Township?

A motion was made by Bill Weik and seconded by Gerald Cole to grant approval of waivers for §119-31.A(1) – plan scale, §119-52.J(3)(a), §119-53.B(2), & §119-53.C – improvement of existing streets, and §113-37.C(1)(D)(3) – swale slope. Mr Boll asked if a fee in lieu of the required street improvements should be assessed like other recent examples. A resident should not be penalized for living on a township road versus a PennDOT road. Additional discussion took place before a vote on the motion. All members present voted in favor of the motion.

Proposed condition #5 was removed since it no longer applied due to the granted waivers. A motion was made by Gerald Cole and seconded by Bill Weik to grant approval of the Preliminary/Final Land Development Plan for Adam Brandt Ag Operation (the "Plan") prepared by Nye Consulting Services, Inc., Drawing No. (not provided), dated December 18, 2024, subject to the following conditions:

1. To the extent not otherwise provided in these conditions, Applicant shall address the comments of the Township Engineer's review letter dated December 16, 2025.
2. To the extent not otherwise provided in these conditions, Applicant shall address the comments of the Township Solicitor's review letter dated August 13, 2025.
3. Applicant shall provide written notification from the holder of the agricultural preservation easement that the proposed project is consistent with the terms of the easement.

4. Applicant shall submit a fully executed Storm Water Management Agreement and Declaration of Easement, which shall be acceptable to the Township Solicitor and in recordable form. The Agreement, fully executed, shall be submitted and approved prior to the release of the final plan for recording.
5. Applicant shall submit a copy of the required Highway Occupancy Permit as issued by the Pennsylvania Department of Transportation prior to the release of the final plan for recording.
6. Applicant shall submit a fully executed Land Development Agreement, which shall be acceptable to the Township Solicitor. Said Agreement shall be submitted and approved prior to the release of the final plan for recording.
7. Applicant shall submit financial security to guarantee the proper installation of all improvements associated with this land development project prior to the release of the final plan for recording and shall be in a form acceptable to the Township Solicitor. The amount of said financial security shall be in the amount consistent with the construction cost opinion approved by the Township Engineer.
8. Applicant shall apply for and obtain all necessary permits prior to commencing any construction activities.
9. Applicant shall reimburse the Township for all reasonable engineering and legal fees incurred in the review of plans under the Subdivision and Land Development Ordinance, Storm Water Management Ordinance, and other governing ordinances; review or preparation of documentation required in connection with the development; review and approval of financial security and other documentation; inspection of improvements; and for other costs as set forth in these Conditions within 30 days after receipt of an invoice for such fees. If Applicant fails to pay such costs within 30 days after the date of a written invoice for such costs, Applicant shall be in violation of this Condition.

All members present voted in favor of the motion.

- c. Minor Subdivision Plan For 1501 Mill Road (#25-14-MSDP): Proposal to subdivide a 4.28-acre tract into two lots; one containing an existing single-family dwelling and the other containing 6 mobile home units. The property is located in the (R) Rural District and is served by public sewer and private water supply system.

Blake Zortman and Aaron Navarro of Landworks Civil Design, LLC presented the application. Since making the first presentation to the Planning Commission, they received a dimensional variance for the outstanding zoning issue. Written notification from the PaDEP will be provided to satisfy comment #10 pertaining to the sewage planning waiver.

A motion was made by Kevin Baker and seconded by Gerald Cole to grant approval of the Minor Subdivision Plan for 1501 Mill Road for Bailey Family Limited Partnership (the "Plan") prepared by Landworks Civil Design, LLC, Drawing No. 25-0227-001, dated August 29, 2025, subject to the following conditions:

1. To the extent not otherwise provided in these conditions, Applicant shall address the comments of the Township Engineer's review letter dated December 12, 2025.
2. To the extent not otherwise provided in these conditions, Applicant shall address the comments of the Township Solicitor's review letter dated September 13, 2025.
3. Applicant shall address and comply with all conditions contained in the Mount Joy Township Zoning Hearing Board (MJTZHB) decision for Case #250017 dated November 11, 2025.

