



MOUNT JOY TOWNSHIP

• Lancaster County, Pennsylvania •

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Mount Joy Township Board of Supervisors

June 16, 2025 @ 7:00 p.m.

AGENDA

1. Call meeting to order, moment of silence and pledge of allegiance.
2. Roll call of the Supervisors.
3. The Board of Supervisors held an Executive Session on May 27, 2025 to discuss personnel issues. Any official action to be taken based upon discussion held during the Executive Session will occur at an open public meeting.
4. Public Comment:
An opportunity for the public to make comments on items included or not included on the agenda. The Board requests each person to offer comments to state their name and address for the record. All remarks are to be limited to five minutes.
5. Consent Calendar:
 - a. Approve and ratify the minutes of the May 12, 2025 meetings.
 - b. Approve payment of all bills via Bill List #10-2025 in the amount of \$713,706.33; and Bill List #11-2025 in the amount of \$366,306.90 and ratify the payment of all payrolls for the period of May 2, 2025 through June 12, 2025 inclusive, in the amount of \$68,884.31 which represents three pay periods.
 - c. Petty Cash Fund: Authorize the Township Treasurer to decrease the amount of Petty Cash from the current amount of \$1,000.00 to \$500.00.
 - d. Fund Consolidation / Closure – Emergency Services Fund: Adopt a resolution whereby, upon adoption, the consolidation and closure of a Capital Reserve Fund for the purpose of providing funding for capital outlay expenditures of the Emergency Service Organization serving the Township will be completed.
 - e. GEARS:) Recommend approval of the Articles of Incorporation – Nonprofit for GEARS; and 2) approve the revised GEARS Funding Agreement between the four municipalities and GEARS.
 - f. Old Trolley Line Park – Grant: Adopt a resolution whereby, upon adoption, the Chairman of the Board of Supervisors is authorized to sign the grant application for the Greenways, Trails and Recreation Program (GTRP) that is being submitted for Old Trolley Line Park – Phase 3.
 - g. Westmount (Vistablock LLC); 24-1-PLDP: Adopt a resolution whereby, upon adoption, the sewer planning module is approved Westmount Land Development Plan and authorize the Township Secretary to forward the same onto the Regional Office of the PA Department of Environmental Protection for approval.
 - h. Bear Creek Estates; 24-23-FLDP: Approve a reduction of Letter of Credit #230020148, in its current amount of \$3,135,793.21 to \$1,797,569.90 as issued by Univest Bank & Trust to guarantee the proper installation of all improvements, excluding public sewer and public water

facilities, for the Bear Creek Estates land development plan located along Sheaffer Road and East College Ave.

