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
October 19 – November 15, 2026

Manager's Report

- Budget meetings with staff continued.
- Coordinated Fire Alarm System Inspection/Test for municipal building.
- Attended Zoning Hearing Board hearing for Greiner Industries on September 22, 2026.
- Attended Zoning Hearing Board for Greiner Property on November 2, 2026.
- Established revenue neutral millage rates with Tracey based on provided assessment results from the County.
- Responded to several resident inquiries on various issues.
- Conducted staff evaluations.
- Attended Elizabethtown Area School District Winter preparation meeting with Ken.
- Coordinated fire department meeting with surrounding municipalities to discuss fire service updates.
- Received letter from PPL requesting a full LED conversion or removal of streetlights. The township is planning on participating in a full conversion with no conversion costs to Mount Joy Township. The monthly billing is expected to increase slightly after the conversion due to rising underground infrastructure costs.
- Received an estimate for general repairs of the Quarry Road Building to include gutter, siding and door replacement work. We will address the window winterization task in-house. We will include that funding in the 2027 budget.
- Continued working on RACP submissions for the Municipal Complex Project as required.
- Attended EMA Training on October 16.
- Attended Regional Managers meeting.
- Attended 2027 Budget Hearing on November 11.
- Continued discussions with trash haulers to coordinate curb cart pickup and distribution. Cristy and I will finalize plan in the next few weeks.
- Discussed insurance increases after budget hearing. Tracey investigating.

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Zoning Officer/Community Development Director Report – November 2026

Zoning Hearing Board

- Previous Meeting on 11/4: (continued from meeting on 9/9 & 10/7)
  - Case #260014: Hedgepeth, Steve & Julie – **Approval of a** variance for a fence within the ultimate right-of-way at 116 Trail Road North located in the (A) Agricultural district.
  - Case #260013: Abundant Solar Power Inc./SUNN 1020 LLC – **Testimony resumed** for the request of a special exception approval for an accessory ground-mounted large scale solar array at 1127 Grandview Road located in the (A) Agricultural District.
- Upcoming special meeting on 11/9: Continuation of Case #260013 from the meeting on 11/4
  - Case #26001: Franklin B Greiner, Jr. upcoming special meetings:
    - Thursday, November 12 (Mount Joy Township Building)
    - Wednesday, November 18 (TBD)
- Upcoming meeting on 12/2:
  - Case #260015: Darrel Lehman Dump Truck Services, LLC – proposal to subdivide a 2.5-zcre lot for the construction of a single-family dwelling at 2489 Mount Gretna Road located in the (A) Agricultural district.
  - Case #260016: Thomas O. Miller – Requesting variances for the use of an outdoor hydronic heater on the property at 2116 Camp Road located in the (A) Agricultural district.

Planning Commission

- Previous meeting on 10/26:
  - Lot Line Change Plan for James W. & Donna J. Coble (#26-08-LLCP) – **Conditional approval of** the proposal to reconfigure two adjoining lots at 570 & 612 Cassell Road. Approximately one acre will be transferred from the 8.4-acre lot to the 1-acre lot. Both properties are located in the (R) Rural District.
  - Proposed Amendments to the Mount Joy Township Zoning Ordinance – **Reviewed and made recommendations** to the Board of Supervisors
- Upcoming meeting on 11/23:
  - Final Phase 1, Lot Add-On, Subdivision & Land Development Plan for Westmount (#26-07-FLDP) – Proposal to develop the 10.14-acre Phase 1 consisting of 86 townhouses on 4 lots generally located on the north side of Harrisburg Avenue. The site is zoned (R-2) Medium-Density Residential and will be served by public water and sewer.
  - Proposed Amendments to the Mount Joy Township Zoning Ordinance – make a motion to the Board of Supervisors

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November 6, 2026

To: Mt. Joy Township Board of Supervisors

From: Daniel Ford- Code Compliance Official / Assistant Zoning Officer

Re: Monthly Codes Summary Report for October 2026

Dear Board Members:

30 rental properties were inspected in October 2026.

8 zoning inspections

Complaints and concerns:

- Received a letter from UGI that they notified Burger King of a gas leak. I went to Burger King to verify the repair.
- Magistrate hearing for accumulation of rubbish at 1046 Old Elizabethtown Rd.
- Enforcement Notice to 455 Hilltop Circle for firewood stacked on the street.
- Enforcement notice to 350 Old Hershey for a Driveway Ordinance Violation.
- Enforcement notice to 2048 W Main St for zoning violations
- Letter to the owner of a Tiny Home at 867 Schwanger Rd about renting without a license.

MOUNT JOY TOWNSHIP permits issued between 10/1/2026 and 10/31/2026

Permit No.	Issued Date	Owner	Project Addr.	Description	Est. Cost	Fee
UCC Permit						
Com-Building						
260005	10/6/2026	FERRARELLI, GIUSEPPE & VITA	50 VETERANS DR	Fire Suppressive System	$4,000.00	$50.00
			Total Com-Building:	**1 Est. Cost: $4,000.00 Fees:**		**$50.00**
			Total UCC Permit:	**1 Est. Cost: $4,000.00 Fees:**		**$50.00**
Certificate Of Use & Occupancy						
(Unclassified)						
	10/20/2026	Yearsley, Robyn	24 TAVIN WAY		$233,000.00	$0.00
	10/27/2026	Bajaj and Dushyant, Urmi	986 SHEAFFER RD		$338,000.00	$0.00
			Total (Unclassified):	**2 Est. Cost: $571,000.00 Fees:**		**$0.00**
USE & OCCUPANCY						
260209	10/6/2026	PA MERTS LLC	187 MERTS DR	U & O for Canopy	$0.00	$0.00
260210	10/12/2026	JPD-RTD Holdings LLC	18 N. Conifer Drive	U & O for new construction of a tow...	$184,000.00	$0.00
260211	10/12/2026	Masteller, Sara	12 N. Conifer Drive	U & O for new construction of a tow...	$184,000.00	$0.00
260212	10/20/2026	LK STORAGE LLC	1795 SHEAFFER RD	U & O for Billboard	$179,000.00	$0.00
260215	10/20/2026	LERCH, JOHN JACOB BERNARD IV	2456 RIDGE RD	U & O for Solar	$46,675.00	$0.00
260216	10/22/2026	PATTON, DAVID LEE	1977 CREEK RD	U & O for addition	$25,000.00	$0.00
260217	10/26/2026	ASTON, GARY E & JOYCE A	1431 MOUNT GRETNA RD	U & O New SFD	$500,000.00	$0.00
260218	10/28/2026	Risch, Heather & Harry Walter III	946 SHEAFFER RD	U & O for New SFD Construction	$229,000.00	$0.00
260219	10/29/2026	Velkly, Elizabeth and Eric Allen	45 BRIELLE DR	U & O for New SFD Construction	$233,000.00	$0.00
260220	10/30/2026	Lessley, Charles Scott & Geraldine	21 BRIELLE DR	U & O for New SFD Construction	$233,000.00	$0.00
260221	10/30/2026	KERLIN, FRANK III & LINDSEY	870 BUCKINGHAM BLVD	U & O for Fence	$11,973.00	$0.00
260222	10/30/2026	MALONEY, BRIAN P & SHERRY L	362 ABERDEEN RD	U & O for Shed	$4,900.00	$0.00
260223	10/30/2026	GEORGE, CHRISTOPHER M	595 WESTBROOKE DR	U & O for Shed	$5,050.00	$0.00
260224	10/30/2026	BLOSENSKI, CHRISTOPHER & MACY	1609 CAMPUS RD	U & O for Fence	$12,000.00	$0.00
260225	10/30/2026	Franze, John	1223 E College Avenue	U & O for Fence	$11,000.00	$0.00
260226	10/30/2026	Elms, Nicolas & Jacquelyn	1234 E College Ave	U & O for paver patio	$50,868.02	$0.00
260227	10/30/2026	PONESSA, TIMOTHY & MARY ANN	140 Gianna Dr	U & O for Stairs	$2,640.00	$0.00
260228	10/30/2026	YOHN, GREGORY L	95 SHEFFORD DR	U & O for Patio	$5,000.00	$0.00
260229	10/30/2026	YODER, BARNABY E.T. & ERICA Y...	120 QUARRY RD	U & O for Shed	$9,500.00	$0.00
			Total USE & OCCUPANCY:	**19 Est. Cost: $1,926,606.02 Fees:**		**$0.00**
			Total Certificate Of Use & Occupancy:	**21 Est. Cost: $2,497,606.02 Fees:**		**$0.00**
Stormwater Permit						
Exemption						
260147	10/6/2026	WEAVER, RENDELL D & MARY BETH	1339 CREEK RD	Stormwater Exemption	$0.00	$50.00
260145	10/6/2026	WINTERS, BRUCENH II & SANDRA K	1040 SCHWANGER RD	Stormwater Exemption	$0.00	$50.00
260141	10/6/2026	NVR INC	41 BRIELLE DR	Stormwater Exemption	$0.00	$50.00
260142	10/6/2026	NVR INC	36 TAVIN WAY	Stormwater Exemption	$0.00	$50.00
260143	10/6/2026	VANTASSEL, KRISTINE E	741 RADIO RD	Stormwater Exemption	$0.00	$50.00
260144	10/6/2026	DESHONG, DANIEL L	108 CLOVER LN	Stormwater Exemption	$0.00	$50.00
260146	10/13/2026	WAGNER, THOMAS	698 MILTON GROVE RD	Stormwater Exemption	$0.00	$50.00
260148	10/21/2026	Vennitti, Jeff & Pamela	137 Gianna Drive	Stormwater Exemption	$0.00	$50.00

Permit No.	Issued Date	Owner	Project Addr.	Description	Est. Cost	Fee
Stormwater Permit						
Exemption						
260149	10/23/2026	HAND, ROBERT E JR & KIMBERLY S	705 WESTBROOKE DR	Stormwater Exemption	$0.00	$50.00
260150	10/23/2026	Dicely, Amanda & Michael	977 SHEAFFER RD	Stormwater Exemption	$0.00	$50.00
260153	10/23/2026	Kelly, Justian A III & Jennifer &, Kelly...	939 SHEAFFER RD	Stormwater Exemption	$0.00	$50.00
260151	10/28/2026	POLIZZI, GERARD	493 TRAIL RD	Stormwater Exemption	$0.00	$50.00
			Total Exemption:	**12 Est. Cost: $0.00 Fees:**		**$600.00**
			Total Stormwater Permit:	**12 Est. Cost: $0.00 Fees:**		**$600.00**
Road Occupancy Permit						
Driveway						
260091	10/6/2026	DESHONG, DANIEL L	108 CLOVER LN	Widening of existing Driveway	$0.00	$50.00
260089	10/6/2026	NVR INC	41 BRIELLE DR	Driveway - For New SFD	$0.00	$50.00
260090	10/6/2026	NVR INC	36 TAVIN WAY	Driveway - For New SFD	$0.00	$50.00
			Total Driveway:	**3 Est. Cost: $0.00 Fees:**		**$150.00**
Gas						
260093	10/26/2026	FERRARELLI, GIUSEPPE & VITA	50 VETERANS DR	Gas Service UGI	$0.00	$60.00
			Total Gas:	**1 Est. Cost: $0.00 Fees:**		**$60.00**
			Total Road Occupancy Permit:	**4 Est. Cost: $0.00 Fees:**		**$210.00**
Use Permit						
Temporary						
260017	10/6/2026	CALAMIA, NICOLE	437 DEERFIELD DR	Storage Pod	$0.00	$10.00
			Total Temporary:	**1 Est. Cost: $0.00 Fees:**		**$10.00**
			Total Use Permit:	**1 Est. Cost: $0.00 Fees:**		**$10.00**
Zoning Permit						
ADA Bathroom						
260267	10/6/2026	7 FOLD PROPERTIES LLC, C/O Ro...	2296 S. MARKET ST	ADA Bathroom	$48,000.00	$397.00
			Total ADA Bathroom:	**1 Est. Cost: $48,000.00 Fees:**		**$397.00**
Addition						
260271	10/13/2026	WAGNER, THOMAS	698 MILTON GROVE RD	Addition	$179,500.00	$1,189.00
260287	10/28/2026	POLIZZI, GERARD	493 TRAIL RD	Addition	$180,000.00	$1,189.00
			Total Addition:	**2 Est. Cost: $359,500.00 Fees:**		**$2,378.00**
Com-Renovation						
260289	10/30/2026	PENNSYLVANIA CVS PHARMACY...	1551 MARKET ST	Interior renovations	$165,000.00	$1,099.00
			Total Com-Renovation:	**1 Est. Cost: $165,000.00 Fees:**		**$1,099.00**
Concrete Pad						
260275	10/21/2026	Vennitti, Jeff & Pamela	137 Gianna Drive	Concrete Patio	$30,000.00	$289.00
			Total Concrete Pad:	**1 Est. Cost: $30,000.00 Fees:**		**$289.00**

