

LAMPETER-STRASBURG SCHOOL DISTRICT
Lampeter, Pennsylvania 17537

September 5, 2023

A G E N D A

Meeting Called to Order

Pledge of Allegiance

Introduction of Guests

Opportunity for Public Comment regarding Agenda Items

Approval of Minutes of Previous Meetings

Communications and Recognition

Treasurer's Report – Mr. Keith A. Stoltzfus

Academic Committee – Mr. Matthew E. Parido, Chairperson

Buildings and Grounds Committee – Mr. James H. Byrnes, Chairperson

Board of Review Committee – Mrs. Melissa S. Herr, Chairperson

Finance Committee – Mr. Dustin D. Knarr, Chairperson

Personnel Committee – Mrs. Suzanne S. Knowles, Chairperson

Federal Programs – Dr. Andrew M. Godfrey, Representative

Liaison Reports

Student Representatives – Miss Lauren Livengood, Mr. Truman Horst

Superintendent's Report

Old Business

New Business

Opportunity for Public Comment

Adjournment

LAMPETER-STRASBURG SCHOOL DISTRICT

Lampeter, Pennsylvania 17537

September 5, 2023

FOR BOARD ACTION

PERSONNEL COMMITTEE

1. RECOMMENDATION FOR APPROVAL OF RESIGNATIONS

Recommend the approval of resignations from the following individuals:

- a. Elizabeth A. Fluck, first grade teacher, Lampeter Elementary School, effective October 27, 2023.
- b. Deborah M. Lindsley, health room assistant, Lampeter-Strasburg School District, effective September 15, 2023.

2. RECOMMENDATION FOR APPROVAL OF EMPLOYMENT – PROFESSIONAL

Recommend the approval of employment of Karen C. Reynolds as an extended substitute special education teacher retroactively effective to August 23, 2023, through the end of the 2023-2024 school year. Ms. Reynolds will work virtually to provide support to students from Lampeter-Strasburg High School requiring IEP services/supports. Ms. Reynolds will be compensated \$20 per hour based upon the District daily substitute rate.

3. RECOMMENDATION FOR APPROVAL OF EMPLOYMENT – SUPPORT

Recommend the approval of employment of the following individuals in support or non-permanent positions:

- a. LouAnn Gmuca, to be employed as a kitchen helper at Martin Meylin Middle School retroactively effective to August 23, 2023. Ms. Gmuca will become a category D support employee and will be compensated \$15.50 per hour.
- b. Megan E. Harnish, to be employed as a personal care assistant at Lampeter Elementary School retroactively effective to September 5, 2023. Ms. Harnish will become a category C support employee and will be compensated \$15.50 per hour.
- c. Sharon L. Krause, to be employed as a kitchen helper at Martin Meylin Middle School retroactively effective to September 5, 2023. Ms. Krause will become a category D support employee and will be compensated \$15.50 per hour.
- d. Christina M. Myers, to be employed as assistant kitchen manager at Lampeter Elementary School retroactively effective to September 5, 2023. Ms. Myers will become a category C support employee and will be compensated at \$16.00 per hour.
- e. Brooke E. Nicodemus, to be employed as a special education teacher assistant at Lampeter Elementary School retroactively effective to August 28, 2023. Ms. Nicodemus will become a category C support employee and will be compensated \$15.50 per hour.

4. RECOMMENDATION FOR APPROVAL OF CHANGE OF STATUS

Recommend the approval of a change of status for following individuals:

- a. Christine M. Brenchley, kitchen helper, Lampeter-Strasburg High School. Ms. Brenchley will become assistant kitchen manager at Hans Herr Elementary School effective September 11, 2023. She will become a category C support employee and will be compensated \$16.20 per hour.
- b. Kim R. Cashaw, SACC aide, Hans Herr Elementary School. Ms. Cashaw will have a decrease in hours to 480 annual hours. She will become a category E support employee with no change in compensation effective August 23, 2023.
- c. Madison H. Witt, SACC assistant group supervisor, Hans Herr Elementary School. Ms. Witt will have an increase in hours to 1,360 annual hours. She will become a category C support employee with no change in compensation effective August 23, 2023.

5. RECOMMENDATION FOR APPROVAL OF CHANGES TO SUPPLEMENTAL CONTRACTS

Recommend the approval of 2023-2024 additions/deletions to supplemental contracts, as follows:

a.	Jeffrey Swarr	Baseball - Varsity	\$5,799.80	Deletion
b.	Jeffrey Swarr	Baseball - Varsity	\$6,108.30	Addition
c.	Joseph Sloss	Baseball - 1st Asst - 70%	\$4,059.86	Deletion
d.	Joseph Sloss	Baseball - 1st Asst - 70%	\$4,275.81	Addition
e.	Austen Hannis	Baseball - 2nd Asst - 60%	\$3,479.88	Deletion
f.	Austen Hannis	Baseball - 2nd Asst - 60%	\$3,664.98	Addition
g.	Kristi Truitt	Newspaper - Advisor	\$2,971.92	Addition
h.	John Strange	Soccer - Girls - Asst - 50% of 50%	\$1,141.45	Addition

6. RECOMMENDATION FOR APPROVAL OF SUBSTITUTES

Recommend the approval of 2023-2024 substitutes in their respective capacities, as follows:

Emergency Certified Substitutes

Gingerich, Mary E. All Instructional Areas PK-12

Long, Jeffrey R. All Instructional Areas PK-12

Support Staff Substitutes

Cirrincone, Rylín O.

Cramer, Isaac M.

Nebel, Hayden

Rightnour, Tyler

Tatman, Dalton W.

Tatman, Olivia M.

Wingenroth, Theodore E.

7. RECOMMENDATION FOR APPROVAL OF VOLUNTEERS

Recommend the approval of 2023-2024 volunteers, as follows:

Beiler, Jay Crist

Cauler, Chad M.

Cirrincone, Rylín O.

Elser, Jeffrey

Griffith, David P.

Strange, John A.

8. RECOMMENDATION FOR APPROVAL OF EVENT WORKER

Recommend the approval of Natalie C. Willig as a 2023-2024 event worker.

BUSINESS AND FINANCE COMMITTEE

9. RECOMMENDATION FOR APPROVAL AND EXECUTION OF PETITION FOR APPROVAL OF PRIVATE SALE OF FORMER STRASBURG ELEMENTARY UNDER PUBLIC SCHOOL CODE

Recommend the approval and execution of a Petition to the Court of Common Pleas of Lancaster County as required by Public School Code regarding the sale of the former Strasburg Elementary building and property to Benchmark Real Estate LLC, as agent for Designee, as posted.

10. RECOMMENDATION FOR APPROVAL OF EXTENSIONS FOR SALE OF FORMER STRASBURG ELEMENTARY

Recommend the approval of extensions to the Settlement Date with Benchmark Real Estate LLC, as posted, and the Listing Contract with High Associates, LTD., for exclusive right to sell the former Strasburg elementary, as posted, through December 20, 2023.