4. Applicant shall dedicate additional right-of-way along Mill Road as shown on the Plan in a form acceptable to the Township Solicitor and in recordable form. The fully-executed document and legal description shall be submitted and approved prior to the release of the final plan for recording.
5. Applicant shall submit a fully executed Deferred Road Improvement Agreement, which shall be acceptable to the Township Solicitor and in recordable form. The Agreement shall include, but not necessarily limited to, provisions for the widening of Mill Road. The Agreement, fully executed, shall be submitted and approved prior to the release of the final plan for recording.
6. If the required concrete monuments and/or lot markers are not set prior to release of the final plan for recording, applicant shall submit a fully executed Land Development Agreement, which shall be acceptable to the Township Solicitor. Said Agreement shall be submitted and approved prior to the release of the final plan for recording.
7. If the required concrete monuments and/or lot markers are not set prior to release of the final plan for recording, applicant shall submit financial security to guarantee the proper installation of all improvements associated with this land development project prior to the release of the final plan for recording and shall be in a form acceptable to the Township Solicitor. The amount of said financial security shall be in the amount consistent with the construction cost opinion approved by the Township Engineer.
8. Applicant shall reimburse the Township for all reasonable engineering and legal fees incurred in the review of plans under the Subdivision and Land Development Ordinance, Storm Water Management Ordinance, and other governing ordinances; review or preparation of documentation required in connection with the development; review and approval of financial security and other documentation; inspection of improvements; and for other costs as set forth in these Conditions within 30 days after receipt of an invoice for such fees. If Applicant fails to pay such costs within 30 days after the date of a written invoice for such costs, Applicant shall be in violation of this Condition.

All members present voted in favor of the motion.

- d. Minor Subdivision Plan – Ironwood Real Estate, LLC (#25-16-MSDP) – Proposal to subdivide a 1-acre lot containing an existing nonresidential building from a 3.73-acre property with an existing shopping center. The property is located at 1551 South Market Street and is in the (C-2) General Commercial District and is served by public sewer and water facilities.

ITEM WITHDRAWN BY APPLICANT PRIOR TO MEETING – NO ACTION OR DISCUSSION

7. New Business:

- a. Review and provide recommendation to the Board of Supervisors regarding the proposed rezoning of 2360 Sheaffer Road from (R) Rural District to (R-1) Low-Density Residential District.

ITEM WITHDRAWN BY APPLICANT PRIOR TO MEETING – NO ACTION OR DISCUSSION

- b. Review and provide recommendation to the Board of Supervisors regarding the proposed text amendments to facilitate a mixed-use development generally located at the Route 283 Hershey Road interchange.

Peter Wertz of McNees Wallace and Nurick, Kim Fasnacht of Rettew Associates, Lauren Carlson of Larson Design Group, and Andrew Miller of Catalyst Commercial Development presented the proposed ordinance. Mr. McKinne asked if the amendments could apply to other properties or if this creates a spot zoning situation. There are other properties that satisfy the locational criteria in the Mixed Use District within 2,500' of an interchange.

The amendments would create a new use called Planned Mixed-Use Development to be permitted by Special Exception in the Mixed Use District. Amended standards could be applied to Catalyst's concept plan for the site located on the south side of the Route 283/Hershey Road interchange straddling the east and west sides of Hershey Road. This concept generally proposes the following:

- A ~200,000 sf warehouse on the east side and a ~200,000 sf warehouse on the west side
- Extension of Buckingham Boulevard from Mount Gretna Road to Old Hershey Road
- A park-and-ride accessible to the public
- Hotel pad, restaurant, retail pad, and similar uses
- Floodplain restoration of a stream on the west side proposed to be used for stormwater management and water quality improvements
- Warehouses built to be leased out to single or multiple users, as subject to a proposed building height increase to 50'
- Turn lanes and traffic signal at the Hershey Road/Buckingham Boulevard intersection
- Apartments located in the Township and Elizabethtown Borough along Buckingham Boulevard
- Wetland area on the east side to be left in a natural state, not to be restored
- Tentative phasing to be 1) Buckingham Boulevard extension with convenience store; 2) restaurant; and 3) warehouse
- Timing for the residential component is based on market demand

Catalyst's site is close to the interchange, which means trucks have a shorter distance on and off the highway. The Buckingham Boulevard extension will also help with circulation as well as the larger area's access to the interchange. Mr. McKinne asked about endangered or threatened species in the east side wetlands. A PNDI search did not identify any but tree clearing and trimming is restricted to certain months due to wildlife in the area.