Permit No.	Issued Date	Owner	Project Addr.	Description	Est. Cost	Fee
Zoning Permit						
Deck						
260273	10/6/2026	BHATTARAI, HOMA & SUBEDI, HARI	823 WESTBROOKE DR	Deck (renewal)	$0.00	$50.00
260266	10/6/2026	VANTASSEL, KRISTINE E	741 RADIO RD	Deck	$36,500.00	$281.00
			Total Deck:	**2 Est. Cost: $36,500.00**	**Fees:**	**$331.00**
Demolition						
260274	10/6/2026	WEAVER, RENDELL D & MARY BETH	1339 CREEK RD	Demolition	$0.00	$50.00
			Total Demolition:	**1 Est. Cost: $0.00**	**Fees:**	**$50.00**
Dormer						
260286	10/28/2026	MCKERNAN RYAN P &, MCDERMO...	2389 STAUFFER RD	New dormers	$18,000.00	$205.00
			Total Dormer:	**1 Est. Cost: $18,000.00**	**Fees:**	**$205.00**
Driveway						
260269	10/6/2026	DESHONG, DANIEL L	108 CLOVER LN	Widening of existing Driveway	$4,400.00	$64.00
260291	10/23/2026	WITTERS, LAWRENCE L III & MONI...	1856 SHEAFFER RD	Driveway Extension	$3,000.00	$50.00
260282	10/23/2026	HAND, ROBERT E JR & KIMBERLY S	705 WESTBROOKE DR	Driveway Widening	$1,000.00	$50.00
			Total Driveway:	**3 Est. Cost: $8,400.00**	**Fees:**	**$164.00**
Fence						
260283	10/19/2026	Bertrand, William &, Rider-Bertrand,...	953 Sheaffer Rad	Fence	$13,370.00	$127.00
260284	10/19/2026	Franze, John	1223 E College Avenue	Fence	$11,000.00	$106.00
			Total Fence:	**2 Est. Cost: $24,370.00**	**Fees:**	**$233.00**
Patio						
260290	10/23/2026	Kelly, Justian A III & Jennifer &, Kelly...	939 SHEAFFER RD	Patio pavers	$69,011.00	$473.00
			Total Patio:	**1 Est. Cost: $69,011.00**	**Fees:**	**$473.00**
pavers						
260285	10/23/2026	Dicely, Amanda & Michael	977 SHEAFFER RD	Patio pavers	$25,000.00	$204.00
			Total pavers:	**1 Est. Cost: $25,000.00**	**Fees:**	**$204.00**
Renewal						
260292	10/23/2026	REIDER, JOHN TREVOR	355 OLD HERSHEY RD	Renewal for Solar Panels	$7,580.00	$50.00
			Total Renewal:	**1 Est. Cost: $7,580.00**	**Fees:**	**$50.00**
SFD						
260262	10/6/2026	NVR INC	36 TAVIN WAY	New Construction for SFD	$233,000.00	$1,507.00
260261	10/6/2026	NVR INC	41 BRIELLE DR	New Construction for SFD	$233,000.00	$1,507.00
			Total SFD:	**2 Est. Cost: $466,000.00**	**Fees:**	**$3,014.00**
Shed						
260270	10/6/2026	WINTERS, BRUCENH II & SANDRA K	1040 SCHWANGER RD	Shed	$3,223.40	$57.00
			Total Shed:	**1 Est. Cost: $3,223.40**	**Fees:**	**$57.00**

Permit No.	Issued Date	Owner	Project Addr.	Description	Est. Cost	Fee
Zoning Permit						
Solar						
260253	10/6/2026	TOLEDO, IVAN DANIEL & AMELIA...	10 JENNY LN	Roof Mounted Solar	$30,861.60	$295.00
260254	10/6/2026	NOLT, CHADWICK R & COLLEEN R...	1824 CLOVERLEAF RD	Roof Mounted Solar	$38,000.00	$337.00
260257	10/6/2026	BALDONIERI, JAMES B	302 HILLSIDE RD	Roof Mounted Solar	$70,285.60	$535.00
260264	10/6/2026	STOLTZFUS, CHRISTIAN K & ELIZ...	2980 HARVEST RD	Solar	$25,000.00	$254.00
			Total Solar :	**4 Est. Cost:**	**$164,147.20**	**Fees: $1,421.00**
Storage Building						
260272	10/13/2026	HUBLER, JONATHAN A & DAWN T	202 RIDGEVIEW RD N	Storage Building	$100,000.00	$709.00
			Total Storage Building:	**1 Est. Cost:**	**$100,000.00**	**Fees: $709.00**
Townhouse						
260276	10/21/2026	LANDMARK BUILDERS, INC.	22 Arcadia Drive	New Construction for Townhouse	$203,000.00	$1,327.00
260277	10/21/2026	LANDMARK BUILDERS, INC.	24 Arcadia Drive	New Construction for Townhouse	$185,000.00	$1,219.00
260278	10/21/2026	LANDMARK BUILDERS, INC.	26 Arcadia Drive	New Construction of a Townshouse	$194,000.00	$1,273.00
260279	10/21/2026	LANDMARK BUILDERS, INC.	28 Arcadia Drive	New Construction of a Townshouse	$194,000.00	$1,273.00
260280	10/21/2026	LANDMARK BUILDERS, INC.	30 Arcadia Drive	New Construction of a Townshouse	$185,000.00	$1,219.00
260281	10/21/2026	LANDMARK BUILDERS, INC.	32 Arcadia Drive	New Construction of a Townshouse	$203,000.00	$1,327.00
			Total Townhouse:	**6 Est. Cost:**	**$1,164,000.00**	**Fees: $7,638.00**
Window						
260265	10/6/2026	COLLIN, MARK J & GROSH, ERIN M	6 MEADOWBROOK LN	Regress Window	$2,500.00	$100.00
			Total Window:	**1 Est. Cost:**	**$2,500.00**	**Fees: $100.00**
			Total Zoning Permit:	**32 Est. Cost:**	**$2,691,231.60**	**Fees: $18,812.00**
			Total Permits:	**71 Est. Cost:**	**$5,192,837.62**	**Fees: $19,682.00**

EAWA SPECIAL MEETING MINUTES
SEPTEMBER 26, 2026 - 8:00 AM

CALL TO ORDER: The EAWA Board meeting was called to order at 8:00 A.M. by Dale Treese, Chairman. Members present: Keith Murphy, Rick Erb, Rob Reale Jr and Chuck Brewer. Also present were Austin Calaman, Authority Manager; Jeff Shank, Solicitor, Jason Bock, Operations Manager; and Michele Powl, Business Manager. Not present: Jeff McCloud, Michael Krieger, Engineer; Donna Bissinger, Admin Assistant and Jill Gebhart Admin Assistant. Members of the Public: None

PUBLIC COMMENT: None

1. REPORTS:

a. Manager's Report

- **Discussion of DRAFT letter for the surcharge policy**
  - Comments regarding uniform language and simplifying the chart. Austin Calaman will be sending those comments to Rettew with the hope that the final DRAFT will be reviewed by the Board at the October 7th work session meeting.

- **Discussion of HVAC project for the WTP:** as you know, we've been working with vendors on replacing our undersized HVAC system for the main plant along with converting over to Natural Gas. We secured pricing from Frey Lutz and Leo Kob for the scope with Leo Kob coming in with the best pricing. Both sets of pricing are through Co-Stars.

  Action: "The Board approves the proposal from Leo Kob for the replacement of Unit 4 (WTP Unit) and conversion to Natural Gas at a price of $55,000.00."

  Motion: **Rick** Second: **Rob** **APPROVED**

- **Resolution 2026-15: Developer contributions to future capital projects.**

  Action: "The Board approves resolution 2026-15, as presented."

  Motion: **Keith** Second: **Chuck** **APPROVED**

- **Discussion of DRAFT 2027 Operations and Maintenance Budget (Notes/Summary Provided)**
  - Revenue
    - Overall, I went on the conservative side when it comes to projecting revenues. I used 35% of the last quarter (summer months- highest months) revenue since the 4th quarter revenue doesn't hit until 2027. I also included the 7.5% rate adjustment, which should reflect an increase of 7.5% on revenue. I also kept total customer count relatively the same to be conservative on the addition of new customers.
  - Expenses
    - Distribution and Treatment remain steady with the largest impacts going to be electricity, natural gas, fuel, chemicals and annual contracts. The biggest item of discussion for admin is the health insurance renewal costs. Also

assumed a COLA adjustment for salaries and wages based on social security adjustments.

- Debt Service
  - An item to keep in mind is that the interest payments will continue to increase based on what is being pulled from the PennVEST reimbursements. This interest is an expenses on the loan so we get reimbursed until we get to the cut off where principal and interest payments start.

- **Discussion of DRAFT 2027-2031 DRAFT Capital Improvement Plan (Notes/Summary Provided)**
  - Water Storage
    - The Buckingham Tank was rehabbed in 2026 so that line item dropped off going into 2027. We did keep some funds in the water storage section for Torpee Meter installations to get accurate readings of what is going into the towers as well as leaving. We also added a line item for purchasing land for an additional tower based on GHD's study.
  - Water Production
    - There are several bigger ticket items in this group of projects. The Clearwell bypass project is partially funded through PA Gaming Grant funds, which should help reduce the financial impact. That project will provide an ability to bypass the Clearwell for cleaning and emergency purposes. We also put in for funding to purchase the pumps themselves which were originally going to be rented. DEP was not happy with pump rentals, hence the potential of buying them. We did receive a 2nd grant for the cost of the permanent pumps. We're working with JHA to finalize the design and get everything out to bid.
    - Well 6/7 has been discussed at length. The board voted to proceed with a new building which does increase that cost by about a million, but staff will look to value engineer where possible. We will also work to expedite that project as much as possible since it is a top priority. We submitted for a PennVEST loan to cover the cost of this project.
    - We had a meeting with Kohl Brothers to discuss all our pumps in our system. Conewago came up in discussion as well as several well pumps. We allocated funds over the next couple years.
    - Back Run and Conewago allocation improvements are really placeholders for now. We're working with GHD on the sampling as well as the design for the weir on Back Run. We're also discussing a bank restoration project which GHD provided a proposal for in 2018. We're noticing erosion coming closer to the Reservoir Bank.
  - Water Treatment
    - **3rd Skid** – we have bid the contract and awarded all 3 contractors with GC, Electrical and HVAC contracts. We're looking at 12 months for filter delivery and we will also have the HVAC contractor take a look at Mini splits for the guys main office in the old plant.
    - **Hydraulic Choke Point** – This is a pending project based on the outcome of the 3rd membrane project. Included is the upgrade of both distribution pumps so we will be able to tell if we still have a hydraulic issue once everything is finished.