11. RECOMMENDATION FOR APPROVAL OF CHANGE ORDERS FOR THE EARLY CHILDHOOD/KINDERGARTEN CENTER PROJECT

Recommend the approval of change orders for the Early Childhood/Kindergarten Center project, as follows:

- | | | | | |
|----|-----------------------|---------------------|-----------------|--|
| a. | eci Construction, LLC | Change Order GC #18 | Add \$23,738 | Add pavement under-drain by dock area |
| b. | eci Construction, LLC | Change Order GC #19 | Deduct \$24,811 | Credit to eliminate eleven cleanouts |
| c. | eci Construction, LLC | Change Order GC #20 | Add \$1,384 | Install acid etched glass to HS restroom |

12. RECOMMENDATION FOR APPROVAL OF SPECIAL EDUCATION CONTRACTS

Recommend the approval of special education contracts for 2023-2024, as follows and as posted:

- | | | | |
|----|----------------------------------|------------|----------------------------|
| a. | Pequea Valley School District | 1 Student | \$18,250 annual – income |
| b. | School District of Lancaster | 1 Student | \$36,210 annual – expense |
| c. | Chester County Intermediate Unit | 2 Students | \$131,000 annual – expense |

MISCELLANEOUS

13. RECOMMENDATION FOR APPROVAL OF FIELD TRIPS

Recommend the approval of overnight field trips as follows and as posted:

- a. Garden Spot FFA to the National FFA Convention in Indianapolis, Indiana from October 30 to November 4, 2023.
- b. Lampeter-Strasburg High School Ski and Snowboard Club to Mount Snow Ski Resort, West Dover, Vermont, from January 18 to 20, 2024.

FOR BOARD INFORMATION

1. The Buildings and Grounds Committee will be meeting at 6:30 p.m. on Monday, September 18, 2023.
2. The Board Workshop Meeting will be held at 7:30 p.m. on Monday, September 18, 2023.
3. The Academic Committee will be meeting at 6:30 p.m. on Monday, October 2, 2023.
4. The next regularly scheduled Board Meeting will be held at 7:30 p.m. on Monday, October 2, 2023.
5. The Finance Committee will be meeting at 6:30 p.m. on Monday, October 23, 2023.

MINUTES OF THE BOARD OF SCHOOL DIRECTORS
LAMPETER-STRASBURG SCHOOL DISTRICT
Administration Building
1600 Book Road
Lancaster, Pennsylvania 17602
August 7, 2023

President Melissa S. Herr called the meeting to order at 7:30 p.m. and opened the meeting with the pledge of allegiance and a moment of silence.

PRESENT: Board Members, Mr. James H. Byrnes, Mrs. Melissa S. Herr, Mr. Dustin D. Knarr, Mrs. Suzanne S. Knowles, Ms. Kelly A. Osborne, Mrs. Audra R. Spahn, Mrs. Kari A. Steinbacher, Mr. Andrew L. Welk; Superintendent, Dr. Kevin S. Peart; Assistant Superintendent, Dr. Andrew M. Godfrey; Business Manager, Mr. Keith A. Stoltzfus; Assistant Business Manager, Mrs. Amanda M. Allison; Administrators, Mrs. Karen L. Staub, Mr. William E. Griscom, Jr., Mrs. Melissa L. Swarr, Mrs. Alicia C. Kowitz, Dr. Jeffrey T. Smecker, Dr. Michele B. Westphal, Ms. Jennifer L. Felix; Buildings and Grounds Director, Mr. Glenn R. Davis; Administrative Assistant, Mrs. Mary E. Williams; and visitors.

ABSENT: Board Member, Mr. Matthew E. Parido.

OPPORTUNITY FOR PUBLIC COMMENT ON AGENDA ITEMS

No comment.

MINUTES

Mr. Byrnes moved and Mr. Welk seconded the motion to approve the Minutes of the regularly scheduled meeting on June 5, 2023.

A voice vote was unanimous in favor of the motion.

COMMUNICATIONS AND RECOGNITION

Dr. Peart congratulated Coach Swarr and the L-S baseball team for being awarded the 2022-2023 American Baseball Coaches Association Team Academic Excellence Award.

Dr. Peart recognized Mr. Glenn Davis and his team for preparing the school district for open houses and the opening of school.

Dr. Peart welcomed new assistant principals, Mrs. Melissa Swarr and Ms. Jennifer Felix.

Dr. Peart shared the following communications:

1. Appelgrijn, Rhiannon J. – a letter of resignation.
2. Buckius, Kimberly S. – a letter of resignation.
3. Clark-Trask, Jessica E. – a letter of resignation.
4. Fisher, Nancy Z. – a letter of resignation.
5. Menapace, Lauren E. – a letter of resignation.
6. Ranck, Katherine L. – a letter requesting a leave of absence.
7. Rehm, Allison L. – a letter requesting an extension to a leave of absence.

TREASURER'S REPORT – Mr. Keith A. Stoltzfus

Mr. Stoltzfus read the treasurer's report as attached to these Minutes.

Thereafter, Mrs. Spahn moved and Mrs. Knowles seconded the motion to accept the treasurer's report as submitted and to approve the payment of bills for the General Fund in the amount of \$4,833,883.06 and \$2,769,487.81, Cafeteria Fund checks in the amount of \$20,046.80, Athletic Fund in the amount of \$175.00, Capital Reserve Fund checks in the amount of \$70,733.77 and \$71,365.66, and Capital Projects Fund checks in the amount of \$261,263.41 and \$2,180,656.82.

A voice vote was unanimous in favor of the motion.

ACADEMIC COMMITTEE – Mr. Matthew E. Parido, Chairperson

No report.

BUILDINGS AND GROUNDS COMMITTEE – Mr. James H. Byrnes Chairperson

No report.

BOARD OF REVIEW COMMITTEE – Mrs. Melissa S. Herr, Chairperson

No report.

FINANCE COMMITTEE – Mr. Dustin D. Knarr, Chairperson

No report.

PERSONNEL COMMITTEE – Mrs. Suzanne S. Knowles, Chairperson

Mrs. Knowles reported that the Committee met this evening and recommends all agenda items for approval.

CURRICULAR ISSUES AND FEDERAL PROGRAMS – Dr. Andrew M. Godfrey, Representative

Dr. Godfrey reported on Title I and Federal programs.

LANCASTER COUNTY CAREER AND TECHNOLOGY CENTER – Mr. James H. Byrnes, Representative

Mr. Byrnes reported that the Lancaster County Career and Technology Center met and is awaiting the State budget approval.

LANCASTER COUNTY ACADEMY – Mrs. Suzanne S. Knowles, Representative

Mrs. Knowles reported on the Lancaster County Academy is moving students from Central Penn College to Harrisburg Area Community College (HACC).

APPROVAL OF RESIGNATIONS

Mrs. Knowles moved and Mr. Byrnes seconded the motion to approve resignations from the following individuals:

- a. Rhiannon J. Appelgrijn, Title I reading assistant, retroactively effective to July 31, 2023.
- b. Kimberly S. Buckius, first grade teacher, Lampeter Elementary School, effective August 17, 2023.
- c. Jessica E. Clark-Trask, swimming instructor, Lampeter Elementary School, retroactively effective to June 2, 2023.
- d. Nancy Z. Fisher, SACC group supervisor, Lampeter Elementary School, retroactively effective to June 5, 2023.
- e. Lauren E. Menapace, Title I reading assistant, Lampeter Elementary School, retroactively effective to July 27, 2023.

A voice vote was unanimous in favor of the motion.

APPROVAL OF EMPLOYMENT – PROFESSIONAL

Mrs. Knowles moved and Mr. Byrnes seconded the motion to approve the employment of Alisa A. Landis, as a temporary professional employee assigned as a first grade teacher at Lampeter Elementary School effective August 9, 2023, pending receipt of required documentation. Her annual compensation will be \$62,926 based upon Step 1, Level B of the District compensation agreement.

A voice vote was unanimous in favor of the motion.

APPROVAL OF EMPLOYMENT – SUPPORT

Mrs. Knowles moved and Mr. Byrnes seconded the motion to approve the employment of the following individuals in support or non-permanent positions:

- a. Jessica M. Althouse, as a kitchen helper at Lampeter Elementary School retroactively effective to August 7, 2023. Ms. Althouse will become a category E support employee and will be compensated \$15.50 per hour.
- b. Heather A. Bender, as an extended substitute health room assistant for Lampeter-Strasburg School District effective August 22, 2023, to on or about January 15, 2024. Ms. Bender will be assigned to the Martin Meylin Middle School and will be compensated at \$18.50 per hour.

