



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 May 19, 2026 / June 14, 2026

Manager's Report

- Coordinated UCC Agreement circulation to participating municipalities for original signatures upon Board approvals.
- Finalized Trash and Recycle Bid Documents with Pat, Cristy and Cindy. We have incorporated the solicitors comments and it will be posted on PENNBID by Lancaster Civil.
- Met with Land Studies onsite at the Green Meadows Mobile Home Park in the vicinity of the Conoy Creek Restoration Project. We discussed ongoing maintenance and invasive species growth. Land Studies indicated that they felt the site was in good condition after approx. four years since project.
- Sent Hometown Press our order for the Fall Newsletter. We will be working on this issue in the coming months. This issue will be sixteen pages in length, which will give us more opportunity to get information out to our residents while saving on publishing costs with advertising subsidizing expenses.
- Attended Zoning Hearing Board Meeting on June 1 at Elizabethtown College. Meeting continued until June 11 at the Middle School Auditorium.
- Attended Public Works Staff Meeting. (project updates, challenges and successes)
- Attended NPDES follow up meeting for Trolley Line Park permit closeout. The group came up with a plan that will be implemented in the fall and will assist with closing out the permit.
- Fielded multiple contacts related to the recent roadway sealing process conducted on various roads throughout the township. Worked with Ken on addressing concerns and explaining the process to residents.

- Addressed several contacts related to the upcoming trash and recycle contract from residents. We will begin working on an informational summary to distribute as we get closer to the end of the year.
- Attended a regional meeting held at Elizabethtown Borough with Managers and college representatives to discuss the formulation of an agenda for a Municipal Breakfast to be held this Fall.
- Sat in on a conference call with PennDOT and representatives from Greiner Industries to discuss the large load access onto Mount Pleasant Road. Very productive meeting with great collaboration from all parties.
- Will be attending the next ZHB Hearing that is scheduled for June 11 at the Middle School Auditorium. We secured the same site for the following hearing scheduled for July 16, 2026 @ 6pm. We are very appreciative of both Elizabethtown College and the Elizabethtown Area School District for assisting us in hosting these hearings.
- Did a short site visit out to Aberdeen Road to meet up with our road crew who were completing base repairs in preparation for the overlay of that road at the end of the month. The road crew continues to do very good work on our roadway repairs.
- Received information from the County in relation to the upcoming reassessment that will be conducted county wide this year. New values will be provided to municipalities by late October or early November so millage rates can be adjusted downward as increase of revenue cannot be realized by municipalities because of the new assessments.
- Looking into KPN (Keystone Purchasing Network) as an option for the construction of a new salt shed. This program cuts the project timeline by having contractors who have been awarded contracts through a statewide bidding process thus eliminating the need for us to bid out the project individually.
- Attended Parks and Recreation Board meeting and received update on Old Trolley Line Phase 3 design.
- Attended meeting with Ken and Tracey at Conewago Township to reconcile the Prospect Bridge project expenses.
- Attended monthly Managers meeting on June 12.



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June 5, 2026

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

Dear Board Members:

41 rental properties were inspected in May 2026.

Complaints and concerns:

- Enforcement notice to the owner of 2000/ 2002 S. Market Street for Property Maintenance Violations that have not been corrected.
- Letter to the owner of 1913 Creek Rd extending her time to remove tall grass and weeds. (ongoing issue)
- Magistrate hearing with the owner of 1046 Old Elizabethtown Rd about the condition of the property and the need to clean it up. Magistrate gave him time to work with the Township to clean up the exterior of the property.
- Working with several new landlords on N. Conifer Drive to understand the rental requirements.
- Enforcement Notice to the owner of the property at Veterans and Old Hershey about tall weeds. (ongoing issue) Weeds removed.

On vacation part of this month.

EAWA WORK SESSION MEETING MINUTES
May 6, 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, and Rob Reale Jr. Also present were: Austin Calaman, Authority Manager; Michele Powl, Business Manager; Jason Bock, Operations Manager; Michael Krieger, Engineer; and Jill Gebhart, Admin Assistant. Not present: Rick Erb and Chuck Brewer, Board members; Jeffrey Shank, Solicitor; Donna Bissinger, Admin Assistant. Members of the Public: None

2. **PUBLIC COMMENT:** None

3. **REPORTS:**

- **Manager's Report:**

- **EAWA Vac Truck:** EAWA operations staff were able to demo 3 units from 3 different manufacturers, Vaccon, Huber and GapVax. We also received pricing for all 3 based on the options we were looking for, height/length as well as lead times. GapVax and Huber were the favorites and were able to be under 12' which means they would fit in our existing garage. GapVax was able to configure a combo truck without a front reel to save money and length. Our recommendation is to go with GapVax.

Action: "The Board approves/denies the proposal from GapVax for the purchase of a new vac truck through co-stars, not to exceed \$600,000.00."

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

- **Electric Rates:** Our current electricity rates expire at the end of the year. I have been doing some research and found several companies that can provide updated pricing including our current vendor, Constellation. That said, Mantis is a firm that goes to auction on EAWA's behalf. We would need to sign an exclusivity agreement which says that we can only get pricing from them and not go around them to compete. They handled ERSA's auction last year and their process shows real time what the vendors are bidding so they are competing against one another with the clock resetting every time a new bid comes in. An alternative is an energy advisor like JMI and Aurora Energy.

Action: "The Board approves/denies staff and legal working with Mantis to get new rates locked in for the Authority."

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

- **Operations Manager's Report:** Bock reported well levels slightly higher than a year ago, but need more rain to bring levels up. Treese asked about meter upgrade project. Calaman said Kentrel meter replacement is about 70% complete. Calaman discussed some customer issues with new Smart meter technology. By June or July, we should get a list to follow up any unscheduled meter appointments. Bock said Buckingham tower painting

is done and now filling the tower. Monthly plans for I-Hydrant installation will be for critical areas and new construction.

- **Engineer's Report:** Kreiger said that Wells 6&7 project is finalized for 60% design and resubmitted Public Water Supply Permit. GHD consultation meeting with PennVest is at beginning of June, for July application.

Water Treatment Plant project will post on PennBid 5/18/26, pre-bid meeting 5/27/26 and plan to open bidding on 6/24/26. Project will include 2 new pumps and EAWA may consider adding new diesel generator.

- **Distribution Study Discussion** - Dialog ensued about increased capacity at the plant and how to distribute to Groff Ave tank. Street path options for distribution were discussed - E High St to Mount Joy St to College Ave, or Market St to College Ave; with increased 10-12" pipe size. Additional water tank on the south side was brought up as well. Another model was to loop distribution to West Ridge Rd via Maytown Rd.
- **EDU allocations and overuse discussion** – Calaman said a study of account usage per EDU discovered water usage over original EDU allocation for many accounts. EAWA EDU policy needs to be established and educate how EDU is calculated. An impact fee was discussed to account for the overuse. An option to change rate schedule based on EDU overage could be considered.

4. **UNFINISHED BUSINESS:** None

5. **NEW BUSINESS:** None

6. **BOARD MEMBER'S REMARKS:** Murphy asked for update on Abel account; and developer agreement for not using irrigation system. Calaman said developers reached out with some details using max daily demand or average daily demand. Calaman had several phone calls with Abel and was waiting to hear back for solution or to state their case. This is an issue of usage over EDU allocation. They found 2 leaks, but the leak was still present.

7. **EXECUTIVE SESSION:** Treese called an executive session to update members on the Cornwall phone call last week.

8. **ADJOURN: 8:24 PM**

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

Motion: K Murphy

Second: J McCloud

Approved

Respectfully submitted,

A Calaman, Authority Manager

Approved at 6/8/2026 Meeting

EAWA BOARD MEETING MINUTES
May 11, 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, Rob Reale Jr, Rick Erb, and Chuck Brewer, Board members. Also present were Austin Calaman, Authority Manager; Jeffrey Shank, Solicitor; Michele Powl, Business Manager; and Donna Bissinger, Admin Assistant. Not present: Jeff McCloud, Board member, Jason Bock, Operations Manager; Michael Krieger, Engineer; and Jill Gebhart, Admin Assistant. Members of the Public: Herb Fisher

2. PLEDGE OF ALLEGIANCE TO THE FLAG:

3. PUBLIC COMMENT: None

4. APPROVAL OF PREVIOUS MINUTES:

Action: "That the Board approves the WS Meeting Minutes of 4/1/2026 and Board Meeting Minutes of 4/13/2026, as presented."

Motion: R Reale Jr **Second:** K Murphy **Approved**

5. REPORTS:

a. **Manager's Report:**

- **Stone Gables Usage:** Herb Fisher will be presenting on the usage and discussing their plans to address the overuse. The usage history has been provided and for context, the account purchased 4 EDU's when pulling the permit and hasn't had "1" quarter where they have been within that allocation. i.e. they've been higher. This conversation started after the engineer for Stone Gables reached out about purchasing additional capacity of 20 EDU's above and beyond their current use.

Action: "That the Board accepts the proposal from Stone Gables to address the overuse of the account since inception."

Motion: **Second:**

The board requested that this be tabled until the June Work Session Meeting.

- **AMI Update – Refusal of Meter Install:** We have had some refusals of meter installs. Some are due to access, some are due to concerns of the technology, etc. We're looking for the Boards direction on how to handle these issues? The Rules and Regulations state we must always have access to our equipment and if access isn't provided, we can shut the water off. My thoughts are to ask for the reason, provide any documentation we have, have the customer provide a doctor's note if the issue is related to health concerns and determine at that point, our next steps. If a doctor's note is provided by a licensed physician, we can have customers sign a waiver related to the technology like leak detection, account monitoring, etc.

two resolutions will be presented at the June meeting. Treese made general comments about making decisions on current and future complex issues that EAWA will be reviewing. He asked that the board think about priorities for 2027 and come to the September meeting with three priorities to discuss.

10. EXECUTIVE SESSION: Was held to discuss Klein Mills.

11. ADJOURN: 8:17 PM

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

Motion: K Murphy **Second:** R Reale Jr

Approved

Respectfully submitted,

A Calaman, Authority Manager

Approved at 6/8/2026 Meeting



Elizabethtown Regional Sewer Authority Minutes April 14, 2026

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, Nick Viscome and Michael Tyler. Also present were ERSA Manager Steve Rettew, Engineer Abraham King, solicitor Jeff Shank and Bookkeeper Michele Range.

Public Attendance: Gabe Clark - Catalyst.

Public Comment: Gabe Clark, with Catalyst, requested that for Phase 3 and 4 of the Klein mills development the Authority accept a performance bond in lieu of a letter of credit as financial security, noting the bond form is already accepted by other agencies, provides enhanced protections to the Authority, and will help maintain the project's cash flow and schedule.

General Business:

1. The board reached consensus to accept a bond as acceptable financial security for Catalyst's Phases 3 and 4, with no formal motion required, thereby authorizing staff to proceed with bond in lieu of a letter of credit so the developer's schedule is not delayed.
2. It was **motioned** by Snyder and seconded by Viscome to approve the minutes of the March 10, 2026, meeting. Motion carried.
3. Rettew discussed the 18 EDU capacity request submitted for the Farm Ridge Development. Site of the former West Ridge Bed & Breakfast. This is for 18 single-family homes. Rettew noted that escrow had been posted for engineering review and that this approval does not reserve capacity but authorizes RETTEW to proceed with technical review. It was **motioned** by Snyder and seconded by Viscome to approve the capacity request for Farm Ridge Development. Motion carried.
4. Rettew discussed the Trunk A Construction Agreement with Landmark Homes, confirming that Landmark will privately construct the Trunk A Interceptor at no cost to the Authority, under Authority terms and inspection by RETTEW, with the line to be dedicated back to the Authority after completion and the standard warranty period. It was **motioned** by Snyder and seconded by Viscome to execute Trunk A Construction Agreement with Landmark Homes. Motion carried.
5. Rettew announced that the Authority received a \$267,000 off-road CCTV/cleaning grant (for easement/wooded areas, not hard roads). Rettew and King also discussed in conjunction with the grant the proposal from RETTEW for Sewer CCTV Data Evaluation Services in the amount of \$46,000. RETTEW will review all CCTV footage collected by USG and prepare a prioritized sewer repair plan based on the findings. Under the grant

- terms about \$30,000 of the engineering cost will be paid from the grant, as allowed under the grant terms. It was **motioned** by Snyder and seconded by Viscome to approve RETTEW's proposal for Sewer CCTV Data Evaluation services in the amount of \$46,000.
6. Rettew discussed the application for payment to Barasso Excavation in the amount of \$19,800. This amount will cover the initial mobilization, construction stakeout and submittal review work to date for the Turnpike Road No. 2 Pumping Station expansion project. It was **motioned** by Snyder and seconded by Viscome to approve application for Payment #1 to Barasso Excavation in the amount of \$19,800. Motion carried.
 7. King explained the Change Order #1 for the Turnpike Road No. 2 Pump Station was needed because West Donegal Township required a zoning waiver and formal stormwater management plan after the project's added paving pushed the site over its allowable impervious coverage. RETTEW must now design minimal stormwater measures and prepare the related permit submissions to keep the project permitted and on schedule. It was **motioned** by Snyder and seconded by Viscome to approve Change Order No. 1 for Turnpike Road No. 2 Pumping Station Expansion Project in the amount of \$0.00 for change in contract scope with Envirep on equipment procurement contract. Motion carried.
 8. Rettew discussed Costars pricing of approximately \$41,105 for a new Ford Explorer administration vehicle using a trade-in credit of \$26,500 on the existing Ford F-250, reducing the net cost of the vehicle purchase to \$13,605 from the vehicle fund. It was **motioned** by Snyder and seconded by Viscome to approve Costars pricing/trade-in credit for vehicle purchase in the amount of \$13,605. Motion carried.

Reports:

A. Engineer

King discussed the engineer report and highlighted the following:

- a. Miller Road Pump Station – ongoing drive/alarm issues on one pump, Blooming Glen and manufacturer are involved. Warranty clock effectively restarts with each notice, no general release was granted to Blooming Glen so claims remain preserved.
- b. Cameron, Colebrook and Nolt Pump Station – WQM permit received, building permit submitted to West Donegal Township, still awaiting stormwater comments. Project is out on PennBid, with a prebid meeting held and bid opening scheduled in early May.
- c. Waste Management Leachate/Capacity – WM was inspected, they plan to stop accepting trash in 3 months and fully decommission, with 30-35 years of DEP monitoring to follow. Their reduction flow will free up additional plant capacity for the Authority.
- d. Elizabethtown Crossings – Developer obtained zoning approval from the Township, proceeding with townhome concept (approx. 175 EDUs), upgrades will be needed to Hershey Road Pump Station and downstream interceptor, discussion of cost sharing will be discussed.

B. Treasurer

Shaffer discussed the financial reports. Key points discussed

- a. Net ordinary income was better than budget by approximately \$53,000, driven by sewer rentals over budget, strong interest earnings from CRIM
- b. Total income is about 3% below budget, which is characterized as within normal budget
- c. Administrative and wastewater collection expenses both came in under budget for March
- d. Vehicle fund balance at end of March was about \$126,900, sufficient to support planned vehicle purchase
- e. Auditors are scheduled for the week of April 20th for the annual audit

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

It was **motioned** by Snyder and seconded by Viscome to approve the bills payable in the amount of \$741,111.16. Motion carried.

Chairman Sweigart adjourned the general session at 6:46pm to go into executive session. Chairman Sweigart reconvened the general session at 7:02pm.

9. Shank discussed the general release agreement with CDM Smith for the Miller Road Pump Station Project. It was **motioned** by Snyder and seconded by Viscome to conditionally accept CDM release contingent upon final language approval by Authority counsel. Motion carried.

It was **motioned** by Snyder and seconded by Viscome to adjourn the general session at 7:52pm. Motion carried.



Elizabethtown Regional Sewer Authority Minutes May 12, 2026

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 (by phone), Nick Viscome and Michael Tyler. Also present were ERSA Manager Steve Rettew, Engineer Abraham King, solicitor Jeff Shank and Bookkeeper Michele Range.

Public Attendance: Ruben Ziegler – Aberdeen Land Holdings, LLC.

It was **motioned** by Snyder and seconded by Viscome to approve the minutes of the April 14, 2026, meeting. Motion carried.