- **Pre-treatment/DB's/TOC** – We did install the SolarBee mixers and saw some lower temps this year but still dealing with disinfection by-products. We also installed the LG Sonic as a PILOT project to try and reduce the DB's that we're experiencing. These measures are low-cost in comparison to implementing pre-treatment which would be the next steps.

- Fleet
  - The Vac Truck PO's were cut to both International and GapVAX. The truck has arrived and is paid for. The GapVAX portion is scheduled to be complete the end of the Q1 or beginning of Q2. We also added a skid steer or forklift since we're having more and more issues with offloading and moving material being delivered in a safe manor. We currently only have a hand cart or removable forks for the front end of the backhoe. Going with a skidsteer gives some flexibility for additional use with attachments like a milling machine, brush hog, etc… New machines are $100K just for the machine while we could get a slightly used unit for roughly $60K.

- Admin and Support
  - The plant geothermal is anticipated to be completed in 2026 while the other units are budgeted for in the next 3-5 years. All gas lines will be plumbed for full replacement but we will only be doing 1 of the 4 units. I added the computers and servers because they too would be a capital expense which would be on a reoccurring replacement program of 5 years or so. The planned meter replacements are one off's from the existing project with Sensus, LB Water and Kentrel. Another offering that was added was the leak detection logger system through LB Water which includes devices placed in each valve to listen for leaks.

- Cast Iron Main Replacement
  - Right now, we've wrapped up two of the four phases of the PennVEST project. The next phase includes Harrisburg Ave from Anchor Rd to Well 6/7 as well as Nolt to Mill and then Mill Rd. I include the High Street and Market projects with no allocation since we're still ironing out final details timelines and trigger points with demand and developer contributions. Kept the looping allocation in there since that was one of the initial projects that GHD recommended. Also added a section based on the Boro's anticipated paving scheduled for the next couple years.

- **Discussion of Cash Flow Graph**

  - Visuals of the capital account(s) were passed out. The visual shows the funds in all the capital accounts through 2036 and assumes 3% ROI and annual transfers from the water revenue account along with tapping fee revenue. Biggest notation was the 2029-2031 years when the PennVEST P+I starts on the large loan while the WTP Bond is coming to the end which means double debt service payments of large size. Coming out of 2031, we should normalize.

2. **UNFINISHED BUSINESS:** None

3. **NEW BUSINESS:** None

4. **BOARD MEMBER'S REMARKS:**

5. **EXECUTIVE SESSION:** Yes – no action to follow

6. **ADJOURN: 11:26 AM**

Respectfully submitted,

A Calaman, Authority Manager

Approved at 10/12/2026 Meeting

EAWA BOARD MEETING MINUTES
October 12, 2026 - 6:30 PM

- **CALL TO ORDER:** The EAWA Board meeting was called to order at 6:30 P.M. by Dale Treese, Chairman. Members present: Michael Hench, Rick Erb, Rob Reale Jr, Jeff McCloud, 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: Keith Murphy, Board member, Jason Bock, Operations Manager; Michael Krieger, Engineer; and Jill Gebhart, Admin Assistant. Members of the Public: None

- **PLEDGE OF ALLEGIANCE TO THE FLAG:**

- **PUBLIC COMMENT:** None

- **APPROVAL OF PREVIOUS MINUTES:**

  Action: "That the Board approves the WS Meeting Minutes of 9/2/2026, Board Meeting Minutes of 9/14/2026 and Special Meeting Minutes from 9/26/2026, as presented."

  Motion: J McCloud **Second:** R Erb **Approved**

- **REPORTS:**

  a. **Manager's Report:**

  - **Discussion and Presentation of HomeServe Program - Ashley Shiwarski**

  - **Discussion of 2026-2028 Audit proposals.**
    Action: "The Board approves the audit proposal from _____ for audit years 2026-2028."

    Tabled until a 3rd quote can be obtained and will be finalized in November.

  - **Continued discussion of the 2027 O+M and Capital Budget** (Board concerns about Healthcare rising costs)

  - **Resolution 2026-16: Amending EAWA's fee schedule**
    Action: "The Board Resolution 2026-16, as presented."

    Motion: R Erb **Second:** J McCloud **Approved**

  - **Discussion of potential projects for the LSA grant** (Equipment, Modifications to Building and Water Main Replacement)

  - **Discussion of LCRI**

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

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

  d. **Financial Reports:**

i. Paid Bills Detail *(Operating Fund)* (09/25/26) distributed with package ($92,250.38 for balance);

ii. Paid Bill Detail *(Capital Fund)* (09/25/26) distributed with package ($236,907.70 for balance);

iii. Paid Bill Detail *(Developer's Escrow Fund)* (09/25/26) distributed with package ($1,384.45 for balance);

iv. Statement of *Operating* Revenues & Expenditures for period of SEPTEMBER YTD, distributed with package. Balance: $970,220.83, Expenditures: $565,626.60 & Income: $52,036.84.

v. Statement of *Capital* Revenues & Expenditures for period of SEPTEMBER YTD, distributed with package. Balance: $7,519,210.82, Expenditures: $473,840.38 & Income: $640,082.42.

Action: "That the Board accepts the SEPTEMBER Statement of Revenues & Expenditures (Actual vs. Budget)."
Motion: R Reale Jr **Second:** C Brewer **Approved**

- **UNFINISHED BUSINESS:**
  - **Discussion of 2026-15 – developer contribution** No changes were made.
- **NEW BUSINESS:** None

8. BILLS PAYABLE: Refer to Unpaid Report.

Action: "That the Board pays bills listed on statement of Unpaid *Operating* Fund Bills Detail totaling $82,707.59 (10/12/26) and Unpaid *Capital* Fund Bills Detail totaling $43,209.76 (10/12/26)."
Motion: J McCloud **Second:** R Reale Jr **Approved**

9. BOARD MEMBER'S REMARKS: None

10. EXECUTIVE SESSION:

11. ADJOURN: 8:36 PM

Action: "That the Board adjourns the regular meeting."
Motion: R Reale Jr **Second:** J McCloud **Approved**

Respectfully submitted,

A Calaman, Authority Manager

Approved at 11/09/2026 Meeting

EAWA WORK SESSION MEETING MINUTES
October 7, 2026 - 6:30 PM

1. **CALL TO ORDER:** The EAWA Board meeting was called to order at 6:30 P.M. by Dale Treese, Chairman. Members present: Keith Murphy, Jeff McCloud, Michael Hench, Rick Erb, Rob Reale Jr and Chuck Brewer. Also present were: Austin Calaman, Authority Manager; Jason Bock, Operations Manager; Michael Krieger, Engineer; Bernadette Hohenadel, Solicitor; and Jill Gebhart, Admin Assistant. Not present: Michele Powl, Business Manager; Donna Bissinger, Admin Assistant. Members of the Public: None

2. **PUBLIC COMMENT:** None

3. **REPORTS:**

- **Manager's Report:**

  - **PENNVEST Payment Request Application #14:**

    Action: "The Board approves submission of the Payment Request #14 to PENNVEST in the amount of $249,025.79, which reimburses EAWA expenses for engineering, legal, and construction expenses for the Cast Iron Main Replacement Project."

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

  - **Continued discussion of the 2027 O+M and Capital Budget**
    Treese gave Board members a budget summary page. Budget talking points include health insurance increase, JHA bypass project, stream bank restoration, and looking for grant funding available. Krieger identified 6 grants that might fit EAWA projects. Prioritizing distribution projects, along with having project costs and timelines; will help budget planning and allocating funds.

  - **Review Surcharge letter – Final Draft**
    Discussion ensued on wording Non-Domestic, Super Script 1 in meter table and timeline of letter distribution.

  - **Discussion of 2026-15 – developer contribution**
    Clarify how to define existing property with well that wants to connect to public water and look if amendment needed for Resolution 2026-15 to define exemption scenarios for developer agreement contributions to water system upgrades for new developments. System upgrades to provide water include number of available EDU's and associated costs. Abandoning a well will contribute to the aquifer.

- **Operations Manager's Report:** Bock reported that Well 3 went out, need to replace pump, motor, and well casings. Well and creek levels have come up and are holding.

- **Engineer's Report:** Krieger updates:

W High St project - Amtrack permit requires fee, and insurance with the annual fee until project done. This is to line the pipe under Amtrack.

Water Treatment Plant – GHD receiving and reviewing drawings from contractors. 3rd skid and pump timeline for startup Jan 2028.

Water Distribution Study – will have water storage tank study by end of the year.

Elizabethtown Crossings Development – Developer wants GHD to provide options and cost proposal through EAWA. A developer agreement would be for escrow account set up with EAWA for GHD cost.

Water Allocation Permit - GHD proposal next month for flow monitoring of Conewago Creek. Samples taken August through November 2026. The samples will be compiled, then submitted to DEP by November 2027 as permit requirements.

Reservoir Streambank Restoration – GHD proposal will be ready next month and report on grants.

4. **UNFINISHED BUSINESS:** None

5. **NEW BUSINESS:** None

6. **BOARD MEMBER'S REMARKS:** McCloud welcomes Michael Hench to the EAWA board. Murphy commented on mobile home park well conversion. Calaman asked that questions about Cornwall to be brought to EAWA board, instead of calls looking for responses from Authority Manager.

7. **EXECUTIVE SESSION:**

8. **ADJOURN: 8:30 PM**

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

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

Respectfully submitted,

A Calaman, Authority Manager

Approved at 11/09/2026 Meeting

ELIZABETHTOWN REGIONAL SEWER AUTHORITY
235 ERSA Drive, Elizabethtown, PA 17022
Phone: 717-367-5947 • www.ersapa.com • Fax: 717-367-4622

Elizabethtown Regional Sewer Authority Minutes
September 8, 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: Ken Shaffer, Roger Snyder, Michael Tyler, Nick Viscome and Rick Erb. Also present were ERSA Manager Steve Rettew, Engineer Abraham King, solicitor Jeff Shank and Bookkeeper Michele Range. Absent was David Sweigert.