A voice vote was unanimous in favor of the motion.

APPROVAL OF CHANGE OF STATUS

Mrs. Knowles moved and Mr. Byrnes seconded the motion to approve a change of employment status for Julie P. Garcia, SACC assistant group supervisor, Lampeter Elementary School. Ms. Garcia will have a decrease in hours to 400 annual hours retroactively effective to July 1, 2023. She will become a category E support employee with no change in compensation.

A voice vote was unanimous in favor of the motion.

APPROVAL OF LEAVES OF ABSENCE

Mrs. Knowles moved and Mr. Byrnes seconded the motion to approve leaves of absence for the following individuals:

- a. Katherine L. Ranck from on or about November 28, 2023, through February 27, 2024.
- b. Allison L. Rehm, an extension to a leave of absence through on or about January 15, 2024.

A voice vote was unanimous in favor of the motion.

APPROVAL OF EXTENDED SCHOOL YEAR (ESY) TEACHERS

Mrs. Knowles moved and Mr. Byrnes seconded the motion to approve the following teachers to provide special education extended school year services on various dates and times based upon student IEPs, paid at their per diem rates, between June 19 and July 27, 2023.

Lebo, Emily A.
Ridenour, Victor J.
Spealman, Amanda K.
Witmer, Olivia M.

A voice vote was unanimous in favor of the motion.

APPROVAL OF EXTENDED SCHOOL YEAR (ESY) SPECIAL EDUCATION ASSISTANT

Mrs. Knowles moved and Mr. Byrnes seconded the motion to approve Amanda Spealman as an extended school year (ESY) special education assistant on various dates and times between June 19 and July 27, 2023, based upon student IEPs. She will be compensated hourly at \$18.05 (2022-2023 rate) and \$20.83 (2023-2024 rate) for this assignment.

A voice vote was unanimous in favor of the motion.

APPROVAL OF EXTENDED SCHOOL YEAR VAN DRIVERS AND AIDE

Mrs. Knowles moved and Mr. Byrnes seconded the motion to van drivers and van aide for extended school year (ESY) between June 19 and July 27, 2023, as follows, paid at their 2022-2023 and 2023-2024 hourly rates:

Van Drivers

Bleacher, R. Scott
Brands, John E.
Graybill, Robert
Higgins, Michele A.
Kauffman, Dave
Miller, Deborah A.
Mitchell, Eugene
Morrison, Robert
Smith, Martin J.
Woodruff, Michael L.

Van Aide
Pantano, Debra

A voice vote was unanimous in favor of the motion.

APPROVAL OF VAN DRIVERS FOR TITLE I SUMMER READING AND MATH CAMPS

Mrs. Knowles moved and Mr. Byrnes seconded the motion to approve the following van drivers for Title I summer reading and math camps from June 19 through June 29, 2023, and July 10 through July 20, 2023, paid at their 2022-2023 and 2023-2024 hourly rates:

Brands, John E.
Graybill, Robert
Higgins, Michele A.
Mitchell, R. Eugene
Smith, Martin J.

A voice vote was unanimous in favor of the motion.

APPROVAL OF SUBSTITUTES

Mrs. Knowles moved and Mr. Byrnes seconded the motion to approve 2023-2024 substitutes, as follows, with the exception of Allison C. Gipe:

Certified Substitutes

Anderson, Raquel D.	Music PK-12
Andreessen, Reuben W.	Social Studies
Bailey, Julia S.	Elementary K-6
Burkhart, Kari L.	Program Specialist English as a Second Language (ESL) PK-12
Charles, Christianne	Spanish PK-12; Special Education PK-12
Daneshvar, Shahnaz M.	Early Childhood N-3; Elem K-6; Reading Specialist K-12; ESL K-12
Donall, Laura R.	Music PK-12
Fish, Craig T.	Elem. K-6; Social Studies 7-12; Mid-Level Math 6-9; Earth and Space Science 7-12
Fowler, Teresa J.	Mental and/or Physical Handicapped K-12
Groff, Lori A.	Music PK-12
Haring, Paige L.	Elementary K-6
Herr, Lauren C.	Elementary K-6
Herr, Thomas S.	Physics 7-12
Hess, Ernest M.	Biology 7-12; General Science 7-12; Secondary Principal 7-12
Hixson, Ellen M.	Art PK-12
Horning, Sarah J.	Elementary K-6; Mid-Level Mathematics 7-9
Keener, Wendy L.	Music PK-12
Knapp, Mary L.	Elementary K-6
Kochel, Pamela J.	Chemistry 7-12; Physics 7-12
Lambert, Charles H.	Elementary K-6
Lynch, Cathy J.	Elementary K-6, FSC PK-12
Meyer, Michele L.	Art PK-12, FCS PK-12
Moyer, Elisabeth A.	Elementary K-6; Reading Specialist PK-12
Pray, Lori A.	Elementary K-6
Rinier, Olivia R.	Grades PK-4
Risser, Jennifer L.	Elementary K-6, Mid-Level English 6-9, Mid-Level Math 6-9, Special Education PK-12, Reading Specialist PK-12
Sangiamo, Brianna M.	Grades PK-4
Saurbaugh, Paige C.	Grades PK-4
Scott, Jody P.	Early Childhood N-3
Seace, Susan L.	Elementary K-6
Shrom, Mindy L.	Elementary K-6; Elementary Principal K-6
Smith, Jessica N.	Grades PK-4; Special Education K-8
Stottlemeyer, Kevin M.	Mathematics 7-12
Swartwood, Patricia A.	Social Studies 7-12
Syvensky, Katherine A.	Grades PK-4
Tucci, Amanda M.	Grades PK-4
Wagner, Lexington H.	Grades PK-4; Special Education K-12
Weaver, Cheryl R.	Elementary K-6
Wissler, Donna W.	Early Childhood N-3, Elementary K-6, Physically Handicapped K-12

Wnuk, Shalynne E.
Yukenavitch, Michelle L.

Grades PK-4
Grades PK-4

Emergency Certified Substitutes

Appelgrijn, Rhiannon J.	All Instructional Areas PK-12
Arndt, Nathan W.	All Instructional Areas PK-12
Beattie, John A.	All Instructional Areas PK-12
Cabrera, Lusilbania	All Instructional Areas PK-12
Campbell, Susan E.	All Instructional Areas PK-12
Clough, Susan B.	All Instructional Areas PK-12
Daneshvar, Shahnaz M.	All Instructional Areas PK-12
De Biasi, James C.	All Instructional Areas PK-12
DeJessa, Priscilla M.	All Instructional Areas PK-12
Denlinger, Frances B.	All Instructional Areas PK-12
Dennison, Martinez R.	All Instructional Areas PK-12
Gingerich, Mary Ellen	All Instructional Areas PK-12
Goebel, Rebecca L.	All Instructional Areas PK-12
Herr, Stephanie K.	All Instructional Areas PK-12
Hines, Lori L.	All Instructional Areas PK-12
Kieffer, Margaret M.	All Instructional Areas PK-12
Long, Jeffrey R.	All Instructional Areas PK-12
Lukes, Janet K.	All Instructional Areas PK-12
Lutz, Brenda A.	All Instructional Areas PK-12
MacDonald, Debra J.	All Instructional Areas PK-12
Mellinger, Daniel E.	All Instructional Areas PK-12
Moyer, Jane P.	All Instructional Areas PK-12
Nanggaw, Jamunn H.	All Instructional Areas PK-12
Palmoski, Carol K.	All Instructional Areas PK-12
Reynolds, Karen C.	All Instructional Areas PK-12
Risser, Christine A.	All Instructional Areas PK-12
Sigman, Jennifer K.	All Instructional Areas PK-12
Soto, Kaitlyn M.	All Instructional Areas PK-12
Spinoso, Michele	All Instructional Areas PK-12
Staley, Kristin M.	All Instructional Areas PK-12
Stoner, William H.	All Instructional Areas PK-12
Sutherland, Stephanie P.	All Instructional Areas PK-12
Turner, Ruth	All Instructional Areas PK-12
Venditti, Thomas C.	All Instructional Areas PK-12
Zurbrick, Vicki L.	All Instructional Areas PK-12