Public Comment: Mr. Ziegler, owner of Tier One Car Wash, objected to a notice requiring him to pay approximately \$87-90k in EDU surcharges within 60 days or face a steep rate increase, arguing it was unfair to hold him responsible for sewage usage and EDU counts that were not updated for many years and largely predated his ownership. He requested historical usage data to verify the calculations and questioned the legality and equity of imposing such charges based on long-standing record issues rather than his own period of operation. King reviewed historical data for the car wash and also indicated a significant increase in usage in 2024 and 2025 resulting in the use of about 23 EDUs. Requested usage data will be provided to Mr. Ziegler within the next few days by Rettew.

General Business:

1. Rettew discussed the bid results for the general construction of the Cameron, Colebrook and Nolt Pumping Station Improvements Project and recognized DESSCO as the lowest responsible bidder. King reviewed the bid tabulation and schedule, with construction anticipated to extend into early next year. It was **motioned** by Snyder and seconded by Viscome to award Contract #2026-01 for the Cameron, Colebrook and Nolt Pumping Station Improvements Project to DESSCO Design & Construction, Inc. in the amount of \$1,599,723.00. Motion carried.
2. Rettew discussed bid results for the electrical portion of the Cameron, Colebrook and Nolt Pumping Station Improvements Project and recognized Pumping Solutions, Inc. as the lowest responsible bidder. This electrical contractor was used on the Miller Road project and currently on the Turnpike 2 project. It was **motioned** by Snyder and seconded by Viscome to award Contract #2026-02 for the Cameron, Colebrook and Nolt Pumping Station Improvements Project to Pumping Solutions, Inc. in the amount of \$387,200.00. Motion carried.

Reports:

A. Engineer

King discussed the engineer report and highlighted the following:

- a. Sheaffer Rd – sewage planning was submitted to West Donegal and Mount Joy Township as well as the County for review. County comments are being addressed. Anticipated construction is for Spring 2027.
- b. Miller Road – Blooming Glen back on site to troubleshoot VFD issues. Contractor reminded that warranty clock keeps resetting for that drive. Air release valves are delayed installation by SA Way due to precast structure lead times.
- c. Turnpike Road No.2 Pump Station Expansion – bids are being received and reviewed.
- d. 2026 Sewer CCTV Inspection – Notice to Proceed was issued to USG to televise approved right-of-way segments. Anticipated to start in June or July.
- e. Campus Road Subdivision – pre-construction meeting held for Phase 3.
- f. Sheetz – demolition underway, sewer work to begin in coming weeks.

B. Treasurer

Shaffer discussed the financial reports and highlighted the following:

- a. Net ordinary income was about \$23,000 ahead of budget amount for April.
- b. Year-to-date, net ordinary income is roughly \$149,000 ahead of budget.
- c. CRIM activity was negative for April, due to accrued interest timing, which left monthly revenues about \$35,000 under budget.
- d. The Authority has one remaining bond issue outstanding, maturing in 2029, with a possibility of new debt in connection with the Radio Road project once the Borough provides direction.

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

It was **motioned** by Snyder and seconded by Viscome to approve the bills payable in the amount of \$204,331.54. Motion carried.

The Board entered executive session at approximately 7:09pm to discuss Letter of Credit to Bond request, Unpaid Reservation Fees, EDU required purchase fees and Personnel Matter. The Board reconvened the public meeting at approximately 7:56pm.

It was **motioned** by Snyder and seconded by Viscome to adjourn the general session at 7:52pm. Motion carried.

Elizabethtown Fire Department

Summary of Responses

Count of Total Incidents

Count of Incidents
57

Incident Count By Month (This Year)

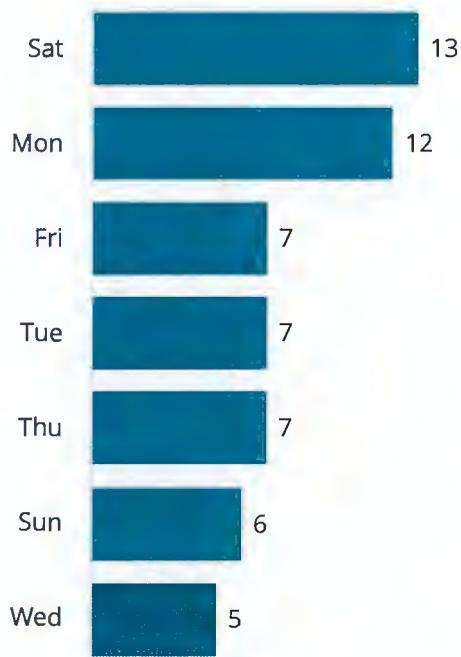
Months in Core incident onset date/time	Count of Incidents
05/2026	57
Count of Incidents	57

Incident Count By Month (This Year)

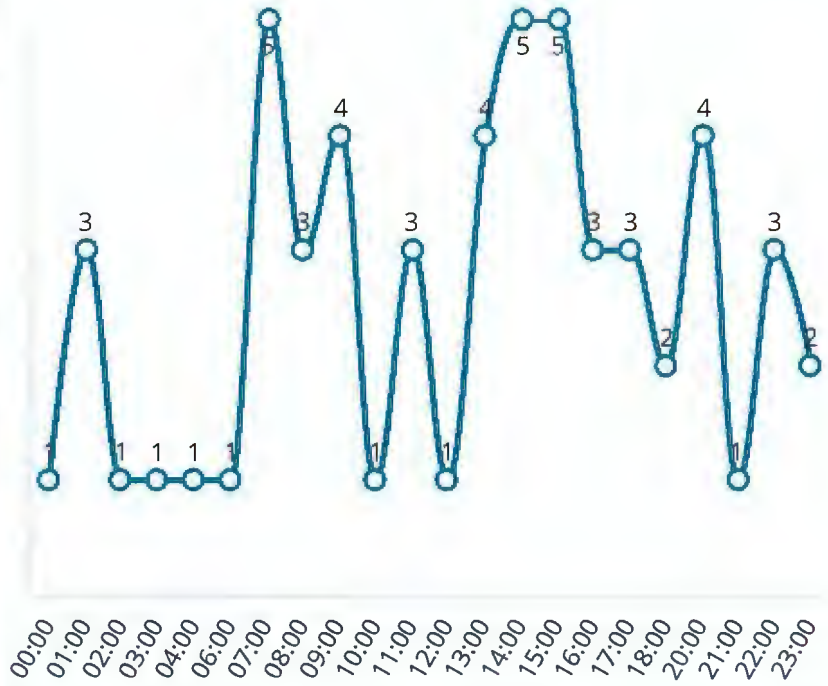
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57

May 26

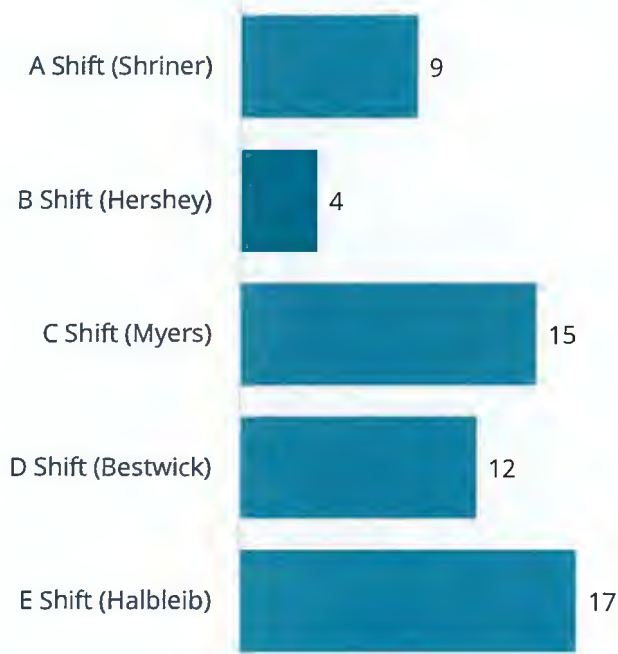
Incident Count by Day of Week



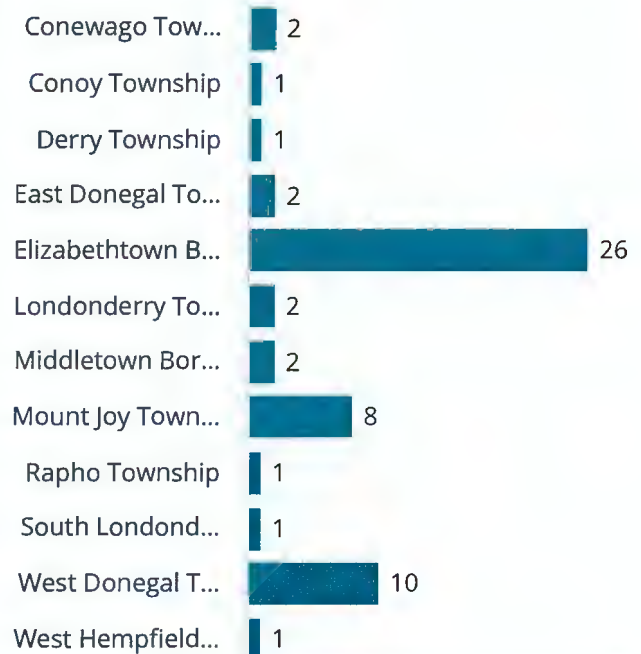
Incident Count by Hour of Day



Incidents by Shift



Incidents by District



Incident Responses by Incident Type

Primary Incident Type Subcategory	Core primary incident type	Count of Incidents	⌵
False alarm	Malfunctioning alarm	7	
	Accidental alarm	2	
	Intentional false alarm	1	
Injury trauma	Motor vehicle collision	5	
	Other traumatic injury	1	
Good intent	No incident found upon arrival / location error	3	
	Investigate hazardous release (Nothing found)	2	
	Controlled burning (Authorized)	1	
Alarms non medical	Fire / smoke alarm	6	
Citizen assist	Citizen assist / service call	5	
Structure fire	Room and contents fire	2	
	Confined cooking / appliance fire	1	
	Structural involvement	1	
Illness	No appropriate choice (medical response)	2	
	Cardiac arrest	2	
Cancelled	Cancelled	4	
Hazardous materials	Gas leak / gas odor	2	
	Hazardous material release (Chemical from transportation)	1	
Outside fire	Dumpster / other outdoor container fire	1	
	Trash / rubbish fire	1	
Investigation	Odor investigation	2	
Hazard non chemical	Electrical hazard / short circuit	1	
	Motor vehicle collision	1	
Transportation rescue	Motor vehicle collision extrication / entrapment	1	
Public service other	Standby (public service)	1	
Law enforcement support	Law enforcement support	1	

Elizabethtown Fire Department

Summary of Responses

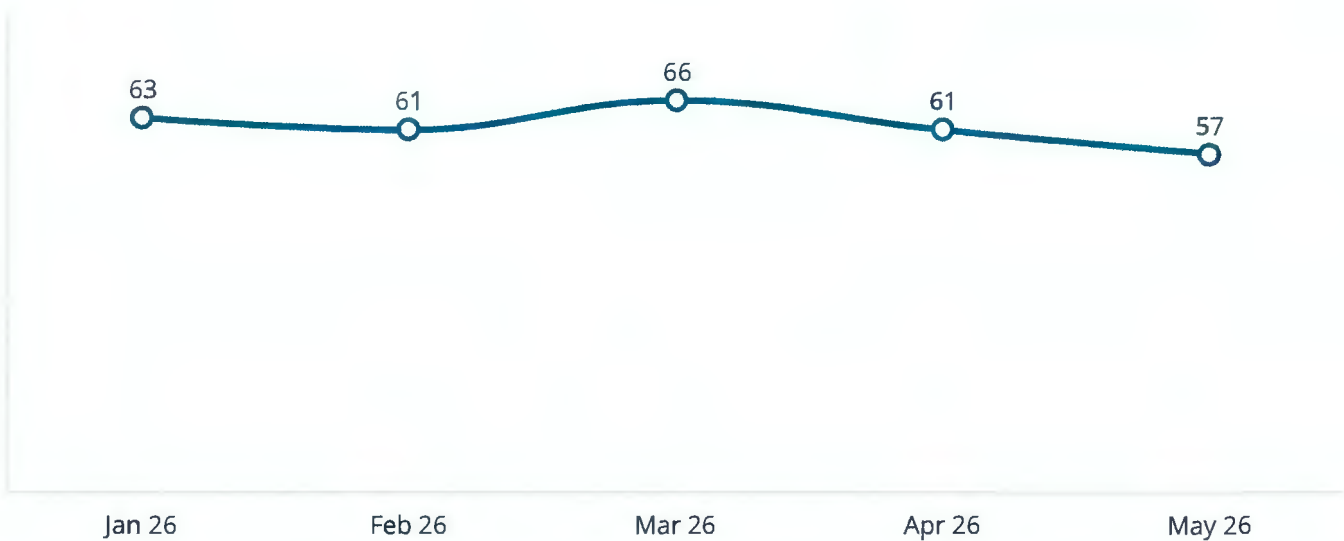
Count of Total Incidents

Count of Incidents
308

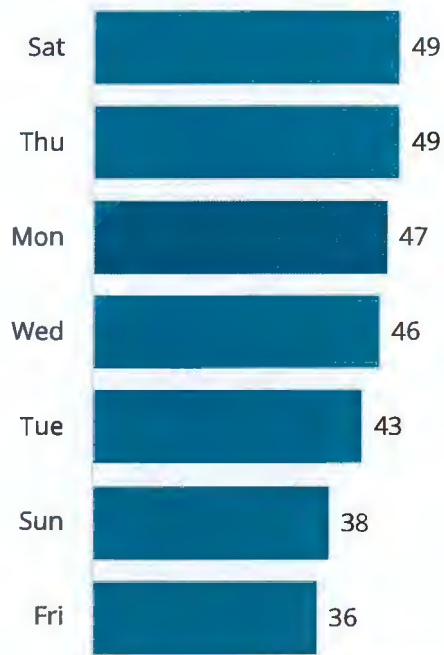
Incident Count By Month (This Year)

Months in Core incident onset date/time	Count of Incidents
01/2026	63
02/2026	61
03/2026	66
04/2026	61
05/2026	57
Count of Incidents	308

Incident Count By Month (This Year)



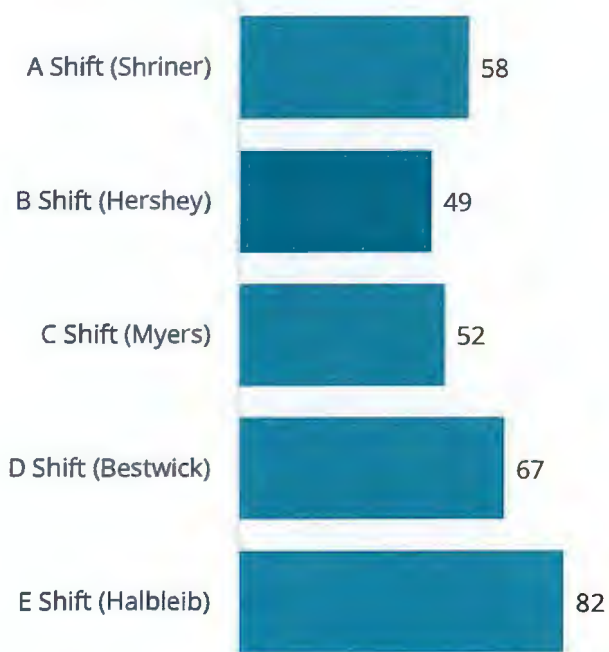
Incident Count by Day of Week



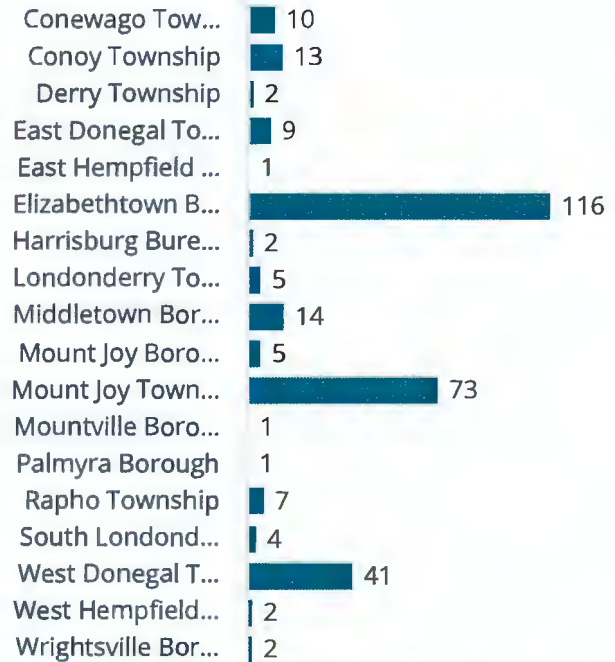
Incident Count by Hour of Day



Incidents by Shift



Incidents by District



Incident Responses by Incident Type

Primary Incident Type Subcategory	Core primary incident type	Count of Incidents	↓
Cancelled	Cancelled	48	
False alarm	Accidental alarm	20	
	Malfunctioning alarm	16	
	Other false call	1	
	Intentional false alarm	1	
Illness	Cardiac arrest	14	
	No appropriate choice (medical response)	6	
	Unknown problem (medical)	4	
	Unconscious victim	1	
	Breathing problems	1	
Citizen assist	Citizen assist / service call	13	
	Lift assist	13	
Alarms non medical	Fire / smoke alarm	15	
	CO alarm	8	
	Other Alarm	2	
Structure fire	Structural involvement	8	
	Room and contents fire	8	
	Confined cooking / appliance fire	7	
	Chimney fire	1	
Injury trauma	Motor vehicle collision	22	
	Other traumatic injury	1	
Investigation	Odor investigation	11	
	Smoke investigation	9	
Hazard non chemical	Motor vehicle collision	13	
	Electrical power line down / arching / malfunction	5	
	Electrical hazard / short circuit	2	
Hazardous materials	Gas leak / gas odor	12	
	Fuel spill / fuel odor	2	