Public Attendance: none

General Business:

1. It was **motioned** by Viscome and seconded by Shaffer to approve August 11, 2026, meeting minutes. Motion carried.
2. Rettew discussed the motion to approve Application for payment #4 for Turnpike Road No. 2 P.S. expansion project payable to Barrasso Excavation, Inc. Rettew noted that the amount listed on agenda as $115,556.30 was incorrect and should be $116,556.30. It was **motioned** by Viscome and seconded by Shaffer to approve payment #4 to Barrasso Excavation, Inc. in the amount of $116,556.30. Motion carried.
3. Rettew and King discussed Change Order No. 1 for Turnpike Road No. 2 P.S. expansion project stating that there were no issues and the work was well done. It was **motioned** by Viscome and seconded by Shaffer to approve Change Order No. 1 for Turnpike Road No. 2 P.S. expansion project associated with Contract 2025-02 for PSI Pumping Solutions in the amount of $7,816.72. Motion carried.
4. Rettew discussed the sewer inspection work invoices submitted by Utility Services Group explaining that the invoices were the first costs being paid from a $286,000 state grant, with reimbursement to be requested from the state. The work was being done along the Hershey right-of-way and the Miller Road interceptor right-of-way. It was **motioned** by Viscome and seconded by Shaffer to approve payment of invoices 35370 & 35465 for 2026 CCTV Sewer Inspection payable to Utility Services Group in the total due amount of $118,663.04. Motion carried.
5. Rettew discussed the financial reduction request of $246,200.80 for Stoneybrook Phase 3B stating the manhole inspections and testing were complete, supporting the engineer's recommendation to reduce the financial security. The reduction would leave the remaining amount of $46,686.20. It was **motioned** by Viscome and seconded by Shaffer to approve Stoneybrook Phase 3B Financial Security Reduction in the amount of $246,221.80. Motion carried.
6. Rettew reviewed proposed employee handbook changes, including correcting an erroneous provision, clarifying vacation payout when an employee leaves in good

standing and setting annual sick leave at 80 hours for full-time and 40 hours for part-time employees. Michael Tyler questioned excluding regular part-time employees from the Roth IRA contribution benefit and suggested including them. The board discussed the eligibility and the potential cost. It was **motioned** by Viscome and seconded by Shaffer to withdraw the original motion and table approval of ERSA Employee handbook revisions until the next board meeting so proposed changes could be consolidated and reviewed together. Motion carried.

7. Rettew discussed the motion to authorize RETTEW to request reimbursement of grant funding for the CCTV inspection contract. Abraham King explained that the reimbursement is less than the $118,663.04 paid in invoices to Utility Services Group because the grant requires a 15% local match. It was **motioned** by Viscome and seconded by Shaffer to authorize RETTEW to request reimbursement of $100,863.58 in Small Water and Sewer grant funding for the 2026 CCTV Sewer Inspection Contract. Motion carried.

Reports:

A. Engineer

King discussed the engineer report and highlighted the following:

a. The team plans to prepare a $1 million LSA application for a 2027 sewer rehabilitation project, informed by CCTV inspections across several sewer basins.
b. The Sheaffer Road sewer relocation project is delayed while awaiting DEP sewage-planning approval which is taking longer than expected.
c. Featherton Crossings declined to grant requested temporary easements. The team will discuss construction alternatives with Landmark Homes.
d. At Miller Road a hydraulic analysis suggests air entering the force main may be reducing pump capacity. Additional field testing is planned to check the air-release valves and see whether the trapped air can be cleared more quickly.
e. Other project updates – Industrial-user surveys are being reviewed, CCTV inspection of Miller Road basin was nearing completion, field work for the Hershey Road pump-station expansion was completed and Westmount subdivision plans were received for review.

B. Treasurer

Shaffer discussed the financial reports and highlighted the following:

a. August sewer rentals, tapping fees, and cash balances exceeded budget expectations.
b. Giant payment made by ACH for additional EDU purchase was initially misclassified as rental fees but then recorded correctly under tapping fees.
c. Tapping fees were over budget due to collection of additional EDU purchases.
d. Cash ended at about $9.3 million, compared with an estimate of $6.7 million.

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

It was **motioned** by Viscome and seconded by Tyler to approve the bills payable in the amount of $586,519.83. Motion carried.

Snyder called for any further business. There being none, it was motioned by Viscome and seconded by Shaffer to adjourn the regular meeting at 7:13p.m. and enter Executive session.

Executive session was held to discuss retirement security and other potential employee handbook updates.

Municipal Emergency Services Authority (MESA)

Agency Incident Breakout

10/1/2026-10/31/2026

Incident Type	Count
Public Service	13
Cardiac Arrest (Class 1)	10
Vehicle Accident	28
Fire call	6
Routine Transport	9

Mutual Aid	Covered
Lancaster County Life Lion EMS (77)	58
Dauphin County Medic 7 (SCEMS)	3
Dauphin County Medic 4 (Life Lion EMS)	0
York County (Lifeteam)	3

Receiving Facility	Count
Penn Medicine Lancaster General	243
Penn State – Hershey	139
Penn State – Lancaster	82
UPMC – Harrisburg	3
UPMC – Lititz	7
UPMC- Osteopathic	2
UPMC-York Memorial	1
Wellspan York	2

Disposition	Count
Cancelled	38
Refusals	53
No patient found	28
DOA	2
Standby (sporting/ special event)	8

Municipal Emergency Services Authority (MESA)

Agency Incident Breakout

January 1 – October 31, 2026

Incident Type	Count
Public Service	139
Cardiac Arrest (Class 1)	70
Vehicle Accident	190
Fire call	64
Routine Transport	141

Mutual Aid	Covered	Assisted
Dauphin County Medic 4 (Life Lion EMS)	3	0
Dauphin County Medic 7 (SCEMS)	31	1
Lancaster EMS (06)	0	1
Lebanon County	3	0
Lancaster County Life Lion EMS (77)	333	22
York County	27	3

Receiving Facility	Count
Penn Medicine Lancaster General	2,152
Penn Medicine Womens and Babies	4
Penn State - Hershey	1,123
Penn State - Lancaster	794
UPMC – Community Osteopathic	13
UPMC - Lititz	32
UPMC - Harrisburg	19
UPMC - York Memorial	6
Wellspan Ephrata Community Hospital	3
Wellspan York	19
Lebanon VA	4

Disposition	Count
Cancelled	394
Refusals	434
No Patient Found	200
DOA	17
Standby (fire, sporting/special event)	28

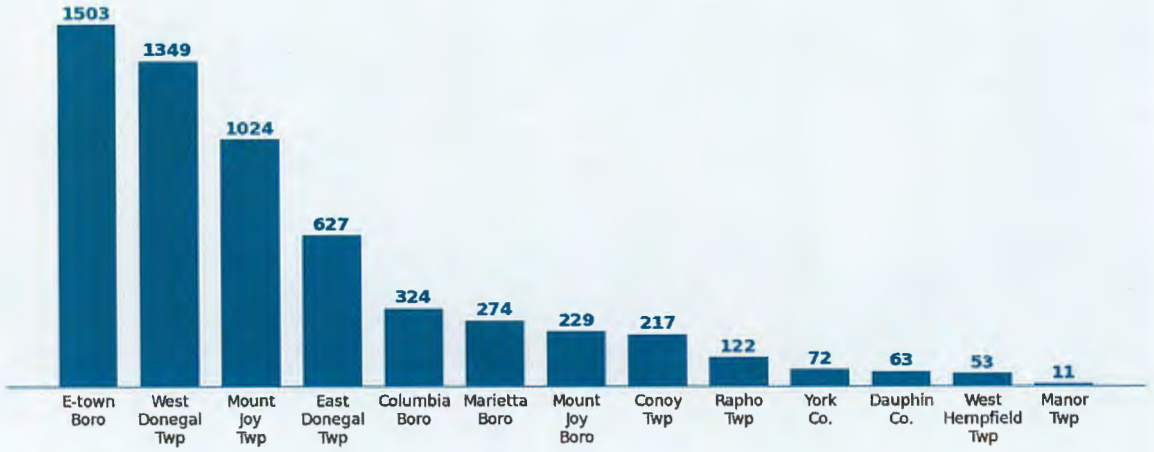
Municipal Emergency Services Authority (MESA)

YTD Through October 2026 Dispatched Incident Report

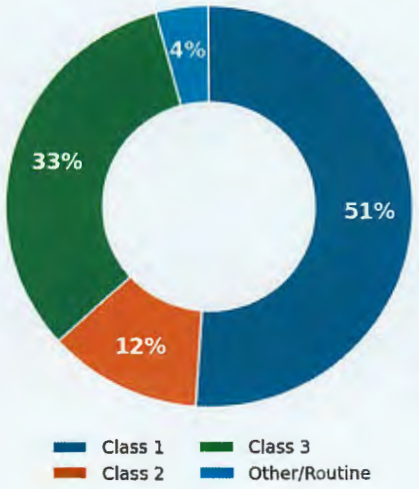
TOTAL INCIDENTS	TOP MUNICIPALITY	TOP SHARE	CLASS 1
5,900	Elizabethtown Borough	25.5%	51.2%

INCIDENT OVERVIEW

Dispatched Incidents - Top 13 Municipalities



Incident Class Distribution



Source: Lancaster County Wide Communications (LCWC) | January 1-October 31, 2026

MESA - YTD Through October 2026 Dispatched Incidents

Incident counts by municipality and response class

Municipality	Class 1	Class 2	Class 3	Other/Routine	Total	% of Total
Elizabethtown Borough	633	185	516	169	1,503	25.5%
West Donegal Township	638	208	500	3	1,349	22.9%
Mount Joy Township	556	111	324	33	1,024	17.4%
East Donegal Township	307	83	207	30	627	10.6%
Columbia Borough	219	28	76	1	324	5.5%
Marietta Borough	134	36	101	3	274	4.6%
Mount Joy Borough	175	11	43	0	229	3.9%
Conoy Township	124	22	69	2	217	3.7%
Rapho Township	83	11	27	1	122	2.1%
York County	55	3	13	1	72	1.2%
Dauphin County	33	13	16	1	63	1.1%
West Hempfield Township	34	3	16	0	53	0.9%
Manor Township	8	1	2	0	11	0.2%
East Hempfield Township	5	1	3	1	10	0.2%
Lebanon County	3	1	2	0	6	0.1%
Mountville Borough	4	1	1	0	6	0.1%
Lebanon South Londonderry Township	1	0	2	0	3	0.1%
Manheim Borough	2	0	0	0	2	0.0%
Manheim Township	2	0	0	0	2	0.0%
Penn Township	2	0	0	0	2	0.0%
Lancaster City	0	1	0	0	1	0.0%
Total	**3,018**	**719**	**1,918**	**245**	**5,900**	**100.0%**

Source: Lancaster County Wide Communications (LCWC) | September PDF YTD (5,260) + October (640); prior-month classifications retained

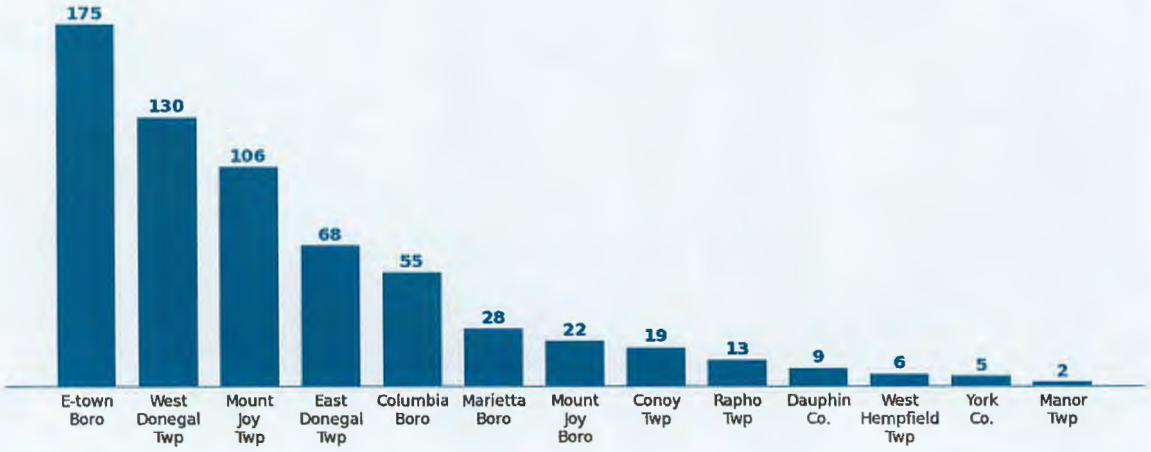
Municipal Emergency Services Authority (MESA)