Support Staff Substitutes

Bare, Julie M.	
Beiler, J. Crist	Nurse, Nurse Assistant Only
Bender, Geoffrey L.	
Bender, Heather A.	Nurse
Benner, Elaine T.	Clerical/Receptionist
Bleacher, R. Scott	Van Driver
Brenchley, Christine M.	SACC
Brown, Taylor N.	School Nurse
Callahan, Stacey L.	Athletic Department - Trainer
DaLauro, Mary T.	Teacher Aide/Para
Denlinger, Donald M.	Van Driver
Esh, Calvin E.	Van Driver (Retired)
Fasnacht, Amy L.	Kitchen Helper, Clerical, Library Assistant
Fisher, Nancy Z.	
Forry, Edwin L.	Van Driver
Garcia, Lena A.	SACC
Gast, Dawn M.	
Gipe, Allyson C.	Instructional Aide, Clerical
Greenwood, David R.	Van Driver
Greenwood, Steven M.	Van Driver
Heil, Tiffany L.	Instructional Aide, Clerical
Henry, Michael K.	PAC
Herr, Stephanie K.	
Hess, Shawna N.	Van Driver
Himes, Shelley N.	

Kauffman, M. David	Van Driver
Kelley, Michelle E.	
Kuhns, Anna R.	Custodial, Summer Help
Kuhns, Paige B.	
Kulp, Stephanie R.	Nurse, Nurse Assistant Only
Landis, Erin R.	
Lantz, Lisa M.	
Maines, Cozette E.	
Maines, Landry G.	Custodial, Summer Help
Maule, Jacqueline M.	Van Driver, Kitchen Helper
Miller, Deborah A.	Van Driver
Miranda, Carol J.	Kitchen Help
Mitchell, R. Eugene	Van Driver
Monk, Jennifer L.	Nurse, Nurse Assistant Only
Mowrer, Kristi E.	Nurse; Health Room Assistant
Nebel, Vitalii A.	Custodial; Summer Worker
Pantano, Debra A.	
Pickel, Connie L.	Kitchen, Instructional Aide, SACC
Raub, Ally	Summer Help Only
Reynolds, Karen C.	
Rineer, Sharon L.	Van Driver
Rinier, Melinda B.	
Russo, Katelyn M.	Nurse
Shaffer, Brianna M.	Custodial, Summer Help
Sherack, Lyndsey M.	SACC, Kitchen Helper
Smoker, Jody M.	
Snively, Alicia	SACC
Snyder, Samantha J.	Nurse; Health Room Assistant
Stauffer, Bradley L.	Custodial, Summer Help
Stauffer, Wesley E.	Custodial, Summer Help
Stem, Pamela J.	Para
Stoltzfus, Erin N.	Summer Help Only
Stoltzfus, Kyle J.	Summer Help Only
Thomas, Sondra D.	Kitchen Helper
Thomas, Sondra V.	Kitchen Helper
Twyman, Sherri L.	Kitchen Helper
Walter, Delinda D.	
Weaver, Cheryl R.	Clerical
Weit, Jessica M.	Kitchen Helper
Whitaker, Michael W.	Van Driver
Woodruff, Michael L.	Van Driver

A voice vote was unanimous in favor of the motion.

Mrs. Knowles moved and Mr. Welk seconded the motion to approve Allyson C. Gipe as a 2023-2024 support staff substitute.

A voice vote was 7:0:1 in favor of the motion. Mr. Byrnes abstained from the vote.

APPROVAL OF ELECTION OF SPONSORS FOR CO-CURRICULAR POSITIONS, COACHING POSITIONS, AND SUPPLEMENTAL CONTRACTS

Mrs. Knowles moved and Mr. Byrnes seconded the motion to approve persons to be elected for co-curricular positions, coaching positions, and supplemental contracts, as attached to these Minutes, with the accompanying compensation for the 2023-2024 school year.

A voice vote was unanimous in favor of the motion.

APPROVAL OF ELECTION OF LEADERSHIP POSITIONS

Mrs. Knowles moved and Mr. Byrnes seconded the motion to approve the following persons to serve in 2023-2024 leadership roles:

Department Heads - High School

Christy McCanna	Social Studies
Michelle Schatzmann	Special Education

APPROVAL OF MENTORS

Mrs. Knowles moved and Mr. Byrnes seconded the motion to approve the following persons to serve as mentors to new employees at \$750 for the 2023-2024 school year:

Mentors – Elementary

Nicole Betancourt
Rachel Welsh
Mary Kate Schaub

New Teachers

Christopher Desilets
Lynn Bongiovanni
Alisa Landis

A voice vote was unanimous in favor of the motion.

APPROVAL OF ADDITIONAL SALARIES

Mrs. Knowles moved and Mr. Byrnes seconded the motion to approve additional salaries for 2023-2024 to be paid from the associated student activity funds, at no cost to the District, if funds are available:

a.	Cheri Bournelis	Yearbook Editor	\$ 846.00
b.	Susan Rettew	Musical Playbill Coordinator 50%	\$ 512.50
c.	Adam Zurn	Musical Playbill Coordinator 50%	\$ 512.50

A voice vote was unanimous in favor of the motion.

APPROVAL OF SUMMER CUSTODIAL EMPLOYEE

Mrs. Knowles moved and Mr. Byrnes seconded the motion to approve Amy E. Reath as a summer custodial employee retroactively effective to June 26, 2023. Ms. Reath will be assigned to Martin Meylin Middle School and will be compensated at \$13.00 per hour.

A voice vote was unanimous in favor of the motion.

APPROVAL OF VOLUNTEERS

Mrs. Knowles moved and Mr. Byrnes seconded the motion to approve 2023-2024 volunteers, as follows, with the exception of Dustin D. Knarr:

Baker, Erick R.
Baxendell, Jacquelyn M.
Bianchi, Jeffrey T.
Blantz, Clifford J.
Book, Ty M.
Burton, Edward C.
Carter, Robert E.
Coleman, Thomas A.
Colosi, Michael A.
Cunningham, Ajali R.
Cunningham, Andrew J.
D'Agostino, Memory L.
Dean, Emma L.
Deckman, Kenneth A.
DiCamillo, Bella G.
Dilling, Zoe I.
Dombach, Amanda R.
Ebersole, Kristin L.
Echternach, Samuel J.
Eckman, Bryan S.
Eckman, Colin B.
Eckman, Neil W.
Feaster, Robin L.
Feeney, Benjamin J.
Ferrara, Allison N.
Firestone, Ryan D.
Franco, Maximo Z.
Franklin, Kevin J.
Garber, Todd L.
Garraffa, Christopher J.