The applicant was unable to speak on detrimental effects to adjoiners, though they had discussions with multiple neighbors about the project. Large boulders on site will either be moved or built on top of. Wooded areas along the perimeter will be retained as a buffer and an 80' buffer strip will be planted between the Mount Gretna Road residential properties and the warehouse.

Buckingham Boulevard will be at least 36' wide with sidewalk and curb. Their traffic study shows Hershey Road at a level of service C. They are currently in the scoping process with PennDOT. Concern was raised with not adding a traffic signal at the Buckingham Boulevard/Mount Gretna Road intersection once it is extended.

Chairman Oberholtzer directed the Commission members to read the amendments and come back in January for further discussion since the public hearing is scheduled for February. Further discussion included the proposed car wash and the applicability of the proposed development with the Township's zoning and planning documents. The Commission expressed some concern with the proposal as being similar to spot zoning through a text amendment. Mr. Miller conveyed their intent to develop a cohesive site versus subdividing it and submitting separate development plans.

A motion was made by Gerald Cole and seconded by Bill Weik to table discussion until the January meeting. Prior to the vote, Mr. Boll asked about the impacts of increasing the maximum lot coverage from 30% to 50%. The applicant noted it is for the residential component only, which is currently designed at 39% but a 50% standard would add flexibility to the final design.

The floodplain restoration for stormwater management credit involves removal of legacy sediment and restoration of the creek's flow path. Water quality provisions will be in the developed area while rate and volume are handled by the floodplain.

All members present voted in favor of the motion.

8. Initial View:

- a. Minor Subdivision Plan for Lancaster Farm Sanctuary (#25-17-MSDP) – Proposal to subdivide 0.448-acre and 0.117-acre parcels from adjoining lots to be added to a 17.6-acre tract for the purpose of providing public road access. All properties are located in the (A) Agricultural District.

Scott Akens of Akens Engineering presented the subdivision plan intended to facilitate a land swap between the Lancaster Farm Sanctuary and the Hughes, the adjoining property owner. This will enable construction of a separate driveway to the LFS property from Milton Grove Road. Currently both the Hughes and LFS use a shared driveway. They are prepared to submit a revised drawing based on the Township review comments. An additional waiver request beyond the wetland study noted on the agenda pertains to the required road frontage improvements along the subject properties.

The Risermill Road driveway will remain intact since it is wholly owned and used by the Hughes. The driveway connection between the Hughes and LFS lands will be removed to separate vehicular traffic. Additionally, the shared driveway easement will be extinguished since it will be no longer needed.

A waterway will be spanned by a culvert for the new driveway. Since the watershed is less than 100 acres no PaDEP permit is required. There are no wetland areas because the waterway has steep banks and no hydric soils are identified. Application has been made to PennDOT for the driveway permit and will be evaluated as a minimum use driveway.

9. Correspondence: NONE

10. Other Business:

- a. Vacancy on Planning Commission – Mr. Evans noted the Township is still looking to fill one vacancy on the Commission.
- b. Road frontage improvements discussion – Mr. Evans asked the Commission for concurrence on a couple key issues before presenting a draft policy to handle waiver requests. Right-of-way should be accepted for properties fronting on Township roadways. The amount of frontage impacted by a proposed land development should be considered when evaluating an alternative amount of roadway improvements. Properties on Township or PennDOT roadways should be treated similarly.

11. The next regular meeting of the Mount Joy Township Planning Commission is scheduled to be held on **Monday, January 26, 2026** beginning at 7:00 P.M.

12. A motion was made by Kevin Baker and seconded by Gerald Cole to adjourn the meeting at 9:35 p.m. All members present voted in favor of the motion.