**GREATER ELIZABETHTOWN AREA RECREATION & COMMUNITY SERVICES, INC.
BOARD MEETING
GEARS COMMUNITY CENTER
APRIL 21, 2026 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
Edward Myers, Mount Joy Township
Jay Hynicker, Elizabethtown Borough
Alissa Eby, Elizabethtown Borough
Jeb Musser, West Donegal Township
Phil Dunn, West Donegal Township
Alan Kaylor, East Donegal Township

BOARD MEMBERS ABSENT:

Scott Kingsboro, East Donegal Township
Linda Good, East Donegal Township
Adam Reed, Mount Joy Township

VISITORS IN ATTENDANCE:

Paul Ginder, Elizabethtown Bears Club

STAFF IN ATTENDANCE:

David Wendel, Executive Director
Joyce Hardman, Recorder of Minutes

1. CALL TO ORDER

Chair Kroesen called the meeting to order at 7:00 pm. Introduced and welcomed Edward Myers, Mount Joy Township's new GEARS Board representative.

2. PUBLIC COMMENT

No public comment.

3. Board Minutes

Mr. Hynicker moved to approve the March 17, 2026 Board Minutes. Ms. Norris was second. Motion unanimously carried. The March 17, 2026 Board Minutes approved as submitted.



4. FINANCIAL REPORT

Mr. Wendel reported that our Truist and ENB accounts have a total balance of \$1,434,300. Our ENB Money Market Account balance decreased due to our first payment to our contractor in the amount of \$530,211.98 for the second floor renovations.

Ms. Norris moved to approve the March 2026 Financial Report. Mr. Oberholtzer was second. Motion unanimously carried. The March 2026 Financial Report approved as submitted.

Mr. Wendel presented invoice number (2) two for the second floor renovations for approval consideration.

- Invoice #2: Lobar Associates (Construction): \$392,171.62

Ms. Eby moved to approve the Lobar Associates invoice #251081-3 for construction services in the amount of \$392,171.62. Mr. Musser was second. Motion unanimously carried.

Mr. Wendel reported that funds from the ENB Money Market Account totaling \$392,171.62 will need to be transferred into the GEARS Reinvestment Fund to process and pay this invoice. DCNR grant funds will be used to cover some of this expense, approximately \$225,000.

Ms. Norris moved to approve the transfer of \$392,171.62 from the ENB Money Market Account to the GEARS Reinvestment Fund. Mr. Kaylor was second. Motion unanimously carried.

5. COMMITTEE REPORTS

- **Executive Committee:**
No report.
- **Finance Committee:**
No Report.
- **Personnel Committee:**
No report.
- **Program Committee:**
No report.



- **Facilities Committee:**
No Report.
- **Sponsorship Committee:**
No report.

6. EXECUTIVE DIRECTOR REPORT

- **GEARS Funding Agreement:** Mr. Wendel reported that the four participating municipalities approved the funding agreement language. The GEARS Chair will sign and pass on the to the participating municipalities to execute and make effective 1/1/2027.

Ms. Eby moved to approve the Funding Agreement. Mr. Hynicker was second. Motion unanimously carried.

- **Second Floor Renovations:** Mr. Wendel reported that the second floor renovations are nearly 70% complete. The original plan to install storm windows on all second floor windows has changed. Since the time and cost to replace and install storm windows is more costly than anticipated, the contractor will install new Anderson windows. There is a total of 19 windows that will be replaced. Our main parking lot will be closed from 4/27/2026 to 5/1/2026 for paving and line striping.

Mr. Kroesen asked if there is a proposed date for the window install.

Mr. Wendel reported that the windows have been ordered and will be installed in June.

Mr. Kaylor asked if there will be anything used to protect the sprinkler heads.

Mr. Wendel reported that the sprinkler heads in the gym are protected with a cage around each sprinkler head.

- **2025 Annual Report:** Mr. Wendel provided copies of the 2025 Annual Report to the Board. Additionally, the reports were provided to each of the four participating municipalities and their governing bodies.
- **Elizabethtown Bears Club (EBC):** Mr. Wendel reported that EBC has an opportunity to secure a donation of bleachers and are requesting to place in Poplar Street Park on the ballfields. Additionally, they have requested to purchase and use robotic mowers in lieu of having to pay a licensed contractor to mow the grass in the areas they use. The Elizabethtown Area Community Services Authority approved the bleachers and robotic mowers at their meeting earlier this evening.



Mr. Ginder stated that EBC has insurance.

Mr. Myers asked if there is any liability using a robot.

Mr. Kroesen stated that Elizabethtown College uses them.

Mr. Oberholtzer asked if it will do all of the mowing.

Mr. Ginder stated that EBC will have to do the weed whacking along the fences and other areas.

- **Bylaws:** Mr. Wendel provided a revised copy of the bylaws for the Board to review. The content remains the same, however, some of the redundancy was removed.

Mr. Musser asked if our annual financial review will be impacted by our change to being unincorporated to incorporated.

Mr. Wendel indicated that the only change he is aware of at the moment is that GEARS is required to provide an annual report to the PA Department of State, Bureau of Corporations and Charitable Organizations. It is due in June but Mr. Wendel completed and submitted the report electronically on 3/31/2026. Mr. Wendel also reported that we received notification from the IRS that our non-profit status and EIN will transfer to our corporation which is good news.

Mr. Dunn moved to approve the bylaws. Mr. Musser was second. Motion unanimously carried.

- **Recreation:** Mr. Wendel shared program/event highlights. During this reporting period, we had 630 participants in our fitness programs. Early Summer Playground registration is at 221. Our annual Easter egg hunt, Eggstravaganza was held on 3/28 and attracted 2000+ participants. Our basketball and volleyball clinics attracted 45 participants. Our spring golf tournament which is a fundraiser for the recreation department will be held on 4/24 at Dauphin Highlands Golf Course. Survey results were shared including numerous comments from our customers showing their high level of satisfaction with our community events and recreation programs.
- **Childcare:** Mr. Wendel reported that current enrollment stands at 142 students including the following: (15) Bainbridge, (32) East High, (58) Bear Creek, (19) Kindergarten and (21) Preschool. Summer Camp enrollment at 118. Preschool graduation scheduled in May.
- **Senior Center:** Mr. Wendel reported that there were 21 service days in March. We averaged 37 seniors a day with a total of 119 different seniors served during the month. Our lunch program served 25 seniors daily. We attracted 8 new seniors during this reporting period. Our Center without Walls



program served 33 seniors. Bingocize attracted 48 participants. 21 seniors participated in the Garden Club. The lunch menu and program schedule for March was shared.

7. BOARD COMMENTS

None reported.

8. EXECUTIVE SESSION

None scheduled.

9. NEXT MEETING:

The GEARs Board will meet on Tuesday, May 19 at 7 pm at the GEARs Community Center.

10. ADJOURNMENT

Chairman Kroesen adjourned the meeting at 7:51 pm

Respectfully submitted,

David A. Wendel

Executive Director

Greater Elizabethtown Area Recreation & Community Services
Balance Sheet
April 30, 2026

ASSETS

Current Assets

Ckg - Truist ...3077	S	48,568.81
MM - ENB ...5216		1,038,770.36
Ckg - ENB ...7986		378,467.13
Clearing - ENB ACH & CC		(8,902.78)
Petty Cash		575.00
MM - ENB DCNR grant ...0410		225,235.03
Grant - ENB #5098077		25,436.73
HRA - ENB #1398016		2,300.42
CARES Grant - ENB ...5460		2,505.00
ENB-Maintenance Fund #1282		28,808.05
GEARS Reinvestment-ENB#7170		10.00
Prepaid Expenses		2,733.49

Total Current Assets

1,744,507.24

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

\$ 2,017,988.24

Greater Elizabethtown Area Recreation & Community Services
Balance Sheet
April 30, 2026

LIABILITIES AND CAPITAL

Liabilities

Deferred Revenue - STARS	S	9,344.92
Accounts Payable		(8,108.54)
Accrued payroll		22,106.15
Civic Plus - Gift Cards		90.00

Total Liabilities

23,432.53

Capital

Capital Reserve		21,871.66
Grant STARS		(9,848.59)
Grant Armstrong gym floor		0.00
Grant Office of Aging		(2,551.00)
GEARS Reinvestment Fund-Disb		(756,213.15)
Grant Nutrition		(5,004.24)
Grant DCNR -2nd Fl Reno		474,985.00
Municipal Cntrib 2nd Fl Reno		317,500.00
General Fund		1,754,406.27
Net Income		199,409.76

Total Capital

1,994,555.71

Total Liabilities & Capital

\$ 2,017,988.24

Greater Elizabethtown Area Recreation & Community Services
Income Statement - Summary
For the Four Months Ending April 30, 2026

	Budget	Month	Year to Date	Variance
Revenues				
Administration	414,400.00	98,446.60	218,982.77	(195,417.23)
Recreation	420,500.00	53,178.38	207,102.08	(213,397.92)
Child Care	1,130,700.00	76,983.68	342,409.28	(788,290.72)
Senior Center	118,000.00	980.75	30,593.18	(87,406.82)
Poplar Street Park	48,400.00	0.00	35,000.00	(13,400.00)
Community Center	44,595.00	0.00	44,595.00	0.00
Fundraisers	0.00	0.00	0.00	0.00
Total Revenues	2,176,595.00	229,589.41	878,682.31	(1,297,912.69)
Expenses				
Administration	491,800.00	41,106.72	144,095.08	347,704.92
Recreation	439,500.00	39,072.08	134,509.31	304,990.69
Child Care	922,500.00	98,967.98	315,319.58	607,180.42
Senior Center	171,200.00	17,337.90	54,388.19	116,811.81
Poplar Street Park	52,000.00	622.00	9,994.02	42,005.98
Community Center	99,595.00	5,914.30	20,966.37	78,628.63
Capital Improvement	0.00	0.00	0.00	0.00
Fundraisers	0.00	0.00	0.00	0.00
Total Expenses	2,176,595.00	203,020.98	679,272.55	1,497,322.45
Net Income	0.00	26,568.43	199,409.76	(199,409.76)

Income Summary - By Department

Administration	(77,400.00)	57,339.88	74,887.69	(152,287.69)
Recreation	(19,000.00)	14,106.30	72,592.77	(91,592.77)
Child Care	208,200.00	(21,984.30)	27,089.70	181,110.30
Senior Center	(53,200.00)	(16,357.15)	(23,795.01)	(29,404.99)
Poplar Street Park	(3,600.00)	(622.00)	25,005.98	(28,605.98)
Community Center	(55,000.00)	(5,914.30)	23,628.63	(78,628.63)
Capital Improve	0.00	0.00	0.00	0.00
Fundraisers	0.00	0.00	0.00	0.00
Total Net	0.00	26,568.43	199,409.76	(199,409.76)

Greater Elizabethtown Area Recreation & Community Services

Income Statement

For the Four Months Ending April 30, 2026

	Budget	Month	Year to Date	Variance	
Revenues					
Administration					
4000-00	Contribution/Munici	376,400.00	94,099.99	188,199.97	(188,200.03)
4003-00	Donations	20,000.00	0.00	11,291.99	(8,708.01)
4005-00	Brochure Advertisin	7,500.00	800.00	4,325.00	(3,175.00)
4008-00	Interest Income	10,500.00	3,546.61	15,165.81	4,665.81
	Total Administratio	414,400.00	98,446.60	218,982.77	(195,417.23)
Recreation					
4010-01	Registration Fees/Stu	120,000.00	15,530.50	57,680.50	(62,319.50)
4011-01	Registration Fees/Ad	110,000.00	9,259.29	52,572.29	(57,427.71)
4012-01	Summer Playground	34,500.00	6,640.00	25,905.00	(8,595.00)
4013-01	Summer Camp Fees	20,000.00	7,140.00	9,435.00	(10,565.00)
4014-01	Special Events	23,000.00	296.86	9,543.86	(13,456.14)
4015-01	Donations/Grants	70,000.00	7,750.00	35,274.38	(34,725.62)
4016-01	Bus Trips/Adult	31,000.00	5,292.00	11,789.00	(19,211.00)
4018-01	Credit Card transacti	12,000.00	1,269.73	4,902.05	(7,097.95)
	Total Recreation	420,500.00	53,178.38	207,102.08	(213,397.92)
Child Care					
4030-02	Summer Camp Fees	237,000.00	720.00	5,625.00	(231,375.00)
4031-02	Before/After School	500,000.00	47,608.63	204,314.25	(295,685.75)
4035-02	Preschool Fees	163,000.00	13,331.00	57,331.90	(105,668.10)
4036-02	Kindergarten Fees	196,000.00	12,548.00	55,003.30	(140,996.70)
4034-02	Fundraising	3,000.00	1,644.00	1,644.00	(1,356.00)
4037-02	EASD School Surch	12,000.00	972.05	3,930.83	(8,069.17)
4039-02	Activity Fee (Trips/E	19,700.00	160.00	14,560.00	(5,140.00)
	Total Child Care	1,130,700.00	76,983.68	342,409.28	(788,290.72)
Senior Center					
4050-03	Daily Senior Donatio	7,000.00	357.75	1,709.11	(5,290.89)
4051-03	Office of Aging	96,900.00	0.00	22,159.57	(74,740.43)
4052-03	Fundraising	12,000.00	298.00	4,699.50	(7,300.50)
4053-03	Donations	2,100.00	325.00	2,025.00	(75.00)
	Total Senior Center	118,000.00	980.75	30,593.18	(87,406.82)

Greater Elizabethtown Area Recreation & Community Services

Income Statement

For the Four Months Ending April 30, 2026

	Budget	Month	Year to Date	Variance	
Poplar Street Park					
4080-06	Poplar St Park Fees	5,400.00	0.00	0.00	(5,400.00)
4081-06	Utilities Costs Reim	8,000.00	0.00	0.00	(8,000.00)
4083-06	Municipal Contributi	35,000.00	0.00	35,000.00	0.00
	Total Poplar Street	48,400.00	0.00	35,000.00	(13,400.00)
Community Center					
4090-07	Municipal Contributi	44,595.00	0.00	44,595.00	0.00
	Total Poplar Street	44,595.00	0.00	44,595.00	0.00
Fundraisers					
	Total Fundraisers	0.00	0.00	0.00	0.00
	Total Revenues	2,176,595.00	229,589.41	878,682.31	(1,297,912.69)