Garraffa, Taylor J.
Glass, Kristin L.
Grandizio, Julie L.
Groff, Nathanael T.
Harnish, Anne K.
Havey, Brennan
Henry, Christi L.
Heisey, Mary T.
Hershey, Dale
Heyser, William M.
Hodge, Kelby E.
Holmberg, Robert N.
Horner, Laura E.
Hufnagel, Madonna J.
Johnson, Bryce A.
Kann, Kimberly S.
Kaufhold, Gerard P., Jr.
Keefer, Justin E.
Keefer, Michelle A.
Knapp, William A.
Knarr, Dustin D.
Koser, Neil D.
Kuhn, Grant A.
Lefever, Michael L.
Long, Jacob T.
Lucarino, Mary L.
Manion, John B.
Martin, Anita K.
Martin, Kyle J.
McCanna, Christy M.
McClintock, Jasmine L.
McComsey, Jason S.
McCrabb, Jeffrey A.
McCrabb, Jennifer L.
McDowell, David P.
Mellinger, Krista E.
Mencarini, Joseph M.
Meyer, Michele L.
Mier, Kendra L.
Morrison, Garry M., Jr.
Nickel, Brandon J.
Nogan, John D.
O'Connell, Randy P.
Pabon, Richard J.
Pantano, Kimberly A.
Pearce, Dawn
Pepe, Anthony R.
Pickel, Jeffrey G., Jr.
Plucker, Jeffrey J.
Popielarski, Jacklyn P.
Powell, Cindy R.
Pray, Darren R.
Reinacher, Collin M.
Riehl, Joshua O.
Rinier, Melinda B.
Russell, Johnny M.
Rutledge, Darren Z.
Rutt, Jerlin M.
Rutt, Mallory J.
Schaeffer, Ezekial X.
Shank, Collin M.
Shehan, Lindsay L.
Shelley, S. Todd
Shelley, Stephen C.
Shue, Bradley L.
Smucker, Austin Z.

Shockey, Matthew D.
Shoff, Timothy J.
Skrodinsky, Mark. A.
Smecker, Jeffrey T
Snyder, Christopher M.
Snyder, Matthew T.
Snyder, Samantha J.
Spahr, Christopher M.
Swarr, Jeffrey P.
Swarr, Josiah B.
Thomas, Jared D.
Walter, Lydia K.
Warmingham, David A.
Whitaker, Michael W.
Younger, Cole D.

A voice vote was unanimous in favor of the motion.

Mrs. Knowles moved and Mr. Welk seconded the motion to approve Dustin D. Knarr as a 2023-2024 volunteer.

A voice vote was 7:0:1 in favor of the motion. Mr. Knarr abstained from the vote.

APPROVAL OF EVENT WORKERS

Mrs. Knowles moved and Mr. Byrnes seconded the motion to approve 2023-2024 event workers, as follows:

Achille, John D.
Baltzer, David R.
Bomberger, Kelsey B.
Brown, Jean M.
Chiodo, Michael A.
Clark, Lisa S.
Corbin, Mark E.
Dalauro, Mary T.
Dombach, Carol A.
Fisher, Brian K.
Heyser, William T.
Houck, Jeffrey S.
Kauffman, Suzanne F.
Knapp, William A.
Kochel, Pamela J.
Krothe, Benjamin J.
Kuhns, Anna R.
Lambert, Charles H.
Manion, John B.
Martin, Keith P.
McClintock, Jasmine L.
McComsey, Jason
Meyer, Michele L.
Mylin, Andrea L.
Nolt, Jeffrey L.
Pantano, Debra A.
Raymond, Sheila M.
Reynolds, Karen C.
Reynolds, William J.
Rosensteel, Robert A.
Seachrist, Cody M.
Shockey, Matthew D.
St. John, Jacqueline A.
Sternner, Bronston L.
Swarr, Katrina K.
Whitehead, John W. III

A voice vote was unanimous in favor of the motion.

APPROVAL OF SUBSTITUTE TEACHER RATE

Mrs. Knowles moved and Mr. Byrnes seconded the motion to approve the establishment of the daily rate for substitute teachers at \$150 per day for the 2023-2024 school year.

A voice vote was unanimous in favor of the motion.

APPROVAL OF AGREEMENT WITH ORTHOPEDIC ASSOCIATES OF LANCASTER LTD FOR ATHLETIC TRAINING SERVICES

Mrs. Knowles moved and Mr. Byrnes seconded the motion to approve an agreement for athletic training services with Orthopedic Associates of Lancaster, Ltd. through on or about January 15, 2024, at a cost of \$25,000.

A voice vote was unanimous in favor of the motion.

APPROVAL OF 2023-2024 SPECIAL EDUCATION CONTRACT

Mr. Byrnes moved and Mrs. Steinbacher seconded the motion to approve a 2023-2024 special education contract with The Vista School for two (2) current students with the annual expense of \$64,678.59.

A voice vote was unanimous in favor of the motion.

APPROVAL OF MEAL SERVICES CONTRACT WITH LANCASTER-LEBANON IU13

Mrs. Byrnes moved and Mr. Welk seconded the motion to approve a contract with Lancaster-Lebanon IU13 for meal services for several IU13 programs for the 2023-2024 school year.

A voice vote was unanimous in favor of the motion.

APPROVAL OF CHANGE ORDERS FOR THE EARLY CHILDHOOD/KINDERGARTEN CENTER PROJECT

Mrs. Knowles moved and Mr. Byrnes seconded the motion to approve change orders for the Early Childhood/Kindergarten Center project, as follows:

- | | | | | |
|----|-----------------------|---------------------|-----------------|---|
| a. | eci Construction, LLC | Change Order GC #12 | Add \$2,689 | Changes to interior footings – per code review. |
| b. | eci Construction, LLC | Change Order GC #13 | Deduct \$77,110 | Delete sidewalk work at Martin Meylin and replace entire front sidewalk at Administration Office. |
| c. | Jay R. Reynolds, Inc. | Change Order PC #5 | Add \$5,471 | Provide insulation on the roof drain system piping and drain bodies. |

A voice vote was unanimous in favor of the motion.

APPROVAL OF PENN MEDICINE LANCASTER GENERAL HEALTH OCCUPATIONAL MEDICINE CONTRACT

Mrs. Knowles moved and Mrs. Spahn seconded the motion to approve the 2023-2024 Penn Medicine Lancaster General Health Occupational Medicine Department Random Drug Testing Pool Agreement.

A voice vote was 7:0:1 in favor of the motion. Mr. Byrnes abstained from the vote.

APPROVAL OF WELLNESS SERVICES AGREEMENT WITH LANCASTER GENERAL HOSPITAL

Mr. Welk moved and Mrs. Knowles seconded the motion to approve an employee Wellness Services Agreement with Lancaster General Hospital at an estimated cost of \$12,000 for 2023-2024.

A voice vote was 7:0:1 in favor of the motion. Mr. Byrnes abstained from the vote.

APPROVAL OF EXTENSION TO LISTING CONTRACT WITH HIGH ASSOCIATES, LTD

Mr. Byrnes moved and Mr. Welk seconded the motion to approve an extension to the Listing Contract with High Associates, LTD., for exclusive right to sell former Strasburg Elementary through October 27, 2023.

A voice vote was unanimous in favor of the motion.

APPROVAL OF AGREEMENTS FOR TITLE I AND TITLE II NON-PUBLIC SERVICES

Mr. Byrnes moved and Mrs. Spahn seconded the motion to approve agreements for Title I and Title II non-public services with Lancaster-Lebanon IU13.

A voice vote was unanimous in favor of the motion.

APPROVAL OF TARGET SUPPORT AND IMPROVEMENT PLAN

Mr. Byrnes moved and Mrs. Steinbacher seconded the motion to approve the Target Support and Improvement Plan for Lampeter-Strasburg High School.