October 2026 Dispatched Incident Report

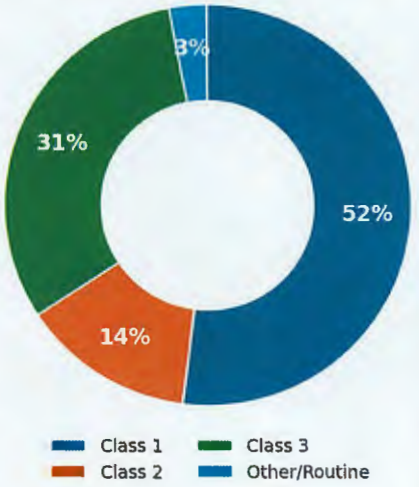
TOTAL INCIDENTS	TOP MUNICIPALITY	TOP SHARE	CLASS 1
640	Elizabethtown Borough	27.3%	52.0%

INCIDENT OVERVIEW

Dispatched Incidents - Top 13 Municipalities



Incident Class Distribution



Source: Lancaster County Wide Communications (LCWC) | October 1-31, 2026; excludes 11 EMS Activity entries

MESA - October 2026 Dispatched Incidents

Incident counts by municipality and response class

Municipality	Class 1	Class 2	Class 3	Other/Routine	Total	% of Total
Elizabethtown Borough	70	31	60	14	175	27.3%
West Donegal Township	63	22	45	0	130	20.3%
Mount Joy Township	61	9	35	1	106	16.6%
East Donegal Township	31	12	22	3	68	10.6%
Columbia Borough	36	6	13	0	55	8.6%
Marietta Borough	16	4	7	1	28	4.4%
Mount Joy Borough	20	1	1	0	22	3.4%
Conoy Township	12	0	7	0	19	3.0%
Rapho Township	7	0	6	0	13	2.0%
Dauphin County	5	2	2	0	9	1.4%
West Hempfield Township	4	0	2	0	6	0.9%
York County	4	1	0	0	5	0.8%
Manor Township	2	0	0	0	2	0.3%
Mountville Borough	1	0	0	0	1	0.2%
East Hempfield Township	1	0	0	0	1	0.2%
Total	**333**	**88**	**200**	**19**	**640**	**100.0%**

Source: Lancaster County Wide Communications (LCWC) | October 1-31, 2026; excludes EMS Activity

MINUTES OF THE MEETING
OF THE BOARD OF THE
MUNICIPAL EMERGENCY SERVICES AUTHROITY
OF LANCASTER COUNTY
September 23, 2026

A public meeting of the Board of the MUNICIPAL EMERGENCY SERVICES AUTHORITY OF LANCASTER COUNTY (MESA) was held on Wednesday, September 23, 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, Nate Stichler, Kenton Sweigart and John Yoder were present; Jeffrey McCloud was absent. Dave Jones, Saxton & Stump absent. MESA staff present: Wade Amick, Marc Hershey, Becky Houser.

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. Yoder, seconded by Mr. Stichler.

a. Approval and ratification of the minutes of the August 26 meeting.
b. Accept and ratify the financial reports for the period of August 2026, subject to audit.
c. Approve and ratify the payment of all bills & payroll via Bill List 2026-09 in the amount of $433,375.98 (Operating) and $29,732.30 (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. Two Full-Time positions remain open, and we are actively accepting applications and conducting interviews. Staffing currently remains tight while new hires are completing their final orientation shifts.
2. Monthly operations data and statistics remain consistent with expected trends with no significant variances or concerns reported.
3. No vehicle or staff incidents have been reported. Traffic Incident Management (TIM) training is currently mandated for all staff, meeting our contract obligations with the PA Turnpike Commission.
4. A recently distributed employee survey has been completed and returned showing positive feedback.
5. Annual employee performance evaluations have begun to review employee goals and development.

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

1. The annual Department of Community and Economic Development Local Share Account Grant (DCED LSA) opened September 1st. Scott Ryno, Public Safety Solutions, is assisting

MESA in writing a grant for the replacement of five cardiac monitors, five power load systems and ten power stretchers for a total of $973,436. While additional equipment still needs to be replaced, these specific items are listed on our capital replacement schedule, prompting MESA to explore other funding sources. The formal resolution to submit the application is on the agenda.

2. The new ambulance passed the Federation inspection on September 9th. Camera and GPS tracking will be installed by the end of September. Employee refresher driving training is ongoing with staff.
3. MESA previously operated under a 3-year agreement with Elizabethtown Borough as a group participant with their PLGIT credit card system. Having now established three years of independent audited financial records, MESA has successfully established its own account with ENB (Ephrata National Bank) and has received credit cards.
4. Marc Hershey successfully negotiated adding MESA's PPL account to the 2027 Elizabethtown Borough contract a rate of .0795/kWh. This provides savings of 20% on the current expiring rate, and 40% savings on the standard PPL rate.

No Authority Solicitor Report provided.

No Penn Medicine Report provided.

Old Business:

2026 Parcel Billing: The total received from Diversified Billings is $1,544,322; which is about 93% of parcel billing for 2026. As a comparison, MESA collected $1,485,150 as of September 30, 2025. Including Masonic Village, $1,777,537 has been collected, vs. the budget amount of $1,800,323 which is about 99% of budget.

A 2nd late notice to the 1771 accounts outstanding was mailed September 8. Diversified will complete this mailing at no additional cost. Of the total 38 accounts / common ownership with balances of > $500 who were issued property liens, $8,047 of the $21,832 has been collected.

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 were due May 31, 2026. To date, $79,349 has been received, which is about 87% of the $91,000 budget.

Building Project (Cloverleaf sub-station): Property settlement with David Hawthorne occurred August 31st with the land development plan signed and recorded September 23rd. The Fulton Bank loan closed on September 1st. John Yoder and Marc Hershey met with Lobar on September 1, 15 and 22 to finalize the construction timeline and plans. The building construction changing from traditional wood framing to entire pole barn sped up the construction timeline. Site Prep work will begin early October with the expectation of the garage portion completed by the end of December, with the building completed by early Spring 2027. Lobar / Gordian discounted the price $10,830 due to the scope of the project. Penn Medicine property management was formally notified of the upcoming Norlanco station relocation.

New Business:

The First initial Draft of the 2027 Budget was presented. Revenue is difficult to project due to unpredictable call volume. Cost savings have been adjusted. Personnel expenses of payroll and benefits make up most of the budget (about 80%), followed by standard operating costs such as fuel, insurance and building maintenance. No rate assessment fee increase has been built into the first draft. A recommendation of $3.00 or 3.4 % fee assessment was made to the Board, which would align with our ability to raise the rate based on the CPI-U Index. Not increasing the assessment fee now may result in a very significant rate adjustment in the future.

On motion was made by Mr. Yoder, seconded by Mr. Stichler, the Board unanimously approved a new 3-year contract at the billable rate of $3.89 per unit with Diversified Technology. Diversified handles all of MESA's printing, mailing and parcel postage services for the annual assessment fee. MESA has been pleased with their service.

On motion was made by Mr. Yoder, seconded by Ms. Chapman, the Board unanimously approved to submit Resolution 2026-04: DCED LSA Grant Application, and authorizes Marc Hershey and Wade Amick as executors and signors of the document. Grant applications are due November 11 with grant awards in September 2027.

Board Comments:

Dale Ressler advised maintaining the payroll and benefit budget. Previous history has shown that employee turnover is a result of pay and benefits and can negatively impact staffing levels.

John Yoder commented that he and Wade Amick resolved the re-mapping of residential addresses in the community of Timber Villa in West Donegal Township.

Deb Dupler commented on the positive results received from the MESA employee survey, with the suggestion of providing staff with more communication with staff.

Calendar:

On motion was made by Mr. Yoder, seconded by Mr. Sweigart, the Board unanimously approved to cancel the scheduled October 14 meeting.

The Board is scheduled to meet on Wednesday, October 28, 2026, beginning at 6:00PM at the Elizabethtown Borough Office.

A motion was made by Mr. Yoder, seconded by Mr. Stichler to adjourn the meeting at 7:17 PM. All members present voted in favor of the motion.

Respectfully Submitted,
Becky Houser
Recording Secretary

Mastersonville Fire Co

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

January - December 2026

	TOTAL			
	ACTUAL	BUDGET	REMAINING	% REMAINING
Revenue				
Direct Public Support				
Contributions	46,247.52	40,000.00	-6,247.52	-15.62 %
Total Direct Public Support	**46,247.52**	**40,000.00**	**-6,247.52**	**-15.62 %**
Government Grants				
State Grants	19,281.52	15,000.00	-4,281.52	-28.54 %
Total Government Grants	**19,281.52**	**15,000.00**	**-4,281.52**	**-28.54 %**
Grants , Other	9,052.20		-9,052.20	
Investments				
Interest-Savings, Short-term CD	9,152.51	1,500.00	-7,652.51	-510.17 %
Total Investments	**9,152.51**	**1,500.00**	**-7,652.51**	**-510.17 %**
Other Types of Income				
County of Lancaster	100.00	160.00	60.00	37.50 %
Fireman's Fund (Rapho Twp)		1,000.00	1,000.00	100.00 %
Incident Reports	25.00		-25.00	
Miscellaneous Revenue	3,367.04		-3,367.04	
Mount Joy Township	36,000.00	36,000.00	0.00	0.00 %
Capital Fund	125,000.00		-125,000.00	
Total Mount Joy Township	**161,000.00**	**36,000.00**	**-125,000.00**	**-347.22 %**
PA Turnpike	1,500.00		-1,500.00	
Rapho Township				
Capital Fund Building	41,250.00	55,000.00	13,750.00	25.00 %
Operations	108,141.78	144,189.04	36,047.26	25.00 %
Total Rapho Township	**149,391.78**	**199,189.04**	**49,797.26**	**25.00 %**
Reimbursement	647.81	200.00	-447.81	-223.91 %
Total Other Types of Income	**316,031.63**	**236,549.04**	**-79,482.59**	**-33.60 %**
Program Income				
Membership Dues	335.00	260.00	-75.00	-28.85 %
Total Program Income	**335.00**	**260.00**	**-75.00**	**-28.85 %**
Relief Reimbursement	3,414.66		-3,414.66	
Rentals	1,000.00		-1,000.00	
Special Events Income				
Breakfast	9,165.22	7,500.00	-1,665.22	-22.20 %
Chicken Bar-b-que	13,008.41	13,000.00	-8.41	-0.06 %
Community Events	490.00	0.00	-490.00	
Fundraiser event	362.36		-362.36	
Pig Roast	10,200.00	12,000.00	1,800.00	15.00 %
Reflective Signs	201.74	250.00	48.26	19.30 %
T Shirts		500.00	500.00	100.00 %
Total Special Events Income	**33,427.73**	**33,250.00**	**-177.73**	**-0.53 %**
Total Revenue	**$437,942.77**	**$326,559.04**	**$ -111,383.73**	**-34.11 %**