Greater Elizabethtown Area Recreation & Community Services

Income Statement

For the Four Months Ending April 30, 2026

		Budget	Month	Year to Date	Variance
Expenses					
Administration					
6000-00	Administration	187,400.00	21,092.31	68,046.91	119,353.09
6001-00	FT Admin Assistant	63,500.00	4,932.00	14,745.42	48,754.58
6002-00	Part-Time Facility St	21,600.00	535.97	3,011.69	18,588.31
6003-00	Accounting Compen	26,000.00	1,783.00	8,345.75	17,654.25
6004-00	Part-Time Maint (Ja	10,450.00	0.00	1,400.00	9,050.00
6005-00	Benefits	44,850.00	3,092.63	12,754.80	32,095.20
6006-00	Payroll Taxes/Admin	24,900.00	2,035.45	7,176.81	17,723.19
6007-00	Insurance	66,000.00	15,590.42	59,194.06	6,805.94
6008-00	Professional Services	11,000.00	1,425.00	2,050.00	8,950.00
6009-00	Staff Development	15,000.00	236.41	2,459.63	12,540.37
6011-00	Transportation	6,000.00	201.55	1,141.84	4,858.16
6012-00	Postage	10,000.00	390.00	3,605.28	6,394.72
6013-00	Printing	10,500.00	3,225.10	6,462.57	4,037.43
6015-00	Office Supplies	8,500.00	623.76	4,707.74	3,792.26
6016-00	Maintenance Service	13,000.00	1,326.78	3,967.30	9,032.70
6017-00	Computer Services/S	11,000.00	353.19	1,714.88	9,285.12
6018-00	Dues & Subscription	4,000.00	465.00	2,455.90	1,544.10
6019-00	Credit Card Transact	1,000.00	41.25	241.69	758.31
6021-00	Legal Fees	5,000.00	55.00	4,574.24	425.76
6022-00	Advertising/Marketi	3,000.00	0.00	168.76	2,831.24
6023-00	Telephone	10,000.00	1,004.44	3,005.52	6,994.48
6024-00	Office Equipment Le	10,600.00	881.32	3,525.28	7,074.72
6025-00	Office Equip Repairs	6,500.00	0.00	1,362.98	5,137.02
6026-00	Licenses & Fees	2,000.00	208.00	822.80	1,177.20
6090-00	Contribution from D	(80,000.00)	(18,391.86)	(72,846.77)	(7,153.23)
	Total Administratio	491,800.00	41,106.72	144,095.08	347,704.92
Recreation					
6100-01	Recreation Dir/Prog	117,000.00	13,578.48	40,582.20	76,417.80
6101-01	Benefits	18,500.00	956.26	3,832.54	14,667.46
6102-01	Payroll Taxes/Recrea	20,000.00	1,440.09	4,880.92	15,119.08
6103-01	Summer Playground	40,000.00	0.00	0.00	40,000.00
6104-01	Adult Programs	55,000.00	8,787.85	14,132.10	40,867.90
6105-01	Youth Programs	60,000.00	3,468.79	16,264.71	43,735.29
6106-01	Summer Camp Progr	11,000.00	50.00	50.00	10,950.00
6112-01	Adult & Youth: Facil	25,000.00	1,010.00	6,870.00	18,130.00
6113-01	Bus Trips/Adult	26,000.00	1,197.00	5,664.00	20,336.00
6114-01	Special Events/Adult	15,000.00	859.95	5,040.51	9,959.49
6116-01	Contribution to Adm	30,000.00	6,930.27	27,449.51	2,550.49
6117-01	CivicRec Annual Fee	7,500.00	0.00	7,607.26	(107.26)
6118-01	Credit Card Transact	12,000.00	793.39	2,135.56	9,864.44
6119-01	Overtime	2,500.00	0.00	0.00	2,500.00
	Total Recreation	439,500.00	39,072.08	134,509.31	304,990.69

Greater Elizabethtown Area Recreation & Community Services

Income Statement

For the Four Months Ending April 30, 2026

		Budget	Month	Year to Date	Variance
Child Care					
6120-02	Kindergarten Staff	80,000.00	12,963.60	36,096.70	43,903.30
6121-02	Kindergarten Supplie	4,000.00	93.07	1,540.05	2,459.95
6122-02	Kindergarten Food S	4,000.00	613.21	1,695.08	2,304.92
6124-02	Kindergarten Transp	32,000.00	0.00	10,440.00	21,560.00
6125-02	Online Pymt fees/Sof	4,000.00	0.00	0.00	4,000.00
6130-02	Director/Asst Direct	117,000.00	13,541.61	40,469.74	76,530.26
6132-02	Summer Staff Wages	133,000.00	0.00	0.00	133,000.00
6133-02	Before/After School	235,000.00	32,560.98	91,611.47	143,388.53
6134-02	Benefits	66,000.00	4,178.20	17,330.70	48,669.30
6135-02	Payroll Taxes/Child	57,000.00	6,581.70	20,413.67	36,586.33
6136-02	Summer Supplies	4,000.00	0.00	0.00	4,000.00
6137-02	Summer Food Suppl	5,000.00	0.00	0.00	5,000.00
6138-02	Before/After Supplie	4,000.00	260.86	590.18	3,409.82
6139-02	Before/After Food S	8,000.00	613.23	2,818.37	5,181.63
6140-02	Summer/BA Field Tr	10,000.00	1,769.50	2,594.50	7,405.50
6141-02	Education	3,500.00	0.00	160.04	3,339.96
6142-02	Fundraising	3,000.00	0.00	1,199.00	1,801.00
6145-02	School Surcharge	15,000.00	0.00	2,958.78	12,041.22
6146-02	Preschool Staff Wag	80,000.00	12,274.57	35,464.10	44,535.90
6147-02	Preschool Supplies	3,000.00	889.90	1,298.76	1,701.24
6148-02	Preschool Food Supp	4,000.00	636.56	1,718.45	2,281.55
6149-02	Contribution to Adm	50,000.00	11,461.59	45,397.26	4,602.74
6150-02	Overtime	1,000.00	529.40	1,522.73	(522.73)
	Total Child Care	922,500.00	98,967.98	315,319.58	607,180.42
Senior Center					
6150-03	Director Compensat	84,100.00	9,972.00	29,799.12	54,300.88
6151-03	Part-Time Personnel	25,800.00	1,775.45	6,019.79	19,780.21
6152-03	Benefits	13,800.00	970.51	4,894.40	8,905.60
6153-03	Payroll Taxes/Senior	10,000.00	983.26	3,291.86	6,708.14
6154-03	Program Supplies	25,500.00	1,172.61	4,769.47	20,730.53
6155-03	Entertainment	3,600.00	3.99	3.99	3,596.01
6156-03	Fundraising Supplies	6,400.00	2,518.43	2,622.91	3,777.09
6157-03	Bus Trips	2,000.00	(58.35)	2,986.65	(986.65)
	Total Senior Center	171,200.00	17,337.90	54,388.19	116,811.81

Greater Elizabethtown Area Recreation & Community Services

Income Statement

For the Four Months Ending April 30, 2026

		Budget	Month	Year to Date	Variance
Poplar Street Park					
6180-06	Utilities	10,000.00	622.00	1,192.52	8,807.48
6181-06	Maintenance	35,000.00	0.00	8,801.50	26,198.50
6182-06	Improvements	7,000.00	0.00	0.00	7,000.00
	Total Poplar Street	52,000.00	622.00	9,994.02	42,005.98
Community Center					
6210-07	Comm Center - Utilit	45,000.00	2,502.09	12,695.36	32,304.64
6211-07	Comm Center - Main	44,595.00	652.74	4,333.45	40,261.55
6212-07	Comm Center - Impr	10,000.00	2,759.47	3,937.56	6,062.44
	Total Community C	99,595.00	5,914.30	20,966.37	78,628.63
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	2,176,595.00	203,020.98	679,272.55	1,497,322.45
	Net Income	0.00	26,568.43	199,409.76	(199,409.76)

**MINUTES OF THE MEETING
OF THE BOARD OF THE
MUNICIPAL EMERGENCY SERVICES AUTHORITY
OF LANCASTER COUNTY**

April 22, 2026

A public meeting of the Board of the MUNICIPAL EMERGENCY SERVICES AUTHORITY OF LANCASTER COUNTY (MESA) was held on Wednesday, April 22nd, 2026, at 6:00 PM in the Elizabethtown Borough Council Chambers, 600 South Hanover Street, Elizabethtown, Pennsylvania, 17022.

The meeting was called to order by Debra Dupler.

Roll Call: Debra Dupler, Carrie Chapman, Jeffrey Hudson, Jeffrey McCloud, Kenton Sweigart and John Yoder were present; Dave Jones, Saxton & Stump, was absent. MESA staff present: Wade Amick, Marc Hershey, Becky Houser. Public attendees: None

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 made by Mr. McCloud, seconded by Mr. Yoder.

- a. Approval and ratification of the minutes of the March 25th, 2026, meeting.
- b. Accept and ratify the financial reports for the period of March 2026, subject to audit.
- c. Approve and ratify the payment of all bills & payroll via Bill List 2026-04 in the amount of \$405,233.16 (Operating) and \$32,853.66 (Capital).
- d. Public Relations Report.
- e. Call Reports.

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

1. Overall staffing levels are strong, and staff are performing well. Both current new hires and internal staff that have advanced to higher level certifications are completing orientation at their new provider levels. This supports staffing needs as some staff transition from Full-Time to Part-Time to meet personal schedules. External applications continue to be incoming and interviews are ongoing.
2. Lancaster County Wide Communications (LCWC) is currently running a pilot program aimed at modernizing EMS response by moving to a new modern web-based program from the current WebCAD system. The what3words app has been integrated and provides an easy way to identify and share specific 911 caller locations.
3. Penn Medicine LGH began conducting the mandatory Annual Review Training & Instruction for all MESA providers. Two sessions have been held thus far with great success and satisfaction from staff. In addition, The Emergency Health Services Federation launched a mobile education sim lab allowing providers to practice skills in realistic environments.
4. Revisions and updates to the handbook and MESA safety manuals are ongoing.

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

1. The lobby and office renovations of Elizabethtown Station began the week of April 13th. We received a revised proposal from Joyland Roofing for under \$17,000. Work began this week with rotted plywood discovered which may cause a slight price increase to replace. Driveway re-sealing is scheduled for May 16 & 17.
2. The new Tahoe, used as the supervisor vehicle, was inspected by the Federation on April 13th and has been placed into service.
3. Marc Hershey will be attending the Ambulance Association of PA conference in Hershey on April 23rd & 24th. Discussion topics include ambulance insurance billing, Medicare / Medicaid billing and tips.
4. Public Relations Coordinator, Nicole Tumilty, has begun attending community events. Most recently, the Donegal High School Career Fair, The Kelly School and The Star Barn. Upcoming scheduled events include the Elizabethtown Rotary Mother's Day 5K, Gears Sr. Expo, Threads and Treads at Christ Church in Elizabethtown, and both the Elizabethtown and Donegal High School Graduation Ceremonies.
5. The new ambulance should be ready for final inspection in June. A proposal for a new ambulance in 2027 is being drafted by Fesco and will be presented to the Board for approval to reserve a production spot for early 2027.
6. A Lien Proposal was presented to formalize a process on unpaid assessment fees. The proposal suggests a breakdown of three groups and can be formalized as a resolution for a future meeting.
 - a. A single account or common ownership, with a cumulative unpaid balance exceeding \$5,000, a lien is placed 60 days from the most recent due date.
 - b. A single account or common ownership, with a cumulative unpaid balance exceeding \$1,000, a lien is placed 90 days from the most recent due date.
 - c. A single account or common ownership, with a cumulative unpaid balance exceeding \$500, a lien is placed 120 days from the most recent due date.
7. Looking ahead at the 2027 budget shows the importance of building future reserves now.

Authority Solicitor, Dave Jones, Saxton & Stump was absent from the meeting. Marc Hershey mentioned that Dave will comment regarding the lien process at the next meeting on May 27th.

No Penn Medicine Report provided.

Old Business:

2026 Parcel Billing: As of April 17th, the total received from Diversified Billings is \$1,301,691; which is about 80% of parcel billings for 2026. As a comparison, MESA collected \$1,209,652 as of April 17, 2025. Including Masonic Village, \$1,534,907 has been collected, vs. the budget amount of \$1,800,323 which is about 85% of budget. Late notices will be mailed April 27th.

2026 Business FTE Billing: FTE letters and self-reporting forms were mailed March 24th. Businesses with more than 3 reported employees or \$150,000 or more in payroll received a self-reporting letter and form. Self-reporting forms and payments are due May 31st, 2026. To date, \$50,437 has been received, which is about 55% of the \$91,000 budget.

Building Project (Cloverleaf): The Mount Joy Zoning Hearing Board met on April 1st to review the variance requests for the Hawthorne Electrical parcel. All variances were approved regarding the impervious lot coverage and the set back lines on the adjacent Hawthorne Electric parcel, which is not exempt from permitted municipal use exemptions. The final approval of the land development plan is a scheduled agenda item for the April 27th Mount Joy Township Planning Commission meeting.

Dave Jones prepared the draft for the Sewer and Access easements, which are pending final approval from ERSA. Once approved, Marc Hershey will schedule discussions with impacted property owners and request signatures on the easements.

Mr. Yoder is currently working with Lobar on preliminary project costs and received the ROM (Rough order of Magnitude) budget based on the land development plans. The non-prevailing wage was \$2,031,523 while prevailing wage was \$2,298,075. Site costs were slightly higher than anticipated due to stormwater piping of parking area and the connecting of sewer work.

New Business:

A proposal for future discussion was presented to the Board on enrollment in the Stryker "Municipal 360" Lease Program. This program is a long-term equipment lease and service contract used by Municipalities and would lock in pricing for 10 years on MESA equipment and allow two full replacements of all equipment during the 10-year term (Years 1 & 6). While a significant cost, this program prevents annual inflationary price increases, which could be between 50-70%. Equipment included is the ambulance powerload system, stretchers, cardiac monitors and stairchairs. The LUCAS CPR devices are excluded in the first term because they were recently replaced. The Municipal 360 program provides long-term visibility for the capital budget and takes guess work out of estimating future costs. The program cost is approximately \$394,000 per year and would have an impact on the annual fee per residential unit.

Board Comments:

Deb Dupler was contacted as a source for an article on the MESA model by a writer at the Philadelphia Inquirer. The article was published last month on EMS in Delaware County, writing that six Delaware county towns are working to create a regional EMS Authority following the MESA model. The article states that Delco Emergency Services Authority would cover Media, Nether Providence, Upper Providence, Rose Valley, Rutledge and Swarthmore.

Deb Dubler also mentioned that in Allegheny County, the communities of Tarentum, Breckenridge and Harrison have already created and established the Alle-Kiski Emergency Service Authority,

while discussion and voting are ongoing in Indiana County. Mr. McCloud noted that during the meeting public comments were made that ambulance services raise fees because mutual aid is increasing. Mr. Yoder added that there is a mutual aid disparity, and all agencies are in trouble. Mr. Hudson is considering writing and submitting an article to Lancaster Online regarding mutual aid.

John Yoder attended the Pennsylvania State Association of Township Supervisors (PSATS) in April and noted that during a seminar titled "Getting the EMS you deserve" MESA was listed and mentioned as performing very well.

Kenton Sweigart voiced concerns regarding the necessity of certain proposed purchases at one time and their associated costs. Mr. Hudson noted that the future fee structure should be reviewed against the list of proposed items. Mr. Yoder is curious as to how the NWEMS Foundation will support MESA financially. Ms. Dupler noted that the area is growing and more residents are moving to Mt. Joy. Ms. Chapaman mentioned implementing a plan to supplement MESA and that few townships started taxing fund organizations such as the library.

Calendar:

The Mount Joy Township Planning Commission is scheduled to meet April 27th beginning at 7:00PM at the Mount Joy Township Municipal Building.

EMS week runs from May 17th through May 3rd and is a way to recognize and show appreciation to staff, and for the public to recognize the hard work and dedication of all EMS providers. A staff meal from Primo Hoagies is scheduled.

The Board is scheduled to meet on Wednesday, May 27th, 2026, beginning at 6:00PM at the Elizabethtown Borough Office.