A voice vote was unanimous in favor of the motion.

APPROVAL OF RENEWAL OF POLICE MEMORANDUM OF UNDERSTANDING

Mr. Byrnes moved and Mr. Welk seconded the motion to approve the renewal of a Memorandum of Understanding (MOU) with West Lampeter Township Police Department, as attached to these Minutes.

A voice vote was unanimous in favor of the motion.

APPROVAL OF ELECTION OF SCHOOL DENTIST

Mrs. Knowles moved and Mr. Byrnes seconded the motion to approve Dr. William Borowski and Dr. Tiffany Ngan of White Willow Family Dental to be elected to provide the School District with required dental services for the 2023-2024 school year. Compensation will be at the rate of \$6.00 per examination.

A voice vote was unanimous in favor of the motion.

APPROVAL OF ESTABLISHMENT OF TICKET PRICES

Mr. Byrnes moved and Mrs. Steinbacher seconded the motion to approve athletic event prices for the 2023-2024 school year, as follows:

Adult Single	\$ 5
Student/Senior (60+) Single	\$ 3
Adult Spirit	\$ 50
Student Spirit	\$ 25
Family (2 Adult – 2+ Student)	\$125

Passes are not honored at tournaments, league playoffs, or post-season events.

A voice vote was unanimous in favor of the motion.

APPROVAL OF FIELD TRIPS

Mr. Welk moved and Mrs. Spahn seconded the motion to approve the following overnight field trips:

- a. Lampeter-Strasburg High School Boys Basketball to Albright Basketball Camp, Albright College, Reading, PA, from June 23 to 25, 2023.
- b. Lampeter-Strasburg High School Girls Basketball to Messiah Basketball Camp, Messiah College, Mechanicsburg, PA, from July 9 to 11, 2023.

A voice vote was unanimous in favor of the motion.

APPROVAL OF FOREIGN STUDENTS

Mr. Byrnes moved and Mrs. Knowles seconded the motion to approve the following foreign students, pending confirmation of all requirements from Board Policy 239:

- a. Santiago Lopez Castano of Chile to reside with Dmitriy Soliterman and Monika Moyrer of 3 Hardy Court, Lancaster, PA 17602, for the first semester of the 2023-2024 school year.
- b. Seung Hyuk Oh of South Korea to reside with Keith and Lori Newswanger at 319 Clover Avenue, Lancaster, PA 17601, for the 2023-2024 school year.

A voice vote was unanimous in favor of the motion.

APPROVAL OF TRANSPORTATION

Mr. Welk moved and Mr. Byrnes seconded the motion to approve round-trip transportation for full day private kindergarten for District residents, as follows:

- a. Jaycee Albrecht, daughter of Jeff and Lisa Albrecht
- b. Giovanna Allen, daughter of Xavier and Samantha Allen
- c. Shakira Esh, daughter of Kathryn Esh
- d. Wesley Good, son of Austin and Celina Good
- e. Natalie Mazur, daughter of Patrick and Stephanie Mazur
- f. Lindy McConnell, daughter of Brett and Becky McConnell
- g. Melissa Phelan, daughter of Matthew and Renee Phelan
- h. Michael Walsh, son of Michael and Mary Kate Walsh

A voice vote was unanimous in favor of the motion.

NEW BUSINESS

Mrs. Herr invited Board members to join the District opening meeting on August 22, 2023.

OPPORTUNITY FOR PUBLIC COMMENT

No comment.

ADJOURNMENT

The meeting was adjourned at 8:13 p.m.

Mary E. Williams
Secretary

MINUTES OF THE BOARD OF SCHOOL DIRECTORS
LAMPETER-STRASBURG SCHOOL DISTRICT
Administration Building
1600 Book Road
Lancaster, Pennsylvania 17602
August 21, 2023

President Melissa S. Herr called the meeting to order at 7:30 p.m.

PRESENT: Board Members, Mr. James H. Byrnes, Mrs. Melissa S. Herr, Mrs. Suzanne S. Knowles, Ms. Kelly A. Osborne, Mr. Matthew E. Parido, Mrs. Audra R. Spahn, Mrs. Kari A. Steinbacher, Mr. Andrew L. Welk; Superintendent, Dr. Kevin S. Peart; Assistant Superintendent, Dr. Andrew M. Godfrey; Business Manager, Mr. Keith A. Stoltzfus; Administrative Assistant, Mrs. Mary E. Williams, and visitors.

ABSENT: Board Member, Mr. Dustin D. Knarr.

APPROVAL OF RESIGNATIONS

Mrs. Knowles moved and Mr. Byrnes seconded the motion to approve resignations, as follows:

- a. Eric A. Balak, fifth grade teacher, Hans Herr Elementary School, retroactively effective to August 17, 2023.
- b. Trudy M. Doolittle, attendance secretary, Lampeter-Strasburg High School, effective August 31, 2023.
- c. Julie L. Palmer, SACC group supervisor, Hans Herr Elementary School, retroactively effective to August 9, 2023.
- d. Karen E. Roehm, assistant kitchen manager, Hans Herr Elementary School, effective August 23, 2023.
- e. Tina M. Zellman, SACC assistant group supervisor, Lampeter Elementary School, retroactively effective to August 9, 2023.

A voice vote was unanimous in favor of the motion.

APPROVAL OF EMPLOYMENT – PROFESSIONAL

Mrs. Knowles moved and Mr. Byrnes seconded the motion to approve employment of the following individuals in professional positions:

- a. Laurel D. Perry, as a long-term substitute fifth grade teacher at Hans Herr Elementary School retroactively effective to August 18, 2023, through the end of the 2023-2024 school year. Her daily compensation will be \$334.71 based upon Step 1, Level B of the District compensation agreement.
- b. Jack B. Smith, as a long-term substitute earth science teacher at Lampeter-Strasburg High, effective August 18, 2023, pending receipt of required documentation. His daily compensation will be \$334.71 based upon Step 1, Level B of the District compensation agreement.

A voice vote was unanimous in favor of the motion.

APPROVAL OF CHANGE OF STATUS

Mrs. Knowles moved and Mr. Byrnes seconded the motion to approve a change of status for the following individuals:

- a. John E. Brands, van driver, Lampeter-Strasburg School District. Mr. Brands will have an increase in hours to 1140 annual hours effective August 22, 2023. He will become a category C support employee with no change in compensation.
- b. Maya K. Pieters, SACC Aide, Lampeter Elementary School. Ms. Pieters is resigning her position as SACC aide at Lampeter Elementary School and will become a special education teacher assistant at Lampeter Elementary School effective August 22, 2023. She will become a category E support employee and will be compensated at \$16.34 per hour.

A voice vote was unanimous in favor of the motion.

APPROVAL OF ADDITIONAL ASSIGNMENT

Mrs. Knowles moved and Mr. Byrnes seconded the motion to approve an additional assignment for Jennifer L. Harnish, personal care assistant, Martin Meylin Middle School. Ms. Harnish will have the additional assignment as a van driver with an increase of 90 annual hours. She will remain a category C support employee and will be compensated for this role at \$15.00 per hour retroactively effective to August 24, 2022.

A voice vote was unanimous in favor of the motion.

APPROVAL OF LEAVE OF ABSENCE

Mrs. Knowles moved and Mr. Byrnes seconded the motion to approve a leave of absence for Adriene K. Raymond, math teacher, Martin Meylin Middle School, effective on or about December 25, 2023, through the end of the 2023-2024 school year.

A voice vote was unanimous in favor of the motion.

