



MOUNT JOY TOWNSHIP

• Lancaster County, Pennsylvania •

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Mount Joy Township Board of Supervisors

December 15, 2025 @ 7:00 p.m.

AGENDA

1. Call meeting to order, moment of silence and pledge of allegiance.
2. Roll call of the Supervisors.
3. The Board of Supervisors held an Executive Session on December 3, 2025 to discuss legal issues and on December 4, 2025 to discuss personnel issues. Any official action to be taken based upon discussion held during the Executive Sessions will occur at an open public meeting.
4. Old Business:
 - a. Donegal Region Comprehensive Plan:
 - (1) Joshua Deering will be in attendance to discuss the Donegal Region Comprehensive Plan.
 - (2) Discussion on and, if appropriate, authorize the Chairman of the Mount Joy Township Board of Supervisors to sign a Letter of Support for DCED funding. (Township cost is anticipated to be \$4,000.00.)
5. Public Comment:

An opportunity for the public to make comments on items included or not included on the agenda. The Board requests each person to offer comments to state their name and address for the record. All remarks are to be limited to five minutes.
6. Consent Calendar:
 - a. Approve and ratify the minutes of the November 11, 2025 and November 17, 2025 meetings.
 - b. Approve payment of all bills via Bill List #23-2025 in the amount of \$651,315.89; Bill List 24-2025 in the amount of \$120,683.44; and ratify the payment of all payrolls for the period of November 14, 2025 through December 11, 2025 inclusive, in the amount of \$36,244.67 which represents two pay periods.
 - c. Administrative Personnel – Managers Agreement: Authorize the hiring of Matthew J. Mandia as Township Manager effective January 5, 2026; authorize the Chairperson or Vice-Chairman to execute the Managers Employment Agreement; and adopt a resolution whereby, upon adoption, the Township Manager's salary for calendar year 2026 is established.
 - d. Calendar Year 2026 Meeting Dates and Holiday Schedule: Approve the calendar year 2026 meeting dates and holiday schedule and authorize the Township Secretary to advertise the same.
 - e. Appointment of Certified Public Accountant: Adopt a resolution whereby, upon adoption, the firm of White, Rudy LLC is appointed to serve as Mount Joy Township's independent auditor for Calendar year 2025 in accordance with the firm's proposal dated September 12, 2025, whereby the scope of the annual audit to be performed of the calendar year 2025 is set forth.

- f. Bailey Family Limited Partnership; 25-14-MSDP: Authorize the Township Secretary to execute the Planning Waiver & Non-Building Declaration for the BFLP minor subdivision plan, contingent upon the Planning Commissions execution of the aforementioned document.
 - g. Zoning Hearing Board – Case #260001: Authorize the Township Solicitor to appear before the Township Zoning Hearing Board and represent the Township for Case #260001, Franklin B. Greiner, Jr, Special Exception.
 - h. Tiny Estates; 22-14-PLDP: Accept Bond #101497930 in the amount of \$76,278.85 as issued by Merchants National Bonding, Inc. to ensure the completion of public improvements for the Preliminary/Final Land Development Plan for Tiny Estates along Sheaffer Road.
 - i. Tiny Estates; 22-14-PLDP: Authorize release of Letter of Credit #2320017276 in the amount of \$76,278.85 as issued by Univest Bank and Trust Co. to ensure the completion of public improvements for the Preliminary/Final Land Development Plan for Tiny Estates along Sheaffer Road.
 - j. Klein Mills (1376 Campus Road) – Phase 1B (Apts. & Clubhouse); 24-16-FLDP: Approve a reduction of Bond #800188266, in its current amount of \$2,426,901.02 to \$673,961.85 as issued by Atlantic Specialty Insurance Company to guarantee the proper installation of all improvements, excluding public sewer and public water facilities, for the Klein Mills – Phase 1B land development plan located along Campus Road.
 - k. Yoder, Barnaby E.T & Erica; 240081–SWMP-MAJ: Approve a reduction of Letter of Credit #714524, in its current amount of \$91,175.43 to \$30,684.90 as issued by Ephrata National Bank to guarantee the proper installation of all improvements, excluding public sewer and public water facilities, for the Yoder land development plan located at 120 Quarry Road.
7. Lancaster Farm Sanctuary; 25-17-MSDP – SWM Waiver Request:
Discussion on and, if appropriate, a motion pertaining to the waiver request of Chapter 113, Stormwater Management whereby the applicant would submit a Stormwater Management Small Project application for a project proposed with a 1,356 sf net impervious coverage and 20,871 sf of earth disturbance.
8. Chapter 88, Nuisances – Engine Brake Retarders:
Discussion on and, if appropriate, a motion to enact an ordinance whereby, upon enactment, Chapter 88, Nuisances, Article II, Engine Brakes, §88-13, Engine Brakes Prohibited shall be amended by adding that Engine Brake Retarders are prohibited on Ridge Road, between Ridgeview Road and Greentree Road.
9. Tax Incentives for Volunteer Emergency Personnel:
Discussion on and, if appropriate, a motion to enact an ordinance, whereby, upon enactment, Chapter 123, Taxation, is amended to add a new Article II, Volunteer Service Tax Credit to allow Volunteer Emergency Personnel residing within the Township to be eligible for a tax incentive.
10. Personnel Handbook - Volunteer Emergency Personnel:
Discussion on volunteer emergency personnel that leave work to run calls and possible incentive for the Township to provide leave for active volunteer Fire Fighters/Fire Police/Search & Rescue Team Members when responding to and participating in an emergency call.
11. Prospect Road Bridge:
Discussion on and, if appropriate, a motion on the fate of Prospect Road bridge. If it is to be removed, it must be done by the end of March or a new NPDES permit needs to be obtained.

12. Mount Joy Township Calendar Year 2026 Budget:

- a. Open public hearing.
- b. Motion to close public hearing
- c. Motion to adopt proposed 2026 Operating Budget as a final budget for fiscal year 2026
- d. Motion to adopt 2026 Tax Rate Resolutions:
 - (1) General Fund purposes – 2.64 mills (increase of 0.30 mills)
 - (2) Fire Protection purposes – 1.10 mills (increase of 0.20 mills)

13. Administrative staff reports:

14. Supervisor's reports and comments:

15. Reports: *Written – on file

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

16. Correspondence:

- a. Elizabethtown Area Chamber of Commerce received November 18, 2025; re: Christas Mixer. (E-mailed to Supervisors 11-18-2025.)
2. PSATS News Bulletin, November 2025; re: Monthly newsletter. (E-mailed to Supervisors 11-17-2025.)

17. Other Business:

18. The reorganizational meeting of the Mount Joy Township Board of Supervisors is scheduled to be held on Monday, January 5, 2026 beginning at 7:00 p.m. The next regular meeting of the Mount Joy Township Board of Supervisors is scheduled to be held on Monday, January 19, 2026, beginning at 7:00 P.M.

19. Adjournment.