A motion was made by Mr. Yoder, seconded by Ms. Chapman to adjourn the meeting at 7:31PM. All members present voted in favor of the motion.

Respectfully Submitted,

Becky Houser
Recording Secretary



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Minutes of the Regular Meeting of the Mount Joy Township Park & Recreation Board Held on April 14, 2026

1. Karen Boyer, Chairperson, called the meeting to order at 7:00 P.M. in Mount Joy Township Fairview Municipal Building at 8853 Elizabethtown Road, Elizabethtown, PA 17022.
2. Roll call: Present –Karen Boyer, William Duncan, Adam Reed, and John Felix Jr. Absent – Donald Bush.

Others in attendance – Patricia J. Bailey, Township Secretary, and Cindy Gonzalez, Assistant Township Secretary.

3. Public Comment: None
4. Approval and Ratification of the minutes of the March 10, 2026 meeting:

A motion was made by Adam Reed and seconded by William Duncan to approve the minutes of the March 10, 2026, meeting as written. All members present voted in favor of the minutes

5. Old Trolley Line Grant Update:

Chuck Strodoski was in attendance from YSM Landscape Architects. He congratulated the Township on getting the grants for the next phase and he is excited to get started. Chuck stated there will be 4 pickle ball courts and said there are a few color options. He said a color scheme for the park will need to be decided on as well. No decisions must be made tonight, just something to think about.

Mr. Duncan asked what the most common color is for pickle ball. Chuck stated dark blue for the inner court and grey for the outside. Reds tend to fade faster, the blue and green last longer. Chuck said there would be standard fencing on all four sides that is usually 4 feet, standard for pickle ball courts.

Ms. Bailey suggested 6-foot fencing with wind barriers which she has seen on others. Chuck stated that wind barriers are a nice buffer instead of trees, less wind. Ms. Boyer stated that the taller fence acts as a wind barrier, Chuck recommends the traditional chain link fence. Ms. Boyer said she has seen people play at Spooky Nook and the courts have a mesh lining inside of the fence.

Mr. Felix asked if that was a decision that needs to be made later.

Chuck requested to have his group go out to the park to look at the wetlands and that they have started to lay out the plans on the computer and they will fine tune them after looking at the wetlands. He asked if 1-2 picnic tables are what the board was thinking for the pavilion near the pickle ball courts. Or suggested benches and maybe Adirondak chairs. That area is really just for people waiting to play pickle ball.

Ms. Bailey asked if 1-2 tables would fit in there because they won't be rented out. Mr. Reed said they wouldn't be rented out, it's just a low-key seating area. Mr. Felix said that if we aren't renting them, 2 picnic tables are fine. Mr. Duncan said 6 people per table, typically 6-8 people waiting to use the courts so 12-14 with two courts. Chuck said we could put benches around also.

Ms. Boyer asked if there would be some kind of sign in sheet for pickleball. Pat Bailey asked who would be taking care of that. Ms. Boyer said she volunteers Mr. Reed. Mr. Felix stated that he has seen players position their rackets in a way showing that they are next in line. Chuck stated that he is not familiar with anything formal. Mr. Felix states that trying to schedule courts would be a nightmare. Ms. Boyer said there is an unspoken agreement players have. She thinks the courts will be busy, especially in the evening and on weekends. Chuck stated it's kind of like a basketball court and you just wait your turn. Ms. Boyer asked if signage would help. Mr. Felix said it would be like a good faith system. Manheim Township has 8 courts, and they are always being used. He asked if GEARS had one. Ms. Bailey thinks there may be one.

Ms. Boyer said that with the increase in population, why not rent the pavilion out that overlooks the wetlands. Chuck stated that people tend to use the pavilions with things to do around them. The pavilion by the wetlands is secluded.

Ms. Boyer also stated that where the conservancy comes down on the left, the trail is really getting used a lot. Ms. Bailey said there are trail crossings going up. Ms. Boyer asked if we could make the parking lot bigger near the courts. Chuck said no because of the wetlands. Ms. Bailey asked if there would be a trail along Beverly Road to the new pavilion. Chuck said yes, to connect the park to the new area. Mr. Felix asked how many new parking spaces there would be. Chuck said there will be 48 and an additional 7. He said we would need to leave room for the playground and may be able to add 4 more spaces.

Chuck asked if we were comfortable with the smaller pavilions and the same as what was built in Phase 2. Ms. Bailey said the current ones are wooden. Would we stay with wooden or go with metal. Mr. Reed asked if we are keeping all the parks consistent. Mr. Felix said the wooden ones will show more decay, Ms. Bailey said the most recent ones are metal. Mr. Felix said the metal ones require less maintenance. And they will last longer. Chuck suggested doing metal ones near the pickle ball courts and keeping the others wooden. Pat said the green roof with the beige posts. Chuck agreed about staying consistent but there are already wooden ones in the park.

Chuck said that he would put pen to paper after this meeting and come back when the plan is 60% completed to work out the details. Like the foot bridge to be slightly elevated with a little curb for strollers, bikes, and wheelchairs. Ms. Boyer stated that bikes aren't supposed to be in that area. Chuck said it is not designed for horses or cars, just foot traffic. It will be EMS and Fire accessible. Mr. Felix asked what the boards would be made of. Chuck said it is engineered plastic wood and holds up well. Mr. Felix also wanted to know if the trail would be gravel or asphalt. Chuck said asphalt. Ms. Boyer asked if YSM would be making trails. Chuck said they can mow the trail to allow people to go on it until completion. He said a nice cut path would draw the walkers down through the park until it's complete. Mr. Felix said it is mostly tall grass and cat tails. Ms. Boyer said this would be great to make happen in this phase.

Chuck asked if the 48 parking spaces would need concrete curbs or just paved and is that in our ordinance. Pat said she would have to check with Justin Evans. Chuck said that would save some money and that he would recommend having another DCNR acknowledgement sign and asked if there was a sign for the park itself. Ms. Bailey said yes, there is and to match it like the one that is already there and to have one on both ends of the park. Chuck agreed.

Mr. Felix asked if there would be a connector to the rail trail from the park. Chuck said yes. Mr. Felix said access to the rail trail is a good thing to have in this phase as well. Mr. Duncan said it gives a good loop around the entire park. He also wanted to know how they would get

the heavy equipment into the park. Chuck said they would have a construction entrance, Mr. Duncan said maybe Phase 4 could be done in 3-5 years. Chuck did not give a definite answer, he said the stormwater was done in Phase 1. The plans for this phase should be ready for submission in 3 months, and the approvals may take 6-8 months. Chuck said it's possible to get started in the Spring of next year. The permits take the longest to obtain. Ms. Boyer asked the anticipation time for completion. Chuck said the fall of 2027 at earliest.

Chuck asked about the budget. Ms. Bailey said we received a grant for \$85,000.00 and a \$300,000.00 grant. Ms. Boyer asked how soon we could apply for another grant. Pat said April of next year, grants open in January and asked if there could be more than one grant open at a time. Chuck said you can, but it won't help. Chuck also asked if the public works crew would be willing to help. Ms. Bailey stated no. Ms. Boyer asked what they would help with. Chuck stated cleaning, or mowing etc. Ms. Bailey said the public works crew is thin and they have a lot of road projects to complete. She said the budget for this phase is \$1.3 million and we don't want to go over that.

Chuck said the next steps are to walk the wetlands, get accurate lineations, plan for grading and how it all fits in and review it at 60%. Pat asked if there would be an update for the Board of Supervisor's for June or July? Chuck said maybe 2 months, they may need some extra time. Mr. Reed said quarterly updates are good.

6. Township Park Rules:

Mr. Reed said the park rules may take a whole meeting to go over. Ms. Boyer asked if they should approve them. Mr. Reed said they should have a discussion. Ms. Boyer said they need to change the language to 2 food trucks and the non-profit rule and maybe the length of the food trucks. Ms. Bailey said the food trucks could park in the "drop off" area by the pavilion. Mr. Duncan asked if there is room at that spot for two trucks. Ms. Bailey said yes. Ms. Boyer said to also change the language for how long they can be.

Ms. Bailey states that the park is not located to any place where anyone can go grab something quick to eat. The Chick Fil A 5K is having Chick Fil A bring sandwiches to sell and the profits go towards the homeless. Mr. Felix said the current provision is non-profit and said that needs to be taken out completely. Mr. Reed said he would update to allow 2 food trucks. Mr. Felix said 2 vendors per day per park. Mr. Duncan said the vendor would be responsible for taking their trash. Mr. Reed agreed. Ms. Boyer asked about a \$50 deposit for trash. Ms. Bailey disagreed because who is to say that the trash is from the vendors? Ms. Bailey suggested adding an application fee. Adam Reed agreed to cover the trash and extra porta potties. Ms. Boyer wanted to know if we add extra potties. Ms. Bailey said that the tournaments usually add 1 or 2. Ms. Boyer suggested adding that to the ordinance. Mr. Reed said to eliminate #1, change #2, and add the application fee. Ms. Bailey said currently the pavilion rental prices are \$30 for residents and \$50 for non-residents. Mr. Reed asked what the field rental fees are. Ms. Bailey said \$110.00 per field, per day and said that is low and we should increase the fee for next year. Mr. Felix wanted to know where that money goes. Ms. Bailey said into the General Fund. Mr. Felix thinks the field fees should go to Park & Recreation. That our prices are low and the leagues with the tournaments are not even from the Township. Ms. Bailey said these changes would go into effect next year. Mr. Reed suggested \$250 for tournaments and \$100.00 for food trucks. Because they are for profit. Mr. Felix agreed because the tournament organizers are making money on the tournaments and then asked what the appropriate fee is. Ms. Boyer suggested coming back to the wording for paragraph P. Ms. Bailey said to make a recommendation to the Board on the amount to charge food trucks and it would be a resolution. Mr. Reed asked what fee to put in there. Ms. Boyer said to drop #1, allow 2 food trucks and propose a \$100 fee. Mr. Duncan asked if that eliminates the

trash method. Ms. Bailey said she would propose to the Board, would have to advertise and then back to the Board for a vote.

A motion was made by Adam Reed and seconded by William Duncan to remove paragraph #1, change paragraph #2 to allow 2 food trucks and for paragraph #4, to add a \$100 fee. All members present voted in favor.

Ms. Boyer also said they would need a map as to where to park the food trucks.

7. Other Business:

Adam Reed mentioned that he will be absent for the May meeting and William Duncan will be absent for the June meeting.

8. Correspondence: None

9. The next meeting of the Park and Recreation Board is scheduled to be held on **May 12, 2026** at **7:00 P.M.**

10. A motion was made by William Duncan and seconded by John Felix Jr. to adjourn the meeting at 8:45 PM. All members present voted in favor of the motion.

Respectfully Submitted,



Patricia J. Bailey, Secretary



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Minutes of a Regular Meeting of the Mount Joy Township Planning Commission Held on April 27, 2026

1. Vice Chairman Rodney Boll 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 Becker — Present

Rodney Boll — Present

Michael McKinne — Present

Delmar Oberholtzer — Present

Lynn Royer — Present

Karen Sweigart — Present

Bill Weik, Jr. — Absent

Other Township Representatives Present: Justin Evans, Assistant Zoning Officer & Josh Brengel, Lancaster Civil Engineering (Township Engineer)

4. Public Comment: NONE

5. Consent Calendar:

a. Approve and ratify the minutes of the January 29, 2026; February 23, 2026; and March 23, 2026 meetings

b. Authorize the Assistant Zoning Officer to execute the Sewage Facilities Planning Module Component 4A for EAWA's Sheaffer Road and Market Street Gravity Sanitary Relocation project

c. Sign the Final Subdivision and Land Development Plan for 1376 Campus Road – Phase 3 (#25-05-FLDP)

d. Sign the Preliminary/Final Subdivision Plan for Pennsylvania CVS Pharmacy, LLC (#25-16-MSDP)

e. Sign the Lot Add-On Plan for Jacob B. Huyard (#25-09-LLCP)

f. Sign the Final Minor Subdivision Plan for Lancaster Farm Sanctuary (#25-17-MSDP)

A motion was made by Delmar Oberholtzer and seconded by Karen Sweigart to approve the Consent Calendar. All members present voted in favor of the motion.

6. Old Business:

a. Preliminary/Final Land Development Plan for MESA Substation (#26-02-FLDP) – Proposal to develop a 0.645-acre lot adjoining 1892 West Main Street with an ambulance station. The site is zoned (C-2) General Commercial and will be served by on-lot water and public sewer.

Steve Gergely from Harbor Engineering presented the project on behalf of the applicant's representatives who were also in attendance. Since appearing before the Commission for the project's initial view, they obtained variances for the dimensional issues on the adjoining Hawthorne Electric property and determined that the PPL easement crossing the site is smaller in width than originally thought. He also upsized the stormwater management facility to accommodate future impervious area expansion.

An additional waiver request was made pertaining to a landscaped area within the proposed parking lot. The SALDO requires curbing around the landscaped area, however, this would necessitate additional conveyance. An inlet is proposed to accept the runoff instead of directing it elsewhere.

A motion was made by Michael McKinne and seconded by Delmar Oberholtzer to grant a waiver of §119-53.C(1) (parking facility curbing) and grant approval of the Preliminary/Final Land Development Plan for MESA Substation (the "Plan") prepared by Harbor Engineering, Inc., Project No. 251195-001, dated February 9, 2026, 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 April 20, 2026.
2. To the extent not otherwise provided in these conditions, Applicant shall address the comments of the Township Solicitor's review letter dated March 28, 2026.
3. Applicant shall address and comply with all conditions contained in the Mount Joy Township Zoning Hearing Board (MJTZHB) decision dated April 14, 2026.
4. Applicant shall submit a fully executed Storm Water Management Agreement and Declaration of Easement in a form acceptable to the Township Solicitor prior to the release of the Plan for recording.
5. Applicant shall submit a fully executed Deferred Road Improvement Agreement in a form acceptable to the Township Solicitor prior to the release of the Plan for recording. The Agreement shall include, but is not necessarily limited to, provisions for roadway widening and non-vehicular facilities.
6. Applicant shall submit a fully executed Land Development Agreement in a form acceptable to the Township Solicitor prior to the release of the Plan for recording.
7. Applicant shall submit financial security in a form acceptable to the Township Solicitor to guarantee the proper installation of all improvements associated with the project prior to the release of the Plan for recording. 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.

7. New Business: NONE

8. Initial View:

- a. Preliminary/Final Subdivision Plan for Akbar & Susan Boutorabi (#26-03-FSDP) – Proposal to subdivide a 22.7-acre tract located at 583 Trail Road North into three residential lots. The property is zoned (A) Agricultural and is/will be served by on-lot water and sewer facilities.

Ali and Amir Boutorabi presented the plan to the Commission since their engineer was not available. The property contains one single-family dwelling where their parents live and two lots will be subdivided to construct single-family dwellings for each brother. The Zoning Hearing Board granted variances in 2022 for

an additional lot to be subdivided and lot area. Those approvals have since expired due to the length of time spent on sewage disposal testing and preparation of the subdivision plan.

The Commission asked about the review comments pertaining to animal areas encroaching a proposed common property line and setbacks. This conflicts with the Zoning Ordinance requirements and needs resolved. Mr. Boutorabi also explained the lot configuration is intended to create a 2.5-acre lot and two 10+ acre lots.

A motion was made by Michael McKinne and seconded by Karen Sweigart to approve the following waivers for the plan:

- (1) §119-25.C(1) – Preliminary plan requirement
- (2) §119-52.J(3)(a) – Improvement of existing streets
- (3) §119-31.C(3) – Existing features

All members present voted in favor of the motion.

9. Other Business:

- a. Discussion on the removal of property located on Snyder Road from the Urban Growth Area

Abe Weidman representing the family that owns the property asked to speak on the matter. They wish to oppose any action to remove it from the Urban Growth Area (UGA), recounting around 30 years of planning and zoning history with the farm. It was zoned R-2 until the 2010 Comprehensive Plan recommended rezoning it to Agricultural until suitable infrastructure could be provided. He stated it is the most buildable property in the Township adjacent to Mount Joy Borough. Removing it from the UGA would create another hurdle to selling the property.