APPROVAL OF CHANGES TO SUPPLEMENTAL CONTRACTS

Mrs. Knowles moved and Mr. Byrnes seconded the motion to approve the following additions/deletions to supplemental contracts:

a.	Anne Harnish	eSports Advisor	\$750.00	Addition
b.	Michael Keene	eSports Advisor	\$750.00	Addition
c.	Adam Zurn	Newspaper – Advisor	\$3,740.52	Deletion
d.	Jeremy Messinger	Soccer - Boys - Asst - 50% of 50%	\$1,218.58	Addition
e.	Joseph Miller	Tennis - Girls - 1st Asst - 70%	\$3,800.72	Addition

A voice vote was unanimous in favor of the motion.

APPROVAL OF SUBSTITUTES

Mrs. Knowles moved and Mr. Byrnes seconded the motion to approve 2023-2024 substitutes in their respective capacities, as follows:

Certified Substitutes

Weidert, Kimberly K. Biology 7-12

Emergency Certified Substitutes

Klahold, Asher P.	All Instructional Areas PK-12
Litvin, Adriana R.	All Instructional Areas PK-12
Lovern, Jamie	All Instructional Areas PK-12
Parmer, Lance W.	All Instructional Areas PK-12
Stewart, James P.	All Instructional Areas PK-12

Support Staff Substitutes

Pieters, Maya K.	
Roehm, Karen E.	
Rubincam, Bruce A.	Field House Custodian

A voice vote was unanimous in favor of the motion.

APPROVAL OF VOLUNTEERS

Mrs. Knowles moved and Mr. Byrnes seconded the motion to approve 2023-2024 volunteers, as follows:

Schreiner, Marli E.
Smith, Drew T.

A voice vote was unanimous in favor of the motion.

APPROVAL OF CHANGE ORDERS FOR THE EARLY CHILDHOOD/KINDERGARTEN CENTER PROJECT

Mr. Byrnes moved and Mr. Welk seconded the motion to approve change orders for the Early Childhood/Kindergarten Center project, as follows:

- | | | | | |
|----|-----------------------|---------------------|------------------|--|
| a. | eci Construction, LLC | Change Order GC #15 | Add \$12,014 | Added expansion joints – per code review |
| b. | eci Construction, LLC | Change Order GC #16 | Add \$1,782 | Additional fencing at Hans Herr playground |
| c. | eci Construction, LLC | Change Order GC #17 | Deduct \$180,495 | Credit to eliminate sidewalk replacement across campus |
| d. | McCarty & Son, Inc. | Change Order EC #4 | Add \$746.37 | Repair to forced main sewer lateral |

A voice vote was unanimous in favor of the motion.

APPROVAL OF TRANSPORTATION

Mrs. Knowles moved and Mrs. Spahn seconded the motion to approve round-trip transportation for full day private kindergarten for Aralyn Mazzola, daughter of District residents Faro and Acnery Mazzola.

A voice vote was unanimous in favor of the motion.

DISCUSSION OF PSBA PRINCIPLES FOR GOVERNANCE AND LEADERSHIP

Dr. Peart led a discussion on the PSBA Principle for Governance and Leadership – Lead Responsibly.

OPPORTUNITY FOR PUBLIC COMMENT

No comment.

ADJOURNMENT

The meeting was properly adjourned at 7:40 p.m.

Mary E. Williams
Secretary

LAMPETER-STRASBURG SCHOOL DISTRICT
Lampeter, Pennsylvania 17537
September 5, 2023

Communications

1. Fluck, Elizabeth A. – a letter of resignation.
2. Lindsley, Deborah M. – a letter of resignation.

LAMPETER-STRASBURG SCHOOL DISTRICT

Monthly Board Balance Sheet Report

September 6, 2023

	Year-To-Date Balance
Assets	
Cash and Investments	23,079,289.03
Petty Cash	450.00
Interest Receivable	-
Taxes Receivable	279,779.05
Uncollectable Taxes	-
Interfund Accounts Receivable	-
Intergovernmental Accounts Receivable	56,663.48
State Subsidies Receivable	1,718,992.15
Federal Subsidies Receivable	-
Prepaid Expenses	-
Other Accounts Receivable	5,671.88
Inventories	82,935.71
Total Assets:	<u><u>25,223,781.30</u></u>
Liabilities	
Accounts Payable	-
Other Accounts Payable	(24,705.49)
Accounts Payable - Scholarships	(725.36)
Intergovernmental Accounts Payable	(77,333.68)
Accrued Salaries and Benefits	(3,560,149.26)
Payroll Payables	(385,664.18)
Deferred Revenue	(279,779.05)
Prepaid Revenue	(30,081.41)
Total Liabilities:	<u><u>(4,358,438.43)</u></u>
Net Assets	
Assigned Fund Balance	(7,237,857.56)
Fund Balance Reserved for Debt	-
Reserve for Inventories	(82,935.71)
Unassigned Fund Balance	(2,492,035.45)
Reserve for Encumbrances	(185,509.06)
Encumbered for Appropriated Expenses	(10,867,005.09)
Total Net Assets:	<u><u>(20,865,342.87)</u></u>
Total Liabilities and Net Assets:	<u><u>(25,223,781.30)</u></u>

LAMPETER-STRASBURG SCHOOL DISTRICT

Financial Comparison Report

September 6, 2023

	<u>Revenue</u>	<u>Expenditures</u>	<u>Surplus/Loss</u>
Year 2023-24 Budget	60,130 =====	60,391 =====	(261) =====
Year-to-Date Actual (68 Days)	13,423	5,062	8,361
Prior Year-to-Date Actual (69 Days)	23,668	5,143	18,525
Year-to-Date Increase (Decrease)	(10,245)	(81)	(10,164)
% Change - Current vs. Prior YTD Over (Under)	(43.3%)	(1.6%)	(54.9%)
Year-to-Date Actual as % of 2023-24 Budget	22.3%	8.4%	-----
Prior Year-to-Date Actual as % of 2022-23 Budget	41.2%	8.8%	-----

(\$ in Thousands)

LAMPETER-STRASBURG SCHOOL DISTRICT**INVESTMENTS - General Fund**

As of August 29, 2023

Description	Est. % Yield	Date of Purchase	Date of Maturity	Balance	Interest Year-to-Date	Investment Closed
Truist Accounts	3.15	n/a	n/a	2,731,038.53	-	
PSDLAF MAX Accounts	5.201	n/a	n/a	740,473.48	3,217.59	
Truist Securities	4.95	n/a	n/a	177,794.47	672.57	
Univest Account	5.50	n/a	n/a	10,467,863.42	42,254.09	
<u>Truist Securities:</u>						
FHLB Bond	0.750	9/30/2020	9/30/2026	1,174,908.70	-	
Federal Farm Credit Bank Bond (2 purchases)	0.680	10/14/2020	7/14/2026	1,716,770.70	6,579.00	
Federal Agric Mtg Corp	1.300	10/23/2020	7/22/2030	785,260.00	6,500.00	
Federal Farm Credit Bank Bond	0.600	10/22/2020	4/22/2026	445,560.00	-	
Federal Farm Credit Bank Bond (2 purchases)	0.740	10/22/2020	1/22/2027	1,747,980.00	7,400.00	
FHLMC Note	1.000	10/27/2020	10/27/2028	783,541.00	-	
FHLMC Note	0.625	10/28/2020	4/15/2026	892,360.00	-	
FNMA Note	1.000	10/29/2020	1/29/2029	812,870.00	5,000.00	
Total					71,623.25	

All U.S. Treasury/Agency Securities are callable before the date of maturity.