Mastersonville Fire Co

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

January - December 2026

	TOTAL			
	ACTUAL	BUDGET	REMAINING	% REMAINING
GROSS PROFIT	**$437,942.77**	**$326,559.04**	**$ -111,383.73**	**-34.11 %**
Expenditures				
Administrative				
Advertising Expenses	2,359.15	3,000.00	640.85	21.36 %
Bank Fees		1,000.00	1,000.00	100.00 %
Fundraiser Expense				
Breakfast	3,236.50	2,500.00	-736.50	-29.46 %
Chicken BBQ	8,934.28	6,000.00	-2,934.28	-48.90 %
Community Events	1,850.02	1,000.00	-850.02	-85.00 %
Fundraiser Expense	64.97		-64.97	
Pig Roast	610.09	3,500.00	2,889.91	82.57 %
Reflective Sign expense		500.00	500.00	100.00 %
T-shirts/Sweatshirts		2,000.00	2,000.00	100.00 %
Total Fundraiser Expense	**14,695.86**	**15,500.00**	**804.14**	**5.19 %**
Insurances	22,103.31	20,000.00	-2,103.31	-10.52 %
Memberships and Dues	80.00	100.00	20.00	20.00 %
Office Supplies	1,056.05	3,000.00	1,943.95	64.80 %
Postage, Mailing Service	2,089.81	3,000.00	910.19	30.34 %
Professional Fees	500.00	1,000.00	500.00	50.00 %
Accounting Fees	103.00	3,500.00	3,397.00	97.06 %
Legal		2,500.00	2,500.00	100.00 %
Total Professional Fees	**603.00**	**7,000.00**	**6,397.00**	**91.39 %**
Technology		600.00	600.00	100.00 %
Technology-IT	4,858.88	10,000.00	5,141.12	51.41 %
Web Site	2,022.48	2,500.00	477.52	19.10 %
Total Technology-IT	**6,881.36**	**12,500.00**	**5,618.64**	**44.95 %**
Total Administrative	**49,868.54**	**65,700.00**	**15,831.46**	**24.10 %**
Capital Expenses				
Federal Grant - spent	10,710.10		-10,710.10	
State Grants - spent	10,801.02	20,000.00	9,198.98	45.99 %
Total Capital Expenses	**21,511.12**	**20,000.00**	**-1,511.12**	**-7.56 %**
Chaplain		1,500.00	1,500.00	100.00 %
Criminal Record and Fingerprint		250.00	250.00	100.00 %
Facilities				
Bldg Maintainance	28,200.78	40,000.00	11,799.22	29.50 %
Janitor	4,070.00	4,440.00	370.00	8.33 %
Janitorial Supplies	167.67	1,000.00	832.33	83.23 %
Kitchen Supplies	264.32	1,000.00	735.68	73.57 %
Licenses & Permits		300.00	300.00	100.00 %
Utilities				
Electric	6,467.34	7,000.00	532.66	7.61 %
Propane	6,316.87	8,000.00	1,683.13	21.04 %

Mastersonville Fire Co

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

January - December 2026

	TOTAL			
	ACTUAL	BUDGET	REMAINING	% REMAINING
Trash Removal	1,458.00	1,800.00	342.00	19.00 %
Utilities/Internet/Phone	4,121.21	5,000.00	878.79	17.58 %
Total Utilities	**18,363.42**	**21,800.00**	**3,436.58**	**15.76 %**
Total Facilities	**51,066.19**	**68,540.00**	**17,473.81**	**25.49 %**
Facilities and Equipment				
Install Radio	39.77		-39.77	
Total Facilities and Equipment	**39.77**		**-39.77**	
Grant, Other (Spent)	5,147.20		-5,147.20	
Operations				
Apparatus Maintenance	4,732.18	4,500.00	-232.18	-5.16 %
Equipment & Tool Repairs	301.23	500.00	198.77	39.75 %
Equipment / Radio's	126,442.28	0.00	-126,442.28	
Fuel	8,152.31	11,000.00	2,847.69	25.89 %
Medical/1st Aid Supplies	1,107.32	3,500.00	2,392.68	68.36 %
Repairs				
Duty Vehicle		1,500.00	1,500.00	100.00 %
Engine 1	577.90	6,000.00	5,422.10	90.37 %
Fire Chief Vehicle	705.85	1,000.00	294.15	29.42 %
QRS		500.00	500.00	100.00 %
Squad's 1-2	27.55	2,000.00	1,972.45	98.62 %
TAC 27		4,000.00	4,000.00	100.00 %
Tanker		7,000.00	7,000.00	100.00 %
Total Repairs	**1,311.30**	**22,000.00**	**20,688.70**	**94.04 %**
Total Operations	**142,046.62**	**41,500.00**	**-100,546.62**	**-242.28 %**
Other Types of Expenses				
Building Committee				
New Building				
KSB-Loan	74,957.59	90,450.00	15,492.41	17.13 %
PHEMA-Loan	22,258.83	24,283.00	2,024.17	8.34 %
Total New Building	**97,216.42**	**114,733.00**	**17,516.58**	**15.27 %**
Total Building Committee	**97,216.42**	**114,733.00**	**17,516.58**	**15.27 %**
Total Other Types of Expenses	**97,216.42**	**114,733.00**	**17,516.58**	**15.27 %**
Purchases	53.58		-53.58	
Recruitment & Retention	9,837.44	10,000.00	162.56	1.63 %
Banquet - Awards	10,000.00	10,000.00	0.00	0.00 %
Total Recruitment & Retention	**19,837.44**	**20,000.00**	**162.56**	**0.81 %**
Relief Purchase	3,497.02		-3,497.02	
Rental Income - Fire Hall		600.00	600.00	100.00 %
Travel and Meetings				
Conference, Convention, Meeting		100.00	100.00	100.00 %
General Meeting	1,516.83	1,500.00	-16.83	-1.12 %
Refreshments	1,297.18	2,000.00	702.82	35.14 %

Mastersonville Fire Co

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

January - December 2026

	TOTAL			
	ACTUAL	BUDGET	REMAINING	% REMAINING
Total General Meeting	**2,814.01**	**3,500.00**	**685.99**	**19.60 %**
Total Travel and Meetings	**2,814.01**	**3,600.00**	**785.99**	**21.83 %**
Uncategorized Expense	89.52		-89.52	
Total Expenditures	**$393,187.43**	**$336,423.00**	**$ -56,764.43**	**-16.87 %**
NET OPERATING REVENUE	**$44,755.34**	**$ -9,863.96**	**$ -54,619.30**	**553.73 %**
NET REVENUE	**$44,755.34**	**$ -9,863.96**	**$ -54,619.30**	**553.73 %**

Elizabethtown Fire Department

Summary of Responses

Count of Total Incidents

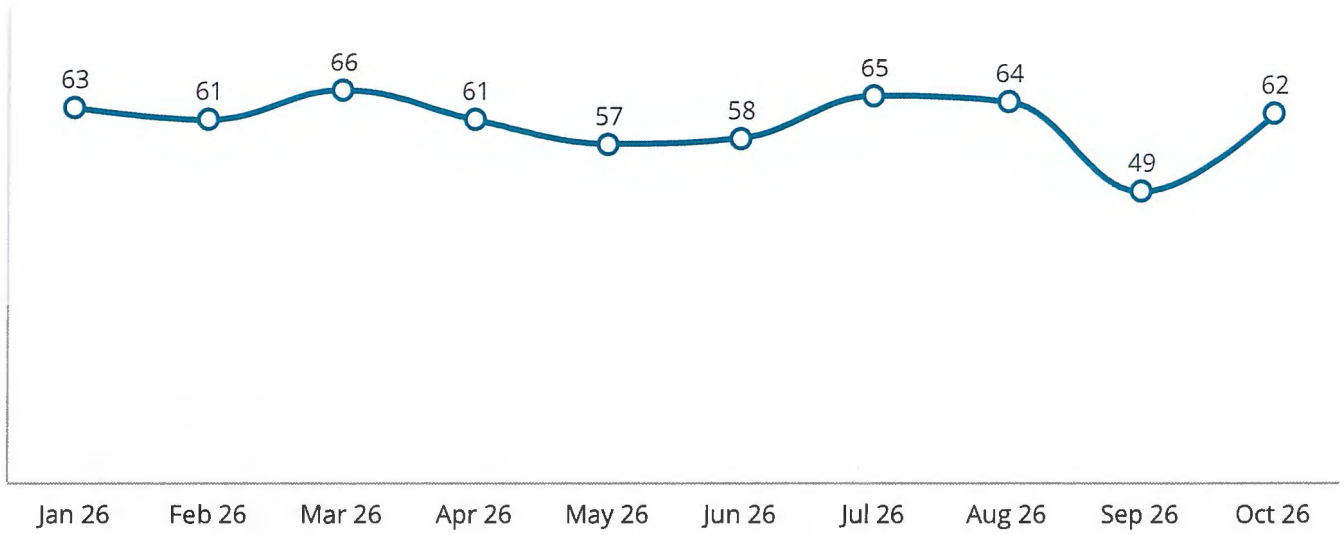
Count of Incidents

606

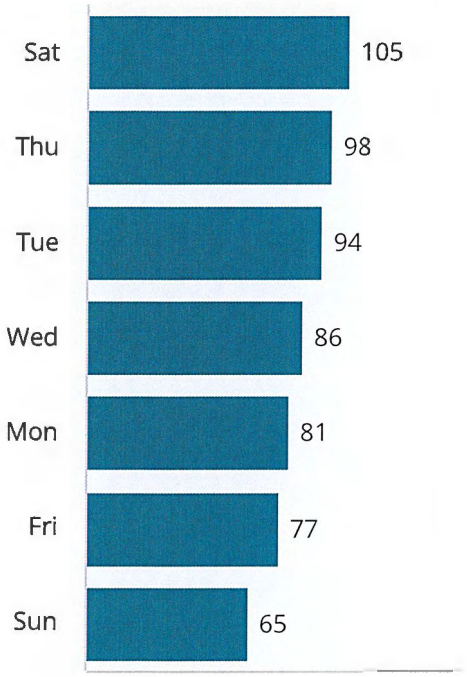
Incident Count By Month (This Year)

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
06/2026	58
07/2026	65
08/2026	64
09/2026	49
10/2026	62
Count of Incidents	606

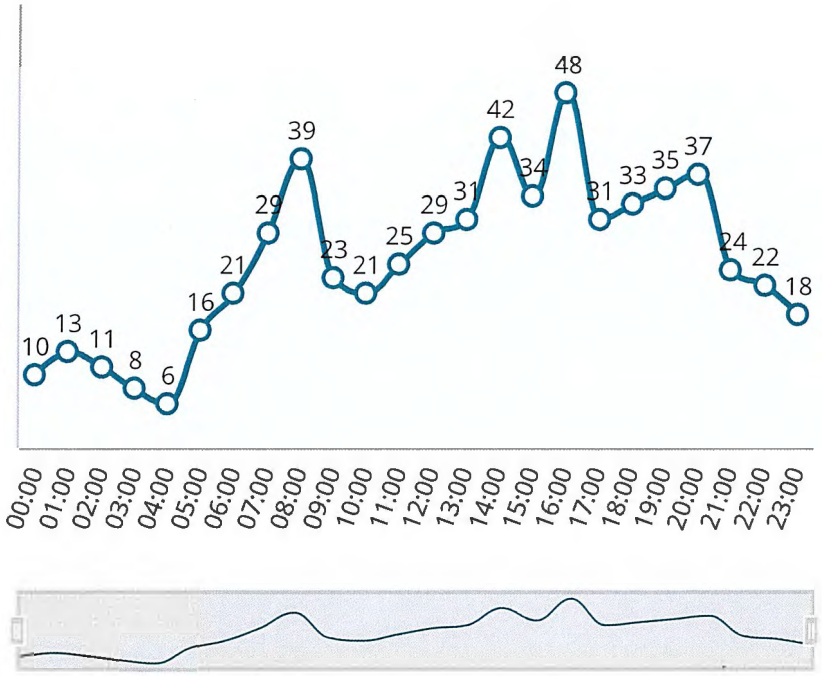
Incident Count By Month (This Year)