Mr. McKinne acknowledged bringing up the subject at the previous meeting as a response to the Board of Supervisors denying the text amendment and rezoning for the Traditions of America proposal. Removing it from the UGA would create a “yellow light” for developing it. While the ToA proposal would be tax revenue positive, a traditional residential development has been shown to be net negative. His intent was not to take the landowners’ rights away but to slow down the path to development.

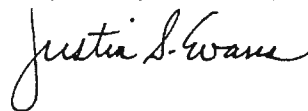
The Commission expressed mixed thoughts on taking this step, especially in light of the Township’s obligation to provide for development. There was uncertainty as to the suitability of infrastructure in that area, namely public water supply, roadways, and the Snyder Road/Route 230 intersection.

10. Correspondence: NONE

11. The next regular meeting of the Mount Joy Township Planning Commission is scheduled to be held on **Wednesday, May 27, 2026** beginning at 7:00 P.M.

12. A motion was made by Karen Sweigart and seconded by Kevin Becker to adjourn the meeting at 8:00 p.m. All members present voted in favor of the motion.

Respectfully Submitted,



Justin S. Evans, AICP
Assistant Zoning Officer



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Minutes of a Regular Meeting of the Mount Joy Township Planning Commission Held on May 27, 2026

1. Chairman Bill Weik, Jr. 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 Becker — Present

Lynn Royer — Present

Rodney Boll — Absent

Karen Sweigart — Present

Michael McKinne — Present

Bill Weik, Jr. — Present

Delmar Oberholtzer — Absent

Other Township Representatives Present: Justin Evans, Assistant Zoning Officer

4. Public Comment: NONE

5. Consent Calendar:

- a. Approve and ratify the minutes of the April 27, 2026 meeting

A motion was made by Michael McKinne and seconded by Karen Sweigart to approve the Consent Calendar. All members present voted in favor of the motion.

6. Old Business:

- a. Minor Subdivision Plan – 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. Plan previously approved; applicant is requesting relief from §119-57.B (concrete monuments).

Landowner Tonya Bailey was present. Mr. Evans provided context for the request, noting the surveyor could not install all the required concrete monuments due to significant rock present on site. Iron pins were used instead and are acceptable to the Township given the circumstances.

A motion was made by Michael McKinne and seconded by Kevin Becker to approve the request to use iron pins instead of concrete monuments. All members present voted in favor of the motion.

- b. Preliminary Lot Add-On, Subdivision & Land Development Plan for Westmount (#24-19-PLDP): Proposal to develop a 36.258-acre site with 211 townhouses and 78 apartments fronting on Harrisburg Avenue. Plan previously approved; applicant is seeking a determination of §119-61.H (fee in lieu of recreation land dedication).

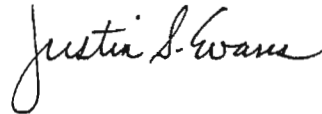
Applicant Brandon Conrad was present to discuss the recreation land dedication requirements for the Westmount residential development. He wishes to pay a fee-in-lieu of dedication for each of the three phases. His understanding is that the Planning Commission must approve the fee, to which Mr. Evans

concurred given the Township Solicitor's advice. Mr. Conrad also wanted to discuss the potential for credits towards the fee if recreation facilities such as tot lots are provided in the development. His main concern is that the Township will require the dedication of land, which Mr. Evans calculated to be 15.606 acres per §119-61 of the SALDO.

The Commission believed that the appropriate time to consider a fee-in-lieu is during the final approval of the phase plans. They indicated a consensus to do so considering the Township's desire to use the fees for further development of its public parks. Mr. Conrad intends to bring options for on-premises recreational amenities and discuss credits in the near future.

7. New Business: NONE
8. Initial View: NONE
9. Other Business: NONE
10. Correspondence: NONE
11. The next regular meeting of the Mount Joy Township Planning Commission is scheduled to be held on **Monday, June 22, 2026** beginning at 7:00 P.M.
12. A motion was made by Karen Sweigart and seconded by Kevin Becker to adjourn the meeting at 7:28 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

JUNE 2026

COMPLETED:

- Aberdeen Road base repairs
- Assisted with the removal of multiple trees in Cove park
- Sign repair
- Followed the contractor and rolled the second application of sealcoat with three rollers. Two of the rollers were borrowed from East Donegal and West Donegal
- Met with Eric Hout from Lancaster Conservation District at OTLP

FUTURE:

- Reprofile Parkview Dr.
- Base repairs
- Mount Pleasant pipe work

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 April 28, 2026

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

Roll Call: Present – Rick Gobble, John Rudy, Debra Dupler and Kevin Baker were in attendance. William Weik was absent. Also present were Chief Michael Bryant and Lisa Heilner.

2. Public Comment: None

3. Consent Calendar:

- a. Approval and ratification of the minutes of the March 24, 2026 meeting.
- b. Accept and ratify the Treasurer's Report for the period of March 1 to March 31, 2026, subject to audit.
- c. Approve payment of all bills via Bill List #6 and 7 in the amount of \$75,026.07; ratify payment of all payrolls for the period of March 2026 in the amount of \$204,669.46, which represents two (2) pay periods.
- d. Raymond James Pension Account summary from February 27 through March 1, 2026

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

4. Old Business: None

5. New Business: Chief Bryant advised the Commission that he would like to purchase new patches for the Department. The new patch will match the popular logo that was designed for the 20th Anniversary of the Regional Department. After some discussion, Debra Dupler made a motion to approve ordering 1000 patches at \$1.49 per patch for a total cost of \$1490. The motion was seconded by John Rudy. All members present voted in favor of the motion.

Chief Bryant asked the Commission to consider the purchase of new uniform shirts for patrol officers. The new shirts are more comfortable and less expensive than the current one. The proposed cost for two short sleeve and two long sleeve shirts for the patrol officers would be \$4312. The company will also sew on the new patches at no cost. Debra Dupler made a motion, seconded by John Rudy to approve the purchase of the new shirts. All members present voted in favor of the motion.

6. Advisements:

- a. Officer Pat Giberson completed a weeklong Crisis Intervention training.
- b. The Sergeants, Detective Redinger, Tobias and Chief Bryant worked together to revamp the Department hiring advertisement. The ad was updated to utilize technology in order to reach a wider range of potential applicants.
- c. Officer Myers, Officer Gordon and Detective Redinger participated in the Operation Night Hawk DUI training and enforcement event at the County Training Center.
- d. Officer Carl Bergmark applied for a grant through The Trooper Iwaniec Foundation which resulted in our Department receiving a new Alco Sensor IV PBT at the Night Hawk Event.
- e. Officer Evan Bigler participated in the first detail of the newly formed Lancaster County Motor Carrier Safety Enforcement Task Force. The detail took place in Rapho Township.
- f. Detective Tobias and Officer Seidel, along with K9 Arlo, conducted a Fraud workshop and K9 demo for residents of Masonic Village.
- g. Sergeant Arnold, Officer Gemert and Officer Good attended a week-long Criminal Interdiction conference hosted by The Justice Academy.
- h. Officer Gordon and Officer Hart completed a two-day Red Dot Pistol Instructor course.
- i. Detective Redinger attended a Seated SFST course.
- j. Chief Bryant attended the National Drug Take Back day at Giant Pharmacy.

- k. The Department participated in Wave Two of the Highway Safety Network Aggressive Driving Enforcement Grant Program. We conducted an extra 37 hours of traffic enforcement resulting in contact with 80 violators.

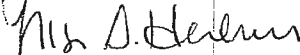
7. Correspondence:

- a. Calls for Service - March 2026
- b. Police Activity Report –March 2026
- c. Overtime Report – March 2026
- d. Police Cruiser Mileage Chart – March 2026

8. Other Business: Debra Dupler thanked Chief Bryant for speaking at both of the Elizabethtown Rotary Club meetings in April.

9. A motion was made by John Rudy, seconded by Rick Gibble to adjourn the meeting at 7:23 p.m. All members voted in favor of the motion.

Respectfully submitted,



Lisa S. Heilner, Asst. Secretary

Northwest Regional Police Commission



RHEEMS FIRE DEPARTMENT

May 2026 - Monthly Report

<u>Incident Type</u>	<u>Month</u>	<u>2025</u>	<u>Municipality</u>	<u>Month</u>	<u>2025</u>
Vehicle Accidents	4	22	Conoy Township	1	4
Vehicle Entrapments	2	9	East Donegal Township	1	9
Vehicle Fire	3	14	Elizabethtown Borough	1	7
Building Fire	3	46	Marietta Borough	1	3
Brush/Trash Fire	1	9	Mount Joy Borough	2	8
Technical Rescue	0	0	Mount Joy Township	11	66
CO Incident	0	7	Rapho Township	2	10
Gas Leak	1	4	West Donegal Township	8	42
HAZMAT/Spill Control	2	2	Other / Out Of County	4	13
Investigations	5	14			
Fire Alarm	2	14	TOTAL	31	162
EMS Call Any Type	3	9			
Public Service	3	3	Mutual Aid	Month	2025
Fire or Rescue Other	1	5	Given	12	67
Transfers/Standbys	1	4	Recieved	0	14
TOTAL	31	162	Signle Station	19	81
			TOTAL	31	162

<u>PERSONNEL HOURS</u>	<u>CURRENT MONTH</u>				<u>YEAR TO DATE TOTAL</u>		
	<u>Personnel</u>	<u>Hours</u>	<u>% Total Time</u>		<u>Personnel</u>	<u>Hours</u>	<u>% Total Time</u>
Response to Alarms	189	104:22:00	32.19%		1137	498:40:00	21.65%
Station Level Training	38	86:00:00	26.53%		181	424:30:00	18.43%
Certified Training			0.00%		72	354:30:00	15.39%
Training Prepration & Set-Up			0.00%				0.00%
Duty Crew/Station Staffing	39	74:19:00	22.92%		377	601:11:00	26.10%
Administration	11	14:15:00	4.40%		96	167:42:00	7.28%
Fund Raising	9	5:30:00	1.70%		31	29:30:00	1.28%
FD Events / Functions			0.00%		5	15:00:00	0.65%
Funeral Details			0.00%				0.00%
Meetings			0.00%		46	41:15:00	1.79%
Rig Checks	2	1:45:00	0.54%		31	24:00:00	1.04%
Apparatus Maintenance			0.00%		3	7:45:00	0.34%
Equipment Maintenance			0.00%		6	4:00:00	0.17%
Facilities Maintenance	2	3:00:00	0.93%		5	12:00:00	0.52%
Municipal Meetings	1	0:30:00	0.15%		12	9:30:00	0.41%
Public Education / Relations	6	16:30:00	5.09%		33	95:45:00	4.16%
Work Detail	6	18:00:00	5.55%		6	18:00:00	0.78%
TOTAL	303	324:11:00	100.00%	TOTAL	2041	2303:18:00	100.00%

Incident Number	Dispatch Notified Date/Time	Dispatched Incident Type	Address	Cross Streets	Response Zone
2026-0143	5/16/2026 08:04	BUILDING-COMMERCIAL / INDUSTRIAL -3A; 111-Building fire	221 PINECREST RD		
2026-0145	5/18/2026 15:18	GAS LEAK-1A; 412-Gas leak (natural gas or LPG)	122 MEADOW VIEW LN		Conoy Township
2026-0138	5/12/2026 7:29	SPILL CONTROL; 422-Chemical spill or leak	ROUTE 743	ROUTE 441	East Donegal Township
2026-0137	5/12/2026 8:55	VEHICLE FIRE-COMMERCIAL; 132-Road freight or transport vehicle fire	222 ROUTE 283 E		East Hempfield Township
2026-0135	5/7/2026 10:41	BUILDING-COMMERCIAL / INDUSTRIAL -3A; 111-Building fire	45 North Market Street		Elizabethtown Borough
2026-0133	5/4/2026 16:51	BUILDING-COMMERCIAL / INDUSTRIAL -1A; 111-Building fire	2701 North Market Street		Londonderry Township
2026-0140	5/13/2026 5:50	PUBLIC SERVICE-FLOODING; 520-Water problem, other	601 East Market Street		Marietta Borough
2026-0151	5/24/2026 9:09	STANDBY-TRANSFER-FIRE; 571-Cover assignment, standby, moveup	513 Airport Drive		Middletown Borough
2026-0161	5/31/2026 13:22	INVESTIGATION-INSIDE; 651-Smoke scare, odor of smoke	222 Weldon Alley		Mount Joy Borough
2026-0142	5/15/2026 20:05	VEHICLE ACCIDENT-CLASS 1; 322-Motor vehicle accident with injuries	441 West Main Street		Mount Joy Borough
2026-0154	5/25/2026 23:04	FIRE ALARM-HIGH OCCUPANCY; 745-Alarm system activation, no fire - unintentional	2 S CONIFER DR E		Mount Joy Township
2026-0144	5/17/2026 15:19	FIRE ALARM-RESIDENTIAL; 745-Alarm system activation, no fire - unintentional	1655 HARRISBURG AVE		Mount Joy Township
2026-0148	5/19/2026 17:07	INVESTIGATION-INSIDE; 651-Smoke scare, odor of smoke	810 WESTBROOKE DR		Mount Joy Township
2026-0134	5/6/2026 21:44	INVESTIGATION-INSIDE; 651-Smoke scare, odor of smoke	1943 S MARKET ST		Mount Joy Township
2026-0156	5/27/2026 8:15	MEDICAL ASSIST; 311-Medical assist, assist EMS crew	1827 HARRISBURG AVE		Mount Joy Township
2026-0136	5/7/2026 12:50	MEDICAL ASSIST; 311-Medical assist, assist EMS crew	7 S CONIFER DR		Mount Joy Township
2026-0155	5/26/2026 20:55	PUBLIC SERVICE-FIRE; 553-Public service	10 S CONIFER DR		Mount Joy Township
2026-0147	5/19/2026 16:47	UNKNOWN TYPE-FIRE; 150-Outside rubbish fire, other	1813 BRADFIELD DR		Mount Joy Township
2026-0150	5/22/2026 12:44	VEHICLE ACCIDENT-CLASS 2; 322-Motor vehicle accident with injuries	ROUTE 283 W	CLOVERLEAF RD	Mount Joy Township
2026-0158	5/30/2026 10:08	VEHICLE ACCIDENT-UNKNOWN INJURY; 324-Motor vehicle accident with no injuries.	HARRISBURG AVE	CLOVERLEAF RD	Mount Joy Township
2026-0157	5/29/2026 18:14	VEHICLE FIRE-COMMERCIAL; 132-Road freight or transport vehicle fire	120 ROUTE 283 E		Mount Joy Township
2026-0160	5/31/2026 12:37	BRUSH FIRE-SMALL; 142-Brush or brush-and-grass mixture fire	196 ROUTE 283 W		Rapho Township
2026-0141	5/13/2026 15:58	VEHICLE FIRE; 131-Passenger vehicle fire	1294 STRICKLER RD		Rapho Township
2026-0162	5/31/2026 15:28	INVESTIGATION-INSIDE; 651-Smoke scare, odor of smoke	107 HEISEY AVE		West Donegal Township
2026-0153	5/25/2026 23:00	INVESTIGATION-INSIDE; 651-Smoke scare, odor of smoke	113 ROOSEVELT DR		West Donegal Township
2026-0149	5/20/2026 12:38	MEDICAL ASSIST; 311-Medical assist, assist EMS crew	141 HEISEY AVE		West Donegal Township
2026-0146	5/18/2026 16:21	PUBLIC SERVICE-FIRE; 553-Public service	350 ANCHOR RD		West Donegal Township
2026-0159	5/30/2026 22:45	SPILL CONTROL; 422-Chemical spill or leak	512 RUTTS RD		West Donegal Township
2026-0152	5/25/2026 8:43	VEHICLE ACCIDENT-ENTRAPMENT; 352-Extrication of victim(s) from vehicle	BOSSLER RD	ROUTE 241	West Donegal Township
2026-0139	5/12/2026 14:30	VEHICLE ACCIDENT-ENTRAPMENT; 352-Extrication of victim(s) from vehicle	1605 ZEAGER RD		West Donegal Township
2026-0132	5/4/2026 15:16	VEHICLE ACCIDENT-UNKNOWN INJURY; 324-Motor vehicle accident with no injuries.	RUTTS RD	OLDE FORGE DR	West Donegal Township

