

**MOUNT JOY TOWNSHIP  
SUPERVISORS MINUTES  
Thursday, October 16, 2025**

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The regular Board of Supervisor’s meeting was an open, in-person meeting, with additional public access via the remote meeting application ZOOM. Attendance was taken by roll call. The meeting was called to order at 6 p.m.

**Present:** Christine Demas, Chairman; Todd McCauslin, Vice Chairman; Bernie Mazer; Sandy Yerger; Chad Yingling

**Also Present:** Issac Wakefield, Solicitor; Eric Vranich, Engineer, Melinda Jones, Treasurer; Kim Livelsberger, Zoning and Code Enforcement Officer

**Chairman Comment:** Chair Demas spoke about the one-room schoolhouse known as Mud College. She stated that the schoolhouse hosted five classes from the Upper Adams School District, totaling approximately 125 fifth graders. This spring, the Littlestown School District sent six classes of third graders, about 150 students in all. The children spend the day experiencing what life was like for students in the early 1900s. They learn about real students who once attended, names familiar to many in the community. Activities include lessons on the flag, memorizing a passage from the “*McGuffey Reader*”, and participating in a spelling bee, among other academic exercises. Chair Demas emphasized that it is a truly meaningful, hands-on learning experience that connects youth to local history. She thanked the dedicated team that makes the program possible: Ellie Bennett, who is truly the heart of the program, as well as volunteer teachers Ann Ratay, Phyllis French, Kenleigh Turner, and Liz Haberman. Special thanks were also given to Rocky Rodkey, of the road crew who led efforts to maintain and repair the schoolhouse, and to Supervisor Sandy Yerger, who has been spearheading the team. Chair Demas concluded by noting that everyone should be proud of the schoolhouse and the valuable educational purpose it serves.

**Public Comment:** Dave Williams, Baltimore Pike – made note of the availability of reports on the bulletin board. He noted the absence of the September financial statements on the township website. He inquired about decision-making within the township, asked about a “municipal lien”. He also made a statement about his belief of possible sharing of information.

***OMNIBUS MOTION TO ACCEPT THE FOLLOWING:***

Motion included acceptance of the following reports: BOS Regular Meeting Minutes, September 18, 2025, BOS Workshop Meeting, September 25, 2025, Treasurer Report, Roadmaster’s Report, Engineer Report, Police Report, Fire Reports, Zoning Officer’s report, Planning Commission’s Report, MDIA’s Report, Correspondence Received and the Open Records Officer’s Report. Supervisor Mazer moved, seconded by Supervisor Yingling, to approve the Omnibus Motion, with a note there was no Police Report this month. Motion carried unanimously.

***ACTION ITEMS:***

- **United Hook & Ladder Presentation and Annual Distribution:** Steve Rabin presented the 2024 annual report for United Hook and Ladder, noting 909 calls and ongoing challenges with staffing and volunteer recruitment. Chair Demas confirmed that the department submitted all required documentation for its 2025 funding, and a motion was made to approve the \$9,550.52 allocation, reflecting a 24% increase from last year. Supervisor Mazer moved, seconded by Supervisor Yerger, to approve the distribution for the year 2025. Motion carried unanimously.

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- **Barlow Fire Department Temporary Adjustment to Call Type and Response:** Barlow Fire Department shared a new fire truck is on order, expected in May and their current rescue truck has been sold, therefore the department requested temporary adjustments to call types and equipment until the new truck arrives. It was noted that all board members have received the details of this temporary adjustment. Chair Demas noted that Eric Hubbard was present, and he confirmed that Rescue services will not be affected, Supervisor Mazer moved, seconded by Supervisor McCauslin, to approve Barlow Fire Department's temporary adjustment to call type and response. Motion carried unanimously.
  
- **David Reed Minor Subdivision Plan and Sewage Facility Planning Module Component 4A:** Mr. Vranich presented the subdivision plan for a 48-acre parcel on Two Taverns Road, proposing two lots of approximately 19 and 21 acres, each with septic sites. The property is in the Agricultural Conservation District and meets all requirements. Review letters from Mr. Vranich and Ms. Livelsberger indicate all comments can be addressed, aside from signatures. Supervisor Mazer moved, seconded by Supervisor Yerger, to sign and complete Component 4A form Planning Module and conditionally approve the David E. Reed Minor Subdivision plan upon satisfactory completion about all outstanding components of the zoning officer and engineers, letters dated October 3, 2025 and September 11, 2025 respectively. Motion carried, unanimously. Supervisor Mazer moved, seconded by Supervisor Yingling, to adopt Resolution 21 of 2025 for the David Reed plan Revision for new land development. Motion carried unanimously.
  