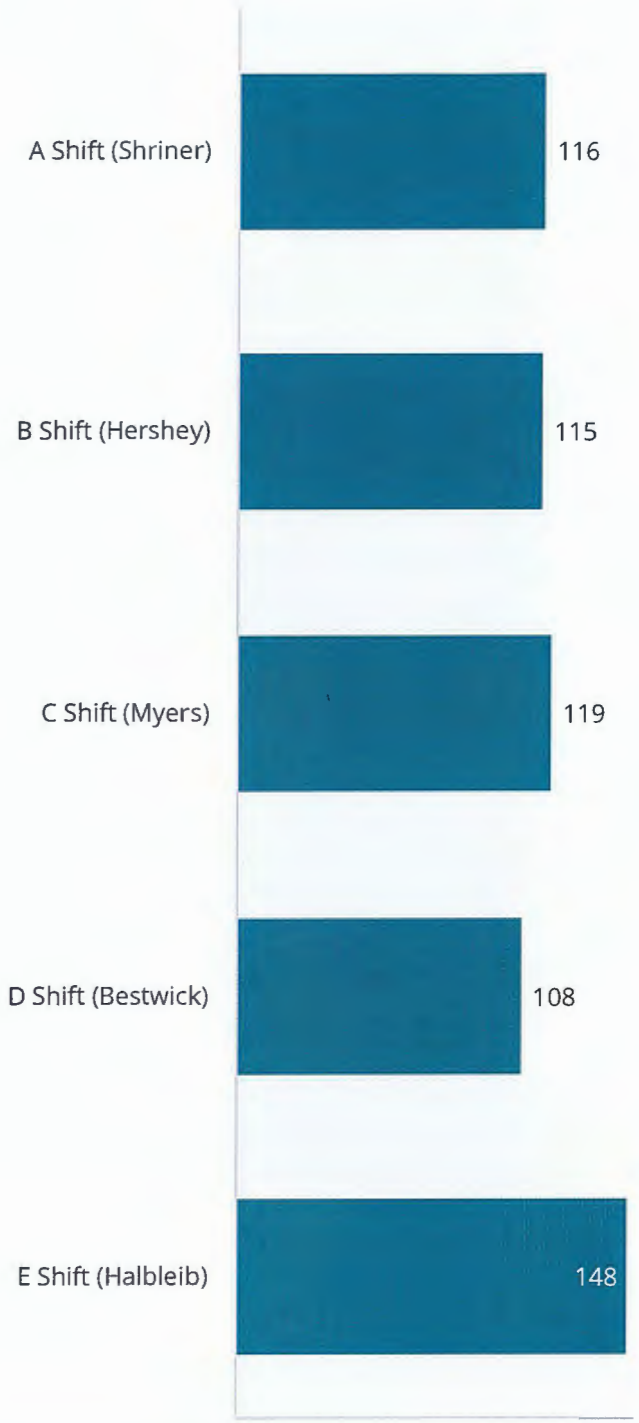
Incident Count by Day of Week



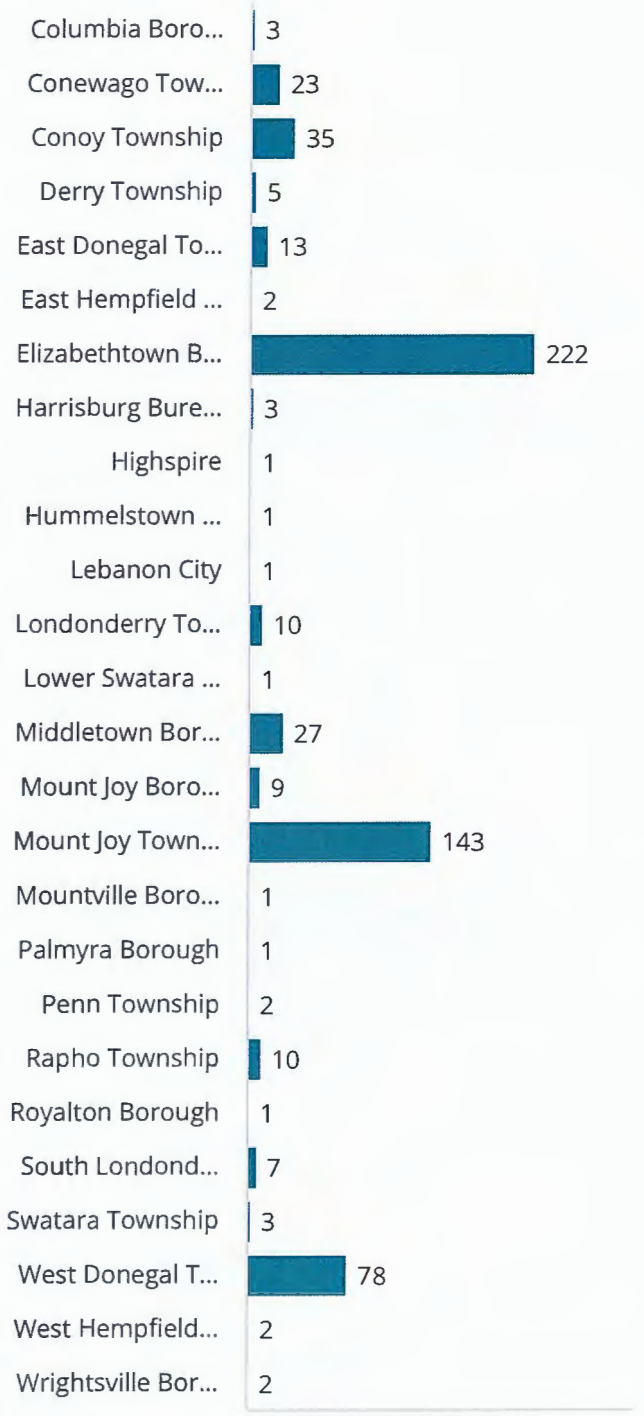
Incident Count by Hour of Day



Incidents by Shift



Incidents by District



Incident Responses by Incident Type

Primary Incident Type Subcategory	Core primary incident type	Count of Incidents
False alarm	Malfunctioning alarm	45
	Accidental alarm	40
	Intentional false alarm	2
	Other false call	2
Cancelled	Cancelled	80
Injury trauma	Motor vehicle collision	55
	Other traumatic injury	2
	Fall	1
Hazard non chemical	Motor vehicle collision	25
	Electrical power line down / arcing / malfunction	17
	Electrical hazard / short circuit	5
Structure fire	Structural involvement	17
	Confined cooking / appliance fire	12
	Room and contents fire	12
	Chimney fire	1
Public service other	Standby (public service)	24
	Move-up	18
Citizen assist	Citizen assist / service call	22
	Lift assist	17
	Person in distress	1
Illness	Cardiac arrest	27
	No appropriate choice (medical response)	6
	Unknown problem (medical)	4
	Breathing problems	1
	Unconscious victim	1
Hazardous materials	Gas leak / gas odor	23
	Fuel spill / fuel odor	5
	Carbon monoxide release	5

Elizabethtown Fire Department

Summary of Responses

Count of Total Incidents

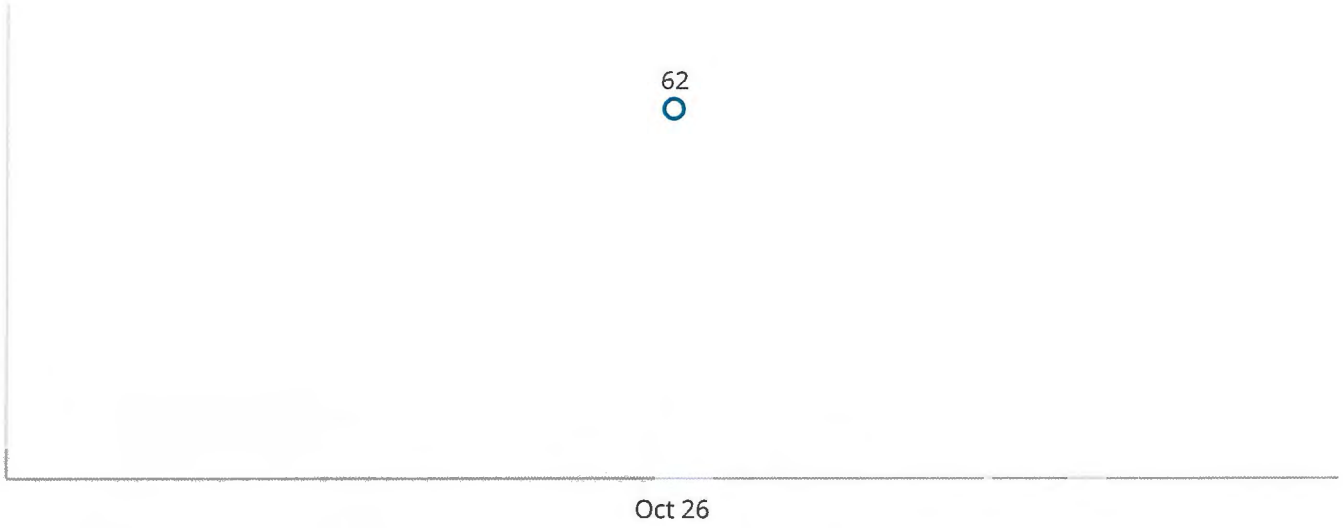
Count of Incidents

62

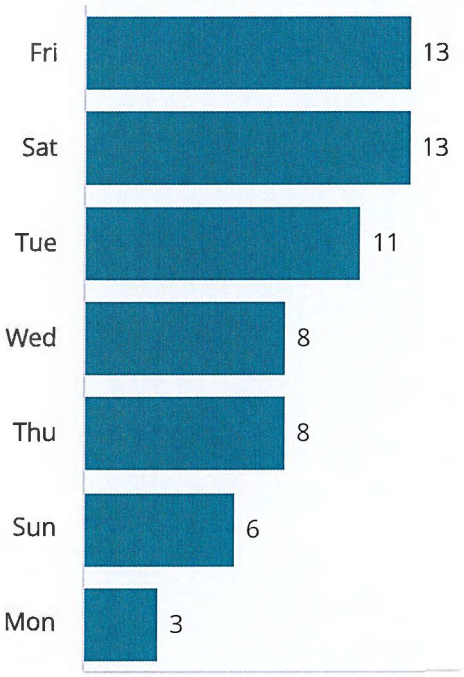
Incident Count By Month (This Year)

Months in Core incident onset date/time	Count of Incidents
10/2026	62
Count of Incidents	62

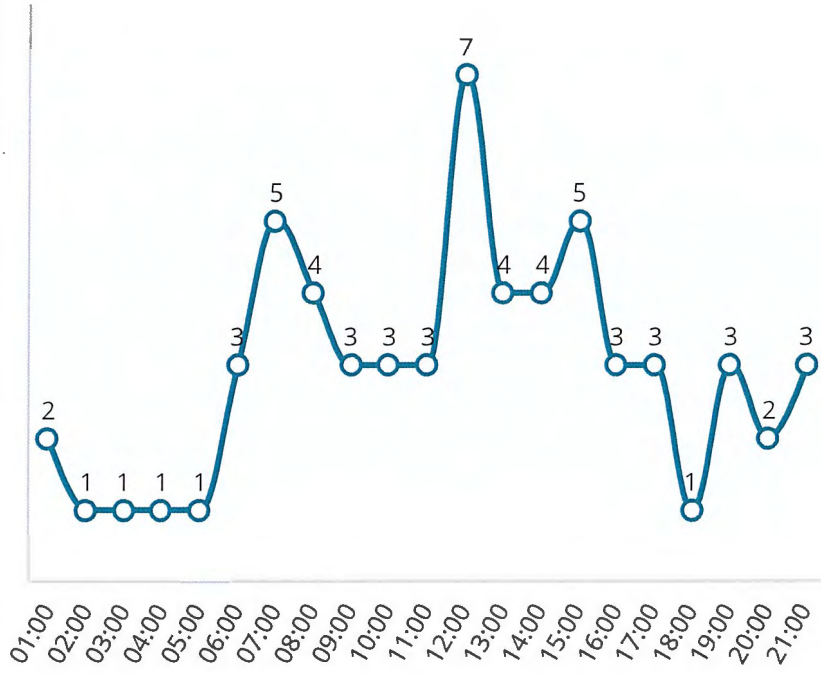
Incident Count By Month (This Year)