Rheems Fire Department

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

January - December 2026

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Income				
Fundraising & Donations				
121 Annual Fund Drive	59,902.13	70,000.00	-10,097.87	85.57 %
123 Fire Division Services	190.00	2,000.00	-1,810.00	9.50 %
124 Special Contributions	3,000.00	14,800.00	-11,800.00	20.27 %
126 Miscellaneous Contributions	700.61	1,000.00	-299.39	70.06 %
127 Memorial Contributions		250.00	-250.00	
150 Fundraising Event Proceeds	1,000.00	1,750.00	-750.00	57.14 %
Total Fundraising & Donations	64,792.74	89,800.00	-25,007.26	72.15 %
Grants				
184 PEMA Grants	16,136.55	16,000.00	136.55	100.85 %
Total Grants	16,136.55	16,000.00	136.55	100.85 %
Municipal Income				
101 MJT Operations	77,585.00	155,170.00	-77,585.00	50.00 %
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	0.00	100.00 %
Total Municipal Income	877,585.00	1,129,580.00	-251,995.00	77.69 %
Other Revenue				
132 Sale of Fire Department Merchandise		1,000.00	-1,000.00	
140 Dues/Applications	80.00	250.00	-170.00	32.00 %
160 Interest Earned	9,509.10	15,000.00	-5,490.90	63.39 %
Total Other Revenue	9,589.10	16,250.00	-6,660.90	59.01 %
Total Income	\$968,103.39	\$1,251,630.00	\$ -283,526.61	77.35 %
GROSS PROFIT	\$968,103.39	\$1,251,630.00	\$ -283,526.61	77.35 %
Expenses				
Administrative				
281 Paper/Copier/Office Supplies	1,303.14	1,275.00	28.14	102.21 %
282 Office Equipment	23.71	500.00	-476.29	4.74 %
283 Computer & Network Expenses	1,207.98	2,000.00	-792.02	60.40 %
287 Postage & Shipping		150.00	-150.00	
288 Fund Raising Expenses	6,453.30	12,500.00	-6,046.70	51.63 %
290 Dues & Subscriptions	120.00	750.00	-630.00	16.00 %
292 Property & Liability Insurance	14,019.00	14,500.00	-481.00	96.68 %
293 Software	10,486.84	12,000.00	-1,513.16	87.39 %
294 Copier Lease	625.70	1,500.00	-874.30	41.71 %
295 Fire Department Web Site	110.95	1,000.00	-889.05	11.10 %
297 Legal & Accounting	1,250.00	1,250.00	0.00	100.00 %
299 Grant Preparation Expenses		2,500.00	-2,500.00	
332 Presidents Initiatives		1,500.00	-1,500.00	
340 Social Functions	630.41	2,500.00	-1,869.59	25.22 %
341 Memorial Expenses	400.00	1,000.00	-600.00	40.00 %

Rheems Fire Department

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

January - December 2026

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
342 Administrative Miscellaneous		5,000.00	-5,000.00	
Total Administrative	36,631.03	59,925.00	-23,293.97	61.13 %
Apparatus				
241 Apparatus Purchase	498,618.00	1,075,000.00	-576,382.00	46.38 %
242 Engine 70 Maintenance	6,434.35	12,500.00	-6,065.65	51.47 %
243 Rescue 70 Maintenance	8,943.56	12,500.00	-3,556.44	71.55 %
244 DC 70 Maintenance	1,742.29	3,500.00	-1,757.71	49.78 %
245 Squad 70 Maintenance	1,605.44	56,000.00	-54,394.56	2.87 %
246 Tanker 70 Maintenance	2,465.79	30,500.00	-28,034.21	8.08 %
247 Fuel for Apparatus/Equipment	4,518.49	10,000.00	-5,481.51	45.18 %
249 Miscellaneous (Tools/Lubricants/Parts)	404.84	2,500.00	-2,095.16	16.19 %
250 C70 Maintenance	1,580.79	3,500.00	-1,919.21	45.17 %
Total Apparatus	526,313.55	1,206,000.00	-679,686.45	43.64 %
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	2,024.36	80,000.00	-77,975.64	2.53 %
302 Facilities Maintenance	4,544.06	10,000.00	-5,455.94	45.44 %
303 Snow Removal	3,627.00	3,500.00	127.00	103.63 %
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	-106.31	750.00	-856.31	-14.17 %
310 HVAC Maintenance	3,314.90	3,000.00	314.90	110.50 %
311 Physical Fitness	980.85	2,000.00	-1,019.15	49.04 %
312 Pest Control		500.00	-500.00	
313 Emergency Generator Maintenance	3,963.64	1,500.00	2,463.64	264.24 %
314 Pond Maintenance	930.00	2,750.00	-1,820.00	33.82 %
315 Appliance Maintenance	332.33	750.00	-417.67	44.31 %
316 Kitchen Supplies	201.83	500.00	-298.17	40.37 %
Total Facilities	25,935.16	117,750.00	-91,814.84	22.03 %
Operations				
215 Equipment Purchases	11,528.77	10,000.00	1,528.77	115.29 %
216 PPE	1,547.31	17,500.00	-15,952.69	8.84 %
226 Equipment Repairs	5,506.18	7,500.00	-1,993.82	73.42 %
231 Communications	573.00	1,500.00	-927.00	38.20 %
234 Chiefs Initiatives		1,500.00	-1,500.00	
236 Miscellaneous	527.78	7,000.00	-6,472.22	7.54 %
296 I-Pads	60.00	1,500.00	-1,440.00	4.00 %
338 Food for Calls/Training	133.88	2,000.00	-1,866.12	6.69 %

Rheems Fire Department

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

January - December 2026

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Total Operations	19,876.92	48,500.00	-28,623.08	40.98 %
Personnel				
213 Patches/Shirts/Hats/Jackets		2,000.00	-2,000.00	
217 Fire Department Uniforms	83.62	4,000.00	-3,916.38	2.09 %
331 Fire Department Banquet	6,378.32	8,000.00	-1,621.68	79.73 %
335 Recruitment & Retention Incentive	6,234.98	8,000.00	-1,765.02	77.94 %
337 Water/Coffee Mess	403.47	1,700.00	-1,296.53	23.73 %
Total Personnel	13,100.39	23,700.00	-10,599.61	55.28 %
Utilities				
321 Electric	4,570.01	12,500.00	-7,929.99	36.56 %
322 Water	233.93	500.00	-266.07	46.79 %
323 Sewer	150.00	1,000.00	-850.00	15.00 %
324 Telephones	75.61	1,000.00	-924.39	7.56 %
326 Natural Gas	2,113.98	4,500.00	-2,386.02	46.98 %
327 Alarm System Monitoring	3,324.00	3,500.00	-176.00	94.97 %
329 Cable/Internet	130.50	300.00	-169.50	43.50 %
Total Utilities	10,598.03	23,300.00	-12,701.97	45.49 %
Total Expenses	\$632,455.08	\$1,539,217.73	\$ -906,762.65	41.09 %
NET OPERATING INCOME	\$335,648.31	\$ -287,587.73	\$623,236.04	-116.71 %
NET INCOME	\$335,648.31	\$ -287,587.73	\$623,236.04	-116.71 %

Rheems Fire Company Relief Association

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

January - December 2026

	TOTAL			% OF BUDGET
	ACTUAL	BUDGET	OVER 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	1,479.15	4,000.00	-2,520.85	36.98 %
Total 110 Interest Income	1,479.15	4,000.00	-2,520.85	36.98 %
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	\$1,479.15	\$58,750.00	\$ -57,270.85	2.52 %
GROSS PROFIT	\$1,479.15	\$58,750.00	\$ -57,270.85	2.52 %
Expenses				
510 - Insurance Premiums				
5101 Insurance Premiums	4,609.00	5,500.00	-891.00	83.80 %
Total 510 - Insurance Premiums	4,609.00	5,500.00	-891.00	83.80 %
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	7,449.00	10,500.00	-3,051.00	70.94 %
5349 Miscellaneous (Tools/Lubricants/Parts)		500.00	-500.00	
5360 Sprinkler System Maintenance		650.00	-650.00	
Total 530 - Equipment Maintenance	7,449.00	19,650.00	-12,201.00	37.91 %
560 - Training Expenses				
5601 Training Classes/Programs	2,613.00	20,000.00	-17,387.00	13.07 %
5602 Training Equipment	64.59	3,000.00	-2,935.41	2.15 %
Total 560 - Training Expenses	2,677.59	23,000.00	-20,322.41	11.64 %
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	600.00	2,000.00	-1,400.00	30.00 %

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	600.00	2,000.00	-1,400.00	30.00 %
Total Expenses	\$15,335.59	\$79,150.00	\$ -63,814.41	19.38 %
NET OPERATING INCOME	\$ -13,856.44	\$ -20,400.00	\$6,543.56	67.92 %
NET INCOME	\$ -13,856.44	\$ -20,400.00	\$6,543.56	67.92 %



RHEEMS FIRE DEPARTMENT

May 2026 - Monthly Report

<u>Incident Type</u>	<u>Month</u>	<u>2025</u>	<u>Municipality</u>	<u>Month</u>	<u>2025</u>
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			Signle Station	19	81
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<u>PERSONNEL HOURS</u>	<u>CURRENT MONTH</u>			<u>YEAR TO DATE TOTAL</u>			
	<u>Personnel</u>	<u>Hours</u>	<u>% Total Time</u>	<u>Personnel</u>	<u>Hours</u>	<u>% Total Time</u>	
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Training Prepration & Set-Up			0.00%			0.00%	
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Administration	11	14:15:00	4.40%	96	167:42:00	7.28%	
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Funeral Details			0.00%			0.00%	
Meetings			0.00%	46	41:15:00	1.79%	
Rig Checks	2	1:45:00	0.54%	31	24:00:00	1.04%	
Apparatus Maintenance			0.00%	3	7:45:00	0.34%	
Equipment Maintenance			0.00%	6	4:00:00	0.17%	
Facilities Maintenance	2	3:00:00	0.93%	5	12:00:00	0.52%	
Municipal Meetings	1	0:30:00	0.15%	12	9:30:00	0.41%	
Public Education / Relations	6	16:30:00	5.09%	33	95:45:00	4.16%	
Work Detail	6	18:00:00	5.55%	6	18:00:00	0.78%	
TOTAL	303	324:11:00	100.00%	TOTAL	2041	2303:18:00	100.00%



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 a Meeting of The Mount Joy Township Zoning Hearing Board Wednesday, April 1, 2026

- 1) Chairman Gregory R. Hitz Sr. called the meeting to order at 6:00 P.M. in the Mount Joy Township Municipal Building located at 8853 Elizabethtown Road, Elizabethtown, PA 17022.
- 2) Meeting Attendance
 - Members Present: Gregory R. Hitz Sr., Robert F. Newton Jr., & Roni K. Clark
 - Members Absent: James E. Hershey
 - Township Representatives: Patricia Bailey, Assistant Zoning Officer & Matt Mandia, Township Manager
 - Lancaster County Court Reporter: Angela Kilby
 - Zoning Hearing Board Solicitor: John P. Henry, Esq. of Blakinger Thomas
- 3) A motion was made by Robert F. Newton Jr. and seconded by Roni K. Clark to approve the minutes of the March 4, 2026 meeting. All members present voted in favor of the motion.
- 4) Ms. Bailey confirmed that the public notice was published in the Thursday, March 12, 2026 and Thursday, March 19, 2026 editions of the LNP. The property was posted on Thursday, March 19, 2026.
- 5) Solicitor John P. Henry provided a procedural briefing for the meeting.
- 6) Zoning Case #260006
 - a. Applicant: LNC Outdoor LLC
 - b. Landowner: LK Storage LLC
 - c. Property Location: 1795 Sheaffer Road, Elizabethtown, PA 17022, Tax Parcel ID #460-84064-0-0000
 - d. Zoning District: (MU) Mixed Use
 - e. Special Exception Requests:
 - (1) Chapter 135, Article XXIV, §135-333.C(8) – erection of a billboard
 - (2) Chapter 135, Article XXIV, §135-333.C(9) – erection of a dynamic display sign
 - f. Variance Requests:
 - (3) Chapter 135, Article XXIV, §135-333.C(8)(a) – billboard size
 - (4) Chapter 135, Article XXIV, §135-333.C(8)(g) – billboard height
 - (5) Chapter 135, Article XXIV, §135-333.C(8)(h) – billboard setback
 - (6) Chapter 135, Article XXIV, §135-333.C(9)(i) – dynamic display sign conformance with billboard requirements

Solicitor Henry noted the application references Section 135-133 for the various requests, though the Zoning Officer advertised the correct Section 135-333 references. Attorney Jill Nagy of Summers Nagy Law Offices requested to amend the application to provide the correct sections as advertised. A motion was made by Robert F. Newton Jr. and seconded by Roni K. Clark to accept the amended application. All members present voted in favor of the motion.

Attorney Nagy presented the application with landowner Logan Kibler representing LNC Outdoor LLC and LK Storage LLC for a dual request to approve a billboard via special exception and associated variances. A factor that makes this application unique is the drop off from Route 283 to the proposed billboard location. Additionally, a billboard constructed to meet the ordinance's height and size requirements would not be safely seen given the speed of travel

along Route 283 and the surrounding topography, acknowledging that safety is a requirement of the general standards for a special exception.

Mr. Kibler owns Sheaffer Road Self Storage and the subject property on which it is situated. He desires to construct a billboard to advertise his and other businesses. Sign company Watchfire will likely design and fabricate the sign, providing a monopole, timers, and other elements to control brightness and display. The system is compatible to post emergency postings like Amber Alerts in conjunction with PennDOT and local municipalities. He intends to work with the township to address complaints about brightness at night.

He referenced the proposed sign location on Exhibit A, demonstrating there are no adjoining residences within 500'. Exhibit B contained approximate sight lines from each direction on Route 283. Electrical service will come from within the property; no water or sewer is needed. Scaled elevation renderings demonstrate the grade drop off from Route 283 and the need for relief from the maximum height standard. A higher and larger sign improves the line of sight for motorists. The landowner did not create the grade differential between his property and Route 283. About six billboards with similar specifications can be found elsewhere along the highway corridor. Additional PennDOT permits are required to ensure the billboard meets the standards of the Highway Beautification Act.

No adjoining residences are located within a 300' radius of the proposed billboard, as required by the zoning ordinance. The proposed 65' distance from the pavement of Route 283 helps situate it in a safe and effective location. He believes the requested relief is the minimum necessary for the project. It should not negatively affect the neighborhood due to its location near the highway and woods around it. It will not create additional traffic on local roadways or increase demands on public services. Mr. Kibler believes the proposal is designed to be as safe as possible and meet the applicable special exception requirements.

Mr. Newton confirmed the aforementioned letter from the township is the Zoning Officer's March 10, 2026 letter. Mr. Hitz asked if the referenced industry standards are applicable throughout Pennsylvania. Mr. Kibler noted the billboard industry recognizes multiple standard sign sizes, including the proposed 14' x 40' LED display. It is shown as double-sided in the exhibits, though they have not made a final decision on a back-to-back configuration or one joined at a slight angle as permitted by the ordinance. A slight angle could be easier to see from both directions on the highway. Mr. Kibler stated the main electrical breaker will be in the on-site office. He had no issue with providing emergency notices.

Mr. Newton asked if the images will be static or scrolling. The township and PennDOT require still images that display for 10 seconds without changing. In case of malfunction, the sign software should enable remote shutoff. No other billboards will be located on the property. He confirmed the 14' x 48' sign dimensions at 50' height. Mr. Kibler and a partner will control the display; not Watchfire, advertisers, or another third party. The display is a collection of many panels. Watchfire will help maintain and fix the display. Some trees will be removed to avoid damage to the sign in conjunction with PennDOT.

A motion was made by Robert F. Newton Jr. and seconded by Roni K. Clark to grant approval of the application, subject to the following conditions:

1. The Applicant shall coordinate with state and local authorities to allow emergency alerts to be displayed on the proposed billboard/dynamic display sign;
2. The Applicant shall obtain all applicable permits for the erection of the billboard and dynamic display sign;
3. The Applicant and/or the owner(s) of the Properties shall comply with all other provisions contained in the Ordinance for which relief has not been requested or granted;
4. The Applicant and any representative of the Applicant shall comply with and adhere to the testimony and any evidence presented to the Board at the hearing held on April 1, 2026 except to the extent modified by conditions imposed by the Board herein.