Respectfully Submitted,



Justin S. Evans, AICP
Assistant Zoning Officer



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PUBLIC WORKS DEPARTMENT

FEBRUARY 2026

COMPLETED:

- Vehicle maintenance
- Equipment maintenance
- Winter maintenance (salting and plowing)
- Prepping for bridge removal project
- Worked with Twp engineer for 2026 projects
- Water testing
- PA1 calls
- Parks maintenance

FUTURE:

- Prospect bridge removal
- Quarry Road widening repair

South Penn Code Consultants LLC
Keith J. Hunnings - SEO
1382 Seven Valleys Rd., York, PA 17408

Invoice # 002876

To: Mount Joy Township
Month: Nov. - Dec. 2025

Date	ADDRESS	Description	Total Hrs.	Rate	SEO Fee
11/06/2025		1195 Trail Road N. re: draft possible malfunction letter based on Manifest. Set up folder, updated log, prepared & mailed. Emailed copy to Twp.	0.75	\$70.00	\$52.50
11/06/2025		Reimbursement for regular postage			\$0.78
11/10/2025		Phone w/Jarred Yantosik re: 1104 Bellair Rd. - discussed Elgin System & what is involved. Went over permit process	0.50	\$70.00	\$35.00
11/11/2025		Email w/Justin Evans re: 148 Forest Lane - complaint for illegal apartment in pole building, wanted to know what they would need to do for a septic permit	0.25	\$70.00	\$17.50
11/13/2025		Phone w/Justin re: illegal apartment & hardship case	0.25	\$70.00	\$17.50
11/17/2025		Review Ag Plan & email Justin with items to address	0.50	\$70.00	\$35.00
12/03/2025		Phone w/Maddie (Haller Enterprises) re: wanted to know if a pipe repair requires a permit in MJT. Explained that if the repair affects the connection at the septic tank, dose tank, or drainfield, then it will need a permit and inspection. If the repair is just connecting pipe to pipe, then it wouldn't need a permit	0.25	\$70.00	\$17.50
12/11/2025		Phone w/Gerald Musser re: 903 Fairview Road - discussed soil testing. Emailed process, app & fees to builder per request	0.25	\$70.00	\$17.50

12/11/2025		Phone w/John Kline Septic re: 114 Ridgeview Road S - question about installing a holding tank for a detached garage	0.25	\$70.00	\$17.50
12/12/2025		Phone w/ Mark Kleinfelter re: Trail Road - questions about the septic permit process. Original and back-up perc/probe done when subdivided 20 years ago. He still has the soil test report and site locations. Explained process w/designer	0.25	\$70.00	\$17.50
12/16/2025		Emails w/ Scott Walton re: 2202 Risser Mill Rd. - septic & drainfeild questions	0.50	\$70.00	\$35.00
12/17/2025	903 Fairview Road	Soil Testing - check mailed			\$905.00
12/17/2025		903 Fairview Road - research (only approved for storage) & emails w/Justin Evans, Patricia Bailey & Musser re: owner wanting soil testing for a storage building, wanted to know if township recognized it as a home site	1.00	\$70.00	\$70.00
12/24/2025		Email w/ Scott Walton re: 2202 Risser Mill Rd. - went over soil testing and fees if he wants to move current drainfield	0.25	\$70.00	\$17.50
12/29/2025		Phone w/Mark Kleinfelter re: 979 Trail Road N. - questions about the next steps in the permit process. Discussed project and verification of prior testing & emailed process, app & fees per request. Set up file as pending	0.50	\$70.00	\$35.00
12/30/2025		Phone w/Steve (Groundwork Cons.) re: 1660 Mount Pleasant Road - needs soil testing fees to replace an old septic system for his clients. Discussed project & emailed fees, process, and need for authorization. Set up file as pending	0.50	\$70.00	\$35.00
11/01/2025 - 12/31/2025		Administration - review timesheets, phone & email logs for MJT items - review for any checks collected - prepare and mail - update check log list	2	\$70.00	\$140.00
\$1,465.78					

Total due to South Penn Code Consultants LLC = \$ 1,465.78

Thank you, Keith J. Hunnings