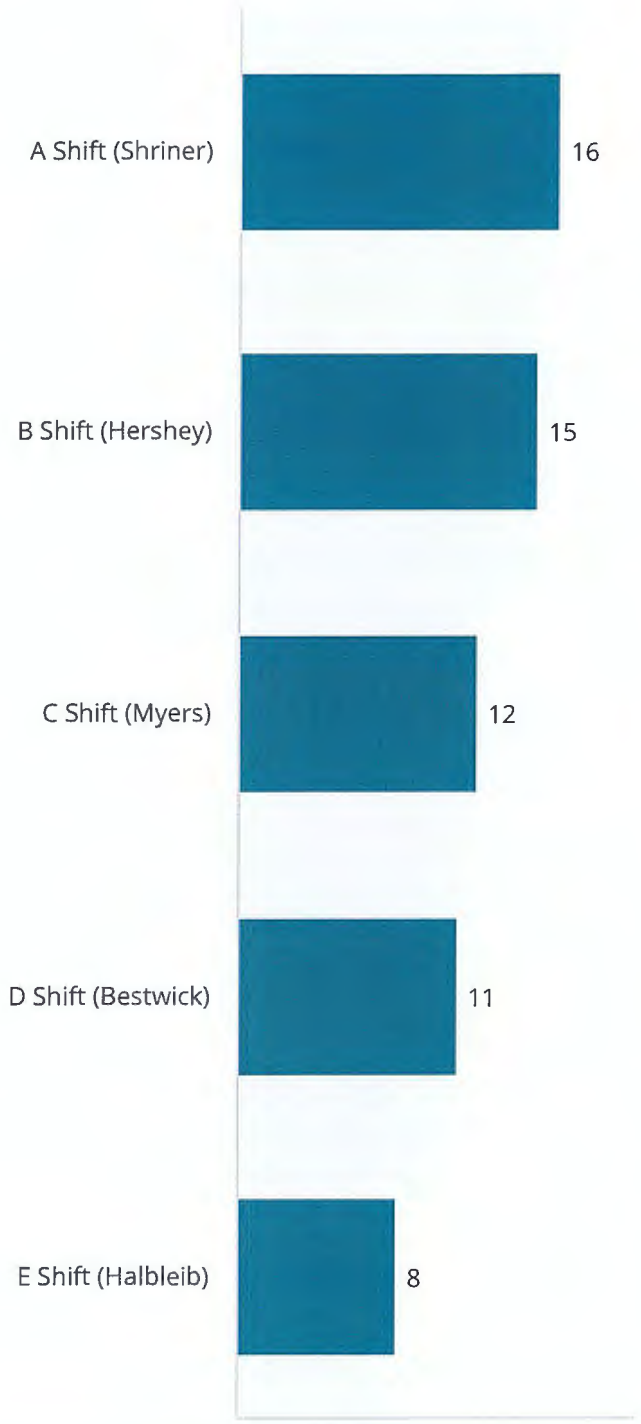
Incident Count by Day of Week



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
Injury trauma	Motor vehicle collision	13
False alarm	Malfunctioning alarm	3
	Accidental alarm	3
	Intentional false alarm	1
	Other false call	1
Cancelled	Cancelled	8
Public service other	Move-up	5
	Standby (public service)	1
Illness	Cardiac arrest	6
Structure fire	Structural involvement	2
	Confined cooking / appliance fire	1
Hazardous materials	Gas leak / gas odor	3
Hazard non chemical	Motor vehicle collision	2
	Electrical hazard / short circuit	1
Structure rescue	Elevator / escalator rescue	2
Investigation	Odor investigation	2
Good intent	Smoke from non-hostile source (Smoke scare)	1
	Investigate hazardous release (Nothing found)	1
Citizen assist	Lift assist	1
	Citizen assist / service call	1
Transportation rescue	Motor vehicle collision extrication / entrapment	1
Outside rescue	Limited / No access rescue	1
Outside fire	Vegetation / grass fire	1
Law enforcement support	Law enforcement support	1

MOUNT JOY TOWNSHIP

• Lancaster County, Pennsylvania •

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

PUBLIC WORKS DEPARTMENT

NOVEMBER 2026

COMPLETED:

-Swale and pipe work on Mount Pleasant

-Base repairs Rissermill Rd

-Sewer trench repair on Meadowbrook Lane

-Line painting

-Replanted plugs that washed at OTLP and continued to water

-Created list for tree trimming trouble spots in developments and sent letters to owners

-Equipment repairs

-PA1 calls

-Parks maintenance

FUTURE:

-Base repairs

-Snow fence

-Tree trim

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Mount Joy Township Planning Commission
October 26, 2026 – 7:00 P.M.
Meeting Minutes

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 - Absent
   Lynn Royer - Absent
   Karen Sweigart - Present
   Bill Weik, Jr. - Absent

4. Public Comment: NONE
5. Consent Calendar:

   The following agenda items will be acted on by a single motion unless any member of the Planning Commission wishes to consider an item separately and for that item to be voted on separately:

   a. Approve and ratify the minutes of the September 28, 2026 meeting
   b. Ratify and confirm signature of the Preliminary/Final Subdivision Plan for Akbar & Susan Boutorabi (#26-03-FSDP)

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

6. Old Business:

   a. Lot Line Change Plan for James W. & Donna J. Coble (#26-08-LLCP) – Proposal to reconfigure two lots containing 8.438 and 0.987 acres located at 612 Cassell Road and 570 Cassell Road, respectively, into 2.0-acre and 7.425-acre lots. No construction is proposed as part of the plan. The lots are served by on-lot water and sewer facilities and are in the (R) Rural District.
      i. Consideration of waivers
         1) §119-35.E(3)(c) – wetland study
         2) §119-52.J – lot frontage improvements
         3) §119-57.D – lot line markers
      ii. Consideration of conditional plan approval

   Erik Kaylor of Hanover Engineering stated that they resubmitted the plans with revisions per the engineer's comments. They are seeking three (3) waivers: Wetland study, lot frontage improvements and lot line markers. Mr. Kaylor stated that they do not feel the need for a wetland study due to no wetlands being present on the property per the soil tests. Mr. Kaylor stated that they do not feel the need for improvements

to the lot frontage due to only changing the lot line with no construction proposed. Mr. Kaylor stated that he set all the lot line markers aside from two (2) that could not be set due to site constraints such as woods, rocks, etc.

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

Mr. McKinne confirmed with Ben Craddock of Lancaster Civil that his comments were minimal and there would be no problems complying. Mr. Craddock confirmed.

A motion was made by Michael McKinne and seconded by Karen Sweigart to approve the lot line change 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 October 20, 2026.
2. Written notice shall be provided from the DEP that approval of the sewage planning module has been granted or notice from the Department that such approval is not required.
3. Applicant shall record revised deeds that reflect the new lot descriptions within 30 days of the release of the subdivision plans for recording.
4. 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. Initial View: NONE

8. New Business:

   a. <u>Proposed Amendments to the Mount Joy Township Zoning Ordinance</u>

      i. Review and make recommendation to the Board of Supervisors

Mr. Boll asked what prompted the amendments. Mr. Peak responded that the amendments stemmed from comments from the boards, employees, police and third parties such as the conservation district and DEP regarding their standards/policies updating what is currently in the ordinance. Mr. McKinne asked if someone would want to happen if someone wanted to get relief from one or more requirements in a section of the ordinance. Mr. Peak stated that they would need to submit a variance application and go before the Zoning Hearing Board. Mr. McKinne asked, for clarification of section 135-235, if a resident has two (2) saddle horses/ponies and rents space from a neighboring farm to board the animals how would that be justified under the ordinance. Mr. Peak stated that the neighboring farm would need to obtain a permit as a horse boarding facility and comply with section 135-302. Mr. McKinne asked how the ordinance would pertain to a home owner that boards a saddle horse/pony on their property but it grazes on a neighboring property. Mr. Peak stated that as long as the owner is in compliance with section 135-302 there should not be an issue since the animal is being boarded on the owners property. Mr. Boll asked how the ordinance would be enforced with owners that are non-compliant prior to the ordinance being amended. Mr. Peak stated that the properties will be a legal non-conforming use. Mr. Becker asked how will the ordinances be enforced. Mr. Peak stated that the enforcement will be complaint driven. Mr. Becker confirmed that some of the

ordinance amendments were made to comply with third party agencies. Mr. Peak confirmed that some amendments were made to comply with the current policies of some of the third parties. Mr. Becker asked if the Township is legally able to make the amendments to section 135-231 and within everyone's rights. Mr. Peak stated that the solicitor reviewed the ordinance changes. Mr. Craddock stated that the amendments were added to further clarify where, which zoning district and what type(s) of structures can be group homes. Mr. Boll asked if section 135-217, Bed and Breakfast, included Air BnBs. Mr. Peak confirmed and stated that the definition of short-term lodging is residency under 31 days. Mr. Boll asked what 135-263 is regulating. Mr. Peak stated that it is regulating the hours of transient sales and extending the time from 9:00pm to 10:00pm. Mr. Boll asked what prompted the changes to the beekeeping requirements, lessened the acreage requirements. Mr. Peak stated that he is not aware of what prompted the changes. Mr. Boll asked if a property owner has 5 acres can would the limit be 12 fowl. Mr. Peak confirmed and stated that anything over 25,000 square feet would only be allowed 12 fowl per the proposed ordinance. Mr. Boll asked how residents will be made aware that they are not in compliance. Mr. Peak stated that the proposed ordinance changes will be advertised. Mr. Boll stated that he feels it would be a good idea to send a notice to the residents. Mr. Peak stated he would talk to the Township Manager. Mr. Becker asked if Mr. Peak stated that the proposed ordinance amendments had to go before the Lancaster County Planning Commission. Mr. Peak confirmed. Mr. McKinne questioned why there are no cat limits listed in section 135-302. Mr. Peak stated that section 135-302 incorporates all domestic animals and is unsure why there is no limit on cats but there is a limit on dogs. Mr. McKinne asked if nuisance could be added to section 135-302A. Mr. Peak stated that he would inquire about adding nuisance to section 135-302A.

9. Other Business: NONE

10. Correspondence:

    a. LCPC review of the Lot Line Change Plan for James W. & Donna J. Coble, dated October 8, 2026 (provided with item #6a)

11. The next regular meeting of the Mount Joy Township Planning Commission is scheduled to be held on **Monday, November 23, 2026** beginning at 7:00 P.M.

12. A motion was made by Michael McKinne and seconded by Karen Sweigart to adjourn the meeting at 7:40pm. All members present voted in favor of the motion.

Respectfully Submitted,

Matthew A. Peak

Matthew A. Peak
Zoning Officer/Community Development Director