All members present voted in favor of the motion.

7) Zoning Case #260007

- a. Applicant/Landowner: Hawthorne Electric, Inc. & David L. Hawthorne
- b. Property Location: 1892 W. Main Street, Mount Joy, PA, Tax Parcel ID #461-82955-0-0000 & #461-63146-0-0000

- c. Zoning District: (C-2) General Commercial
- d. Variance Requests:
 - (1) Chapter 135, Article XIV, §135-135.F(2) – maximum impervious coverage
 - (2) Chapter 135, Article XIV, §135-135.E(2) – side yard setback
 - (3) Chapter 135, Article XIV, §135-135.E(3)(b) – rear yard setback

Steve Gergely from Harbor Engineering joined landowner David Hawthorne and Marc Hershey from the Municipal Emergency Services Authority (MESA) to present the application. Mr. Gergely distributed an updated site plan to replace the version submitted with the application. The subject property contains the Hawthorne Electric facility and has several nonconformities with respect to rear and side yard parking area setbacks. Mr. Hawthorne intends to sell the adjoining parcel located to the east to MESA for an ambulance substation accessed through the subject property's existing driveway.

The adjoining lot to be developed is angled along the eastern boundary and has a PPL right-of-way passing through it. That right-of-way is smaller than shown on the original plan, as reflected in the updated exhibit. Municipal services are exempt from zoning standards, but this exemption does not extend to the Hawthorne Electric lot. Therefore, variances are requested for lot coverage and parking area setbacks to accommodate the ambulance substation design that spans the common lot line. Sharing the existing access point onto Route 230 is desirable to PennDOT and the township to avoid another intersection. This is an efficient site design that should not be detrimental to neighbors while providing a good location for this service.

Mr. Hawthorne acknowledged receipt of the Zoning Officer's March 10, 2026 letter and will comply with the proposed conditions. Mr. Hitz asked how many employees will be in the station at one time. About 2-3 per shift. The extra parking spaces will help accommodate additional vehicles during shift changes and training. Ambulances will access the front of the building and other vehicles will park on the side. The applicant confirmed that PPL removed the tower from the property to be developed but the right-of-way still exists.

A motion was made by Robert F. Newton Jr. and seconded by Roni K. Clark to grant approval of the application, subject to the following conditions:

1. The Applicant shall obtain Land Development Plan approval from the Mount Joy Township Planning Commission;
2. The Applicant shall obtain all applicable permits for the construction of the proposed facility and improvements;
3. The Applicant and/or the owner(s) of the Properties shall comply with all other provisions contained in the Ordinance for which relief has not been requested or granted;
4. The Applicant and any representative of the Applicant shall comply with and adhere to the testimony and any evidence presented to the Board at the hearing held on April 1, 2026 except to the extent modified by conditions imposed by the Board herein.

All members present voted in favor of the motion.

- 8) Next regularly scheduled meeting is Wednesday, May 6, 2026 beginning at 6:00 P.M. A special meeting is scheduled for Tuesday, April 14, 2026 beginning at 6:00 P.M. to hear Case #260001.
- 9) A motion was made by Robert F. Newton Jr. and seconded by Roni K. Clark to adjourn the meeting at 6:55 P.M. All members present voted in favor of the motion.

Respectfully Submitted,

Patricia Bailey
Assistant Zoning Officer

For: Robert F. Newton, Jr., Secretary
Mount Joy Township Zoning Hearing Board



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Zoning Officer Report – June 2026

Planning Commission

- Prior 5/27 meeting:
 - 1501 Mill Road Subdivision (Bailey) – **Approved** a modification to use iron pins in locations where concrete monuments could not be set due to large areas of rock.
 - Westmount Land Development – Discussed recreation facilities and fee-in-lieu/credits for the proposed residential development on East Harrisburg Avenue in the (R-2) Medium Density Residential District. The project has received preliminary plan approval, and the phase 1 final plan is anticipated to be filed in the near term. (No action taken.)
- Upcoming 6/27 meeting:
 - TBD

Zoning Hearing Board

- Prior 6/3 meeting:
 - Case #260008: Boutorabi, Ali & Amir – **Approved** variances to subdivide 583 Trail Road North into 3 total lots to construct two additional single-family homes in the (A) Agricultural District. Variances also granted for setbacks related to setbacks for existing animal area features. Prior approvals for this property recently expired, prompting this application.
- Upcoming 7/1 meeting:
 - Case #260009: Gates, Richard – Requesting approval to modify conditions of a prior echo housing approval at 235 Oberholtzer Road located in the (A) Agricultural District. As an alternative, new approvals for the echo housing unit are requested.
 - Case #260010: Baltozer, Jonathan – Requesting special exception approval for a farm-related business (welding and fabricating) at 1465 Briarwood Lane located in the (A) Agricultural District.
- Case #260001: Franklin B. Greiner, Jr. special meetings:
 - 6/1 meeting: continued without proceedings due to medical issue
 - 6/11 meeting: 6:00 @ EASD Middle School auditorium
 - 7/16 meeting: next date available to continue proceedings @ EASD Middle School auditorium

MOUNT JOY TOWNSHIP permits issued between 5/1/2026 and 5/31/2026

Permit No.	Issued Date	Owner	Project Addr.	Description	Est. Cost	Fee
Certificate Of Use & Occupancy						
USE & OCCUPANCY						
260086	5/5/2026	CARLISLE, JEANNE A	741 GREENTREE RD	U & O for above ground pool	\$15,000.00	\$0.00
	5/8/2026	Block, Thomas Andrew & Sherri	973 SHEAFFER RD	U & O for New SFD Construction	\$254,429.00	\$0.00
260090	5/18/2026	WAGNER, RICHARD J II & BEISTLI...	2198 MOUNT GRETN RD	& O for Pole Buildng	\$0.00	\$0.00
260091	5/18/2026	ALLEN, MICHAEL E	460 OLD HERSHEY RD	U & O for pantry	\$0.00	\$0.00
260092	5/18/2026	NEFF, ROBERT E	1401 BEAR CREEK RD	U & O for Solar	\$0.00	\$0.00
260093	5/20/2026	Hines, Eric Allen & Donna Jordan	34 Brielle Drive	U & O for New Construction SFD	\$220,000.00	\$0.00
260094	5/20/2026	VILLAGE ROAD PARTNERS		U & O for sign	\$0.00	\$0.00
260095	5/20/2026	LUSCIAN, MAILI & THAYER	358 DEERFIELD DR	U & O for deck	\$4,000.00	\$0.00
260096	5/20/2026	MUSSER, DAVID R & MELISA J	2036 RIDGE RD	U & O for Fence	\$6,000.00	\$0.00
260097	5/20/2026	KREISER, DONALD & LISA	2011 N MARKET ST	U & O for Fence	\$5,000.00	\$0.00
260098	5/20/2026	LAL, ELDRICK I & ROSEBELL E	812 WESTBROOKE DR	U & O for Fence	\$7,000.00	\$0.00
260099	5/20/2026	BETZ, ERIC S & KATELYN M	1703 CLOVERLEAF RD	U & O for Driveway	\$7,000.00	\$0.00
260100	5/20/2026	MAENZA, STEVEN E & CHILD, EMI...	315 FARMLAND DR	U & O for Fence	\$6,787.95	\$0.00
260101	5/20/2026	WILLIAMS, JEFFREY A	502 CONOY AVE	U & O for Shed	\$3,835.00	\$0.00
260102	5/22/2026	GRH 1 LLC	216 RINGNECK CIR	U & O for SFD Duplex	\$225,000.00	\$0.00
260103	5/22/2026	DAVIDSON, RYAN M	101 WOODLAND AVE	U & O for addition	\$345,000.00	\$0.00
260104	5/22/2026	MCCLINTOCK, DAVID S & ASHLEY L	9446 ELIZABETHTOWN RD	U & O for addition	\$72,000.00	\$0.00

Total USE & OCCUPANCY:	17	Est. Cost:	\$1,171,051.95	Fees:	\$0.00
Total Certificate Of Use & Occupancy:	17	Est. Cost:	\$1,171,051.95	Fees:	\$0.00

Stormwater Permit Exemption

260056	5/5/2026	NYE, COLESON	1301 MOUNT GRETN RD	Stormwater	\$14,000.00	\$50.00
260051	5/7/2026	NVR INC	126 GIANNA DR	Stormwater	\$204,000.00	\$50.00
260054	5/7/2026	NVR INC	1214 East College Avenue	Stormwater	\$229,000.00	\$50.00
260055	5/7/2026	HAY, JOSHUA & ASHLEIGH	575 CHURCH RD	Stormwater	\$85,000.00	\$50.00
260053	5/8/2026	MANGAT, GURDIP & SANDEEP	2122 SHEAFFER RD	Stormwater	\$90,000.00	\$50.00
260033	5/8/2026	NVR INC	1223 E College Avenue	Stormwater	\$338,000.00	\$50.00
260057	5/15/2026	ASTON, GARY E & JOYCE A	1431 MOUNT GRETN RD	Stormwater	\$500,000.00	\$50.00
260069	5/19/2026	BALTOZER, JONATHAN C	1465 BRIARWOOD LN	Stormwater	\$0.00	\$50.00
260059	5/22/2026	NVR INC	940 SHEAFFER RD	Stormwater	\$0.00	\$50.00
260060	5/22/2026	NVR INC	966 SHEAFFER RD	Stormwater	\$0.00	\$50.00
260061	5/22/2026	NVR INC	1121 East College Avenue	Stormwater	\$0.00	\$50.00

Total Exemption:	11	Est. Cost:	\$1,460,000.00	Fees:	\$550.00
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Small Project

260067	5/21/2026	MCMULLEN, DENISE L	30 TRAIL RD N.	storm water small project	\$0.00	\$175.00
260058	5/22/2026	BABULA, GARRETT WILLIAM & MI...	1965 CREEK RD	Stormwater Small Project	\$5,000.00	\$175.00

Total Small Project:	2	Est. Cost:	\$5,000.00	Fees:	\$350.00
Total Stormwater Permit:	13	Est. Cost:	\$1,465,000.00	Fees:	\$900.00

Permit No.	Issued Date	Owner	Project Addr.	Description	Est. Cost	Fee	
Road Occupancy Permit							
Driveway							
260046	5/7/2026	NVR INC	1214 East College Avenue	Driveway	\$229,000.00	\$50.00	
260045	5/7/2026	NVR INC	126 GIANNA DR	Driveway	\$204,000.00	\$50.00	
260036	5/8/2026	NVR INC	1223 E College Avenue	Driveway	\$338,000.00	\$50.00	
260053	5/21/2026	MCMULLEN, DENISE L	30 TRAIL RD N.	Driveway Extension	\$0.00	\$50.00	
260048	5/22/2026	NVR INC	966 SHEAFFER RD	Driveway - For New SFD	\$0.00	\$50.00	
260049	5/22/2026	NVR INC	1121 East College Avenue	Driveway - For New SFD	\$0.00	\$50.00	
260047	5/22/2026	NVR INC	940 SHEAFFER RD	Driveway - For New SFD	\$0.00	\$50.00	
				Total Driveway:	7	Est. Cost: \$771,000.00	Fees: \$350.00
				Total Road Occupancy Permit:	7	Est. Cost: \$771,000.00	Fees: \$350.00
Zoning Permit							
Ag Bldg							
260114	5/19/2026	BALTOZER, JONATHAN C	1465 BRIARWOOD LN	Cattle Facility	\$50,000.00	\$359.00	
				Total Ag Bldg:	1	Est. Cost: \$50,000.00	Fees: \$359.00
Alterations							
260086	5/8/2026	MANGAT, GURDIP & SANDEEP	2122 SHEAFFER RD	Alterations to Existing Structure	\$90,000.00	\$649.00	
260103	5/22/2026	BABULA, GARRETT WILLIAM & MI...	1965 CREEK RD	Alteration/Improvement	\$5,000.00	\$114.00	
				Total Alterations:	2	Est. Cost: \$95,000.00	Fees: \$763.00
Deck							
260102	5/22/2026	HOLLINGSWORTH, LINDA M	616 ROCKWOOD DR	Deck	\$6,000.00	\$125.00	
				Total Deck:	1	Est. Cost: \$6,000.00	Fees: \$125.00
Driveway							
260111	5/21/2026	MCMULLEN, DENISE L	30 TRAIL RD N.	New driveway for existing SFD	\$15,471.32	\$141.00	
				Total Driveway:	1	Est. Cost: \$15,471.32	Fees: \$141.00
Garage							
260100	5/5/2026	NYE, COLESON	1301 MOUNT GRETNA RD	Garage	\$14,000.00	\$127.00	
				Total Garage:	1	Est. Cost: \$14,000.00	Fees: \$127.00
Patio							
260120	5/28/2026	LONGENECKER, AMY L	1917 HARRISBURG AVE	Concrete Patio	\$0.00	\$64.00	
				Total Patio:	1	Est. Cost: \$0.00	Fees: \$64.00
Pool							
260099	5/7/2026	HAY, JOSHUA & ASHLEIGH	575 CHURCH RD	Pool	\$85,000.00	\$619.00	
				Total Pool:	1	Est. Cost: \$85,000.00	Fees: \$619.00
Screened-In Porch							
260115	5/21/2026	SMITH, SHIGEKO	715 RADIO RD	3 Season Cabana	\$11,575.00	\$113.00	
				Total Screened-In Porch:	1	Est. Cost: \$11,575.00	Fees: \$113.00

Permit No.	Issued Date	Owner	Project Addr.	Description	Est. Cost	Fee			
Zoning Permit									
SFD									
260097	5/7/2026	NVR INC	1214 East College Avenue	New Construction SFD	\$229,000.00	\$1,483.00			
260084	5/7/2026	NVR INC	126 GIANNA DR	New Construction SFD	\$204,000.00	\$1,333.00			
260055	5/8/2026	NVR INC	1223 E College Avenue	new construction SFD	\$338,000.00	\$2,137.00			
260101	5/15/2026	ASTON, GARY E & JOYCE A	1431 MOUNT GRETNA RD	SFD	\$500,000.00	\$3,109.00			
260106	5/22/2026	NVR INC	1121 East College Avenue	New Construction for SFD	\$256,000.00	\$1,645.00			
260105	5/22/2026	NVR INC	966 SHEAFFER RD	New Construction for SFD	\$285,000.00	\$1,819.00			
260104	5/22/2026	NVR INC	940 SHEAFFER RD	New Construction for SFD	\$259,000.00	\$1,663.00			
Total SFD:					7	Est. Cost:	\$2,071,000.00	Fees:	\$13,189.00
Sunroom									
260098	5/7/2026	STRUTH, KARINA N	64 PHEASANT CT	4 Seasons Room	\$24,750.00	\$254.00			
Total Sunroom:					1	Est. Cost:	\$24,750.00	Fees:	\$254.00
Townhouse									
260087	5/19/2026	LANDMARK	12 N. Conifer Drive	New Construction for Townhouse	\$184,000.00	\$1,163.00			
260088	5/19/2026	LANDMARK	14 N. Conifer Drive	New Construction of a Townhouse	\$166,000.00	\$1,055.00			
260089	5/19/2026	LANDMARK	16 N. Conifer Drive	New Construction of a Townhouse	\$166,000.00	\$1,055.00			
260090	5/19/2026	LANDMARK	18 N. Conifer Drive	New Construction of a Townhouse	\$184,000.00	\$1,163.00			
260091	5/20/2026	LANDMARK	2 N Conifer	New Construction of a Townhouse	\$184,000.00	\$1,163.00			
260092	5/20/2026	LANDMARK	4 N. Conifer	New Construction of a Townhouse	\$166,000.00	\$1,055.00			
260093	5/20/2026	LANDMARK	6 N. Conifer Drive	New Construction of a Townhouse	\$166,000.00	\$1,055.00			
260094	5/20/2026	LANDMARK	8 N. Conifer	New Construction of a Townhouse	\$184,000.00	\$1,163.00			
Total Townhouse:					8	Est. Cost:	\$1,400,000.00	Fees:	\$8,872.00
Total Zoning Permit:					25	Est. Cost:	\$3,772,796.32	Fees:	\$24,626.00
Total Permits:					62	Est. Cost:	\$7,179,848.27	Fees:	\$25,876.00