- **Smoker Minor Subdivision Plan:** Mr. Sharrah updated the Board on a subdivision request by the Smoker brothers. One brother operates from existing buildings on My College Road, while the other wishes to establish a separate operation on California Road. Two options were discussed: pursue a subdivision plan or request a variance from the Zoning Hearing Board. Attorney Wakefield noted that, because the property is in the Mount Joy Preservation Program and subject to a perpetual preservation easement, the subdivision cannot be approved without violating township, county, and state regulations. Chair Demas agreed, and the plan cannot move forward without disregarding the easement. Mr. Sharrah subsequently withdrew the plan and indicated he would advise the Smokers to pursue other avenues.
  
- **George & Verna Toms Minor Subdivision Plan:** Mr. Vranich presented a minor subdivision and lot addition on Fish & Game Road, involving a small triangular area transferred from Germany Township to Mount Joy Township as part of a lot line adjustment. No objections were raised by the engineer, and Germany Township has approved its portion. Chair Demas noted confusing lot area calculations, and Mr. Vranich confirmed they would be corrected to clearly show original and revised figures. Supervisor Mazer moved, seconded by Supervisor Yingling, to conditionally approve the plan upon the satisfactory completion of all outstanding comments of the zoning officer and engineers' letters. Motion carried unanimously.
  
- **Disposition of Records Resolution:** Supervisor Mazer moved, seconded by Supervisor Yerger, to adopt Resolution 19 of 2025 for the disposition of single-family dwelling plans 10 years and older. Motion carried unanimously.
  
- **Capital Spending Plan:** Chair Demas discussed the Township's new capital spending plan, developed with Ms. Jones and reviewed by auditor Boyer and Ritter, to guide long-term, major expenditures. Supervisor Yingling confirmed that projects like Mud College improvements qualify as capital improvements if over \$5,000. Chair Demas clarified that the plan is for long-term planning and does not replace the Board's approval process. Supervisor Yerger moved, seconded by Supervisor Yingling, to approve the capital spending plan and adopt Resolution 20 of 2025 providing for the capital spending plan. Motion carried unanimously. Motion carried unanimously.

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- **Employees pay increases for 2026:** Chair Demas noted that annual employee reviews have been completed and that she and Supervisor Yerger discussed the merit-based raises. Each Board member received a copy of the proposed adjustments. If approved, the raises will take effect on January 1, 2026. Chair Demas added that the proposed average increase of 6% has already been factored into the draft budget. Supervisor Mazer moved, seconded by Supervisor Yingling, to approve the employee pay raises for 2026. Motion carried unanimously.

**Draft 2026 Budget:** Treasurer Jones presented the proposed 2026 General Budget, emphasizing the Township's commitment to responsible use of taxpayer funds while maintaining quality services. Revenues are projected slightly lower than 2025 due to reduced earned-income tax collections, though income and real estate transfer taxes remain stable. Permit and license activity indicate ongoing development, while interest earnings are expected to decline due to Federal Reserve rate changes.

On the expenditure side, costs are carefully managed, with modest increases from higher material and operating expenses. Major items include road maintenance and the completion of the a box culvert, as well as slightly higher public safety costs. Recent contract negotiations, operational adjustments, and strategic equipment upgrades have improved efficiency and reduced costs over all. The 2026 budget is balanced, with sufficient reserves to address unexpected needs, keeping Mount Joy Township financially stable and well-prepared for the future. Supervisor Mazer moved, seconded by Supervisor McCauslin, to proceed with advertising the budget. Motion carried unanimously.

**Adjournment:** With no further business to be discussed by the Board, Supervisor Mazer moved, seconded by Supervisor Yingling, to adjourn the meeting. Motion carried. The Meeting adjourned 7:58 p.m.

**Executive Session:** None

Respectfully submitted,

Sheri Moyer  
Township Secretary