- i. Klein Mills (1376 Campus Rd) – Phase 1A (Shared); 22-15-FLDP: Approve reduction of Letter of Credit #6000023006, in its current amount of \$625,719.19 to \$327,622.49, as issued by PeoplesBank, a division of Orrstown Bank to guarantee the proper installation of all improvements within the public right-of-way, excluding public sewer and public water facilities, for the 1376 Campus Road land development plan.
 - j. Klein Mills (1376 Campus Rd) – Phase 1A (SFD); 22-15-FLDP: Approve a reduction of Letter of Credit #6000023009, in the amount of \$1,700,696.25 to \$1,025,243.77, as issued by PeoplesBank, a division of Orrstown Bank to guarantee the proper installation of all improvements, excluding public sewer and public water facilities, associated with the 1376 Campus Rd land development plan.
 - k. Klein Mills (1376 Campus Rd) – Phase 2 (Shared); 24-20-FLDP: 1) Approve and sign the Land Development Agreement; and 2) Accept Letter of Credit #25-06, in the amount of \$261,832.08, as issued by Orrstown Bank to guarantee the proper installation of all improvements within the public right-of-way, excluding public sewer and public water facilities, associated with the Klein Mills land development plan located along Campus Road.
 - l. Klein Mills (1376 Campus Rd) – Phase 2 (SFD); 24-20-FLDP: Accept Letter of Credit #25-07 in the amount of \$373,239.63, as issued by Orrstown Bank to guarantee the proper installation of all improvement, excluding public sewer and public water facilities, associated with the Klein Mills land development plan located along Campus Road.
 - m. Klein Mills (1376 Campus Road) – Phase 2; 24-20-FLDP: Approve and sign the Stormwater Management Agreement and Declaration of Easement and authorize the Township Solicitor to record the aforementioned document in/at the Lancaster County Courthouse.
6. Mastersonville Fire Department – Disbursement Request:
- A representative from the Mastersonville Fire Department will be in attendance to request a disbursement of funds in the amount of \$135,000.00 for a new response vehicle for the Chief, upgrades to 5 portable radios to Phase 2 and upgrades to 3 mobile radios to Phase 2.
7. Illuminated Integration – Access Control Update:
- Discussion on and, if appropriate, a motion to approve the proposal dated March 3, 2025 from Illuminated Integration, 1450 Fulling Mill Road, Middletown, PA 17057 in the amount of \$4,200.00 to upgrade the access controls.
8. EMA Coordinator:
- a. Accept the resignation of Curtis J. Thompson as the EMA Coordinator for the Elizabethtown Regional Emergency Management Agency.
 - b. Discussion on and, if appropriate, a motion to recommend Jay A Robertson as the EMA Coordinator for the Elizabethtown Regional Emergency Management Agency.
 - c. Discussion on and, if appropriate, a motion concerning offering a stipend for the EMA Coordinator position to be paid equally by the three members.
9. Deferred Road Improvement Agreements:
- Discussion on and, if appropriate, a motion to authorize Staff to request comments from the Township Engineer and Township Solicitor on the pros and cons of a Deferred Road Improvement Agreement.
10. Administrative staff reports:

11. Supervisor's reports and comments:

12. Reports: *Written – on file

Administrator*	Mastersonville Fire Co.
Code Enforcement/Rental Inspections*	MESA*
Community Development Director*	Milanof-Schock Library*
Elizabethtown Area Water Authority*	Park and Recreation Board*
Elizabethtown Public Library	Planning Commission*
Elizabethtown Chamber of Commerce	Public Works Department*
Elizabethtown Regional Sewer Authority*	Regional Police Department*
Engineer	Rheems Fire Department Co.*
Fire Department Mount Joy	Sewage Enforcement Officer
Friendship Fire & Hose Co.*	Zoning Hearing Board*
GEARS*	Zoning Officer - Permits*

13. Correspondence:

- a. E-mails from Mount Joy Area Chamber of Commerce; received May 19, 2025; re: Upcoming Events for the Chamber. (E-mailed to Supervisors 05-20-2025.)
- b. Letter from PSATS, received May 19, 2025; re: 2025 Adopted PSATS Resolutions. (E-mailed to Supervisors 05-22-2025.)
- c. PSATS News Bulletin, May 2025; re: Monthly newsletter. (E-mailed to Supervisors 05-22-2025.)
- d. Letter from Timothy L. DeFoor, Auditor General, dated May 2025; re: Mastersonville Volunteer Firemen's Relief Association, Compliance Audit for the period 1/1/2021 – 12/31/2023. (E-mailed to Supervisors 05-28-2025.)
- e. E-mail from JB Hostetter, received June 4, 2025; re: Grand Re-Opening to be held June 27, 2025. (E-mailed to Supervisors 06-04-2025.)
- f. Letter from Richard Tallman P.E., Environmental Engineer, PA DEP, dated May 30, 2025; re: Pierson Rheems, LLC, Emergency Permit, Surface Mining Permit to repair sinkholes in the Unnamed Tributary to Donegal Creek. (E-mailed to Supervisors 06-05-2025.)
- g. Letter from the Federal Energy Regulatory Commission, Office of Energy Projects, dated May 30, 2025; re: Scoping Document 1 for the Safe Harbor Hydroelectric Project, P-1025. (E-mailed to Supervisors 06-05-2025.)

14. Other Business:

15. The next regular meeting of the Mount Joy Township Board of Supervisors is scheduled to be held on **Monday, July 21, 2025**, beginning at 7:00 P.M.

16. Adjournment.