BOARD SUMMARY

Fund: 10 - General Fund Encumbrances Included

As of: 09/06/2023

Funding Source:

Account Description	Original Budget	Current Budget	Outstanding Enc	Exp/Rec	Balance	% Used
1100 REG PROG ELEMEN/SECOND						
100 PERSONNEL EMPL SALARIES	13,972,928.00	13,972,928.00	0.00	509,150.14	13,463,777.86	3.64
200 PERSONNEL EMPL BENEFITS	9,400,624.00	9,400,624.00	0.00	369,196.60	9,031,427.40	3.93
300 PURCH PROF & TECH SERVICES	215,375.00	215,375.00	0.00	438.50	214,936.50	0.20
400 PURCHASED PROPERTY SVCS	94,590.00	94,590.00	27.19	14,050.30	80,512.51	14.88
500 OTHER PURCHASED SERVICES	732,100.00	732,100.00	571.19	17,066.86	714,461.95	2.41
600 SUPPLIES	430,520.00	430,520.00	55,749.15	201,147.78	173,623.07	59.67
700 PROPERTY	2,000.00	2,000.00	0.00	0.00	2,000.00	0.00
800 OTHER OBJECTS	400.00	400.00	0.00	0.00	400.00	0.00
Totals for 1100s	24,848,537.00	24,848,537.00	56,347.53	1,111,050.18	23,681,139.29	4.70
1200 SPEC PROG ELEMEN/SECOND						
100 PERSONNEL EMPL SALARIES	3,696,542.00	3,696,542.00	0.00	114,291.10	3,582,250.90	3.09
200 PERSONNEL EMPL BENEFITS	2,415,310.00	2,415,310.00	0.00	56,912.53	2,358,397.47	2.36
300 PURCH PROF & TECH SERVICES	2,414,836.00	2,414,836.00	0.00	437,484.69	1,977,351.31	18.12
400 PURCHASED PROPERTY SVCS	2,000.00	2,000.00	0.00	0.00	2,000.00	0.00
500 OTHER PURCHASED SERVICES	1,168,930.00	1,168,930.00	0.00	53,185.72	1,115,744.28	4.55
600 SUPPLIES	7,300.00	7,300.00	599.68	1,398.04	5,302.28	27.37
800 OTHER OBJECTS	4,900.00	4,900.00	0.00	0.00	4,900.00	0.00
Totals for 1200s	9,709,818.00	9,709,818.00	599.68	663,272.08	9,045,946.24	6.84
1300 VOCATIONAL EDUCATION						
100 PERSONNEL EMPL SALARIES	154,930.00	154,930.00	0.00	5,958.86	148,971.14	3.85
200 PERSONNEL EMPL BENEFITS	96,735.00	96,735.00	0.00	2,730.81	94,004.19	2.82
400 PURCHASED PROPERTY SVCS	91,019.00	91,019.00	0.00	0.00	91,019.00	0.00
500 OTHER PURCHASED SERVICES	696,144.00	696,144.00	0.00	90,800.87	605,343.13	13.04
600 SUPPLIES	11,000.00	11,000.00	0.00	0.00	11,000.00	0.00
Totals for 1300s	1,049,828.00	1,049,828.00	0.00	99,490.54	950,337.46	9.48
1400 OTHER INSTRUCTION PROG						

BOARD SUMMARY

Fund: Encumbrances Included

As of: 09/06/2023

Funding Source:

Account Description	Original Budget	Current Budget	Outstanding Enc	Exp/Rec	Balance	% Used
100 PERSONNEL EMPL SALARIES	200,253.00	200,253.00	0.00	63,473.22	136,779.78	31.70
200 PERSONNEL EMPL BENEFITS	117,036.00	117,036.00	0.00	24,966.61	92,069.39	21.33
300 PURCH PROF & TECH SERVICES	95,530.00	95,530.00	0.00	72,990.37	22,539.63	76.41
500 OTHER PURCHASED SERVICES	68,545.00	68,545.00	0.00	31,015.78	37,529.22	45.25
600 SUPPLIES	1,600.00	1,600.00	0.00	29.64	1,570.36	1.85
Totals for 1400s	482,964.00	482,964.00	0.00	192,475.62	290,488.38	39.85
1500 NONPUBLIC SCHOOL PGMS						
300 PURCH PROF & TECH SERVICES	39,975.00	39,975.00	0.00	0.00	39,975.00	0.00
600 SUPPLIES	0.00	0.00	0.00	938.00	(938.00)	0.00
Totals for 1500s	39,975.00	39,975.00	0.00	938.00	39,037.00	2.35
2100 SUPPORT SVCS - STUDENTS						
100 PERSONNEL EMPL SALARIES	1,523,733.00	1,523,733.00	0.00	80,732.93	1,443,000.07	5.30
200 PERSONNEL EMPL BENEFITS	947,649.00	947,649.00	0.00	38,808.47	908,840.53	4.10
300 PURCH PROF & TECH SERVICES	30,405.00	30,405.00	0.00	11,298.00	19,107.00	37.16
500 OTHER PURCHASED SERVICES	12,350.00	12,350.00	0.00	0.00	12,350.00	0.00
600 SUPPLIES	11,840.00	11,840.00	1,741.34	2,805.92	7,292.74	38.41
800 OTHER OBJECTS	1,500.00	1,500.00	0.00	0.00	1,500.00	0.00
Totals for 2100s	2,527,477.00	2,527,477.00	1,741.34	133,645.32	2,392,090.34	5.36
2200 SUPPORT SVCS - INSTR STAFF						
100 PERSONNEL EMPL SALARIES	406,621.00	406,621.00	0.00	32,756.95	373,864.05	8.06
200 PERSONNEL EMPL BENEFITS	504,544.00	504,544.00	0.00	50,135.66	454,408.34	9.94
300 PURCH PROF & TECH SERVICES	54,925.00	54,925.00	3,497.00	1,319.93	50,108.07	8.77
500 OTHER PURCHASED SERVICES	3,000.00	3,000.00	0.00	0.00	3,000.00	0.00
600 SUPPLIES	40,830.00	40,830.00	2,019.93	93,315.58	(54,505.51)	233.49
700 PROPERTY	84,693.00	84,693.00	0.00	0.00	84,693.00	0.00
800 OTHER OBJECTS	1,600.00	1,600.00	0.00	0.00	1,600.00	0.00
Totals for 2200s	1,096,213.00	1,096,213.00	5,516.93	177,528.12	913,167.95	16.70
2300 SUPPORT SERVICES-ADMIN						

BOARD SUMMARY

Fund: Encumbrances Included

As of: 09/06/2023

Funding Source:

Account Description	Original Budget	Current Budget	Outstanding Enc	Exp/Rec	Balance	% Used
100 PERSONNEL EMPL SALARIES	1,799,213.00	1,799,213.00	0.00	294,190.71	1,505,022.29	16.35
200 PERSONNEL EMPL BENEFITS	1,190,788.00	1,190,788.00	0.00	130,642.81	1,060,145.19	10.97
300 PURCH PROF & TECH SERVICES	263,950.00	263,950.00	0.00	20,268.75	243,681.25	7.68
500 OTHER PURCHASED SERVICES	19,680.00	19,680.00	0.00	155.64	19,524.36	0.79
600 SUPPLIES	38,718.00	38,718.00	445.69	5,322.47	32,949.84	14.90
800 OTHER OBJECTS	23,650.00	23,650.00	0.00	21,311.98	2,338.02	90.11
Totals for 2300s	3,335,999.00	3,335,999.00	445.69	471,892.36	2,863,660.95	14.16
2400 SUPP SVCS-PUPIL HEALTH						
100 PERSONNEL EMPL SALARIES	382,262.00	382,262.00	0.00	13,979.03	368,282.97	3.66
200 PERSONNEL EMPL BENEFITS	251,145.00	251,145.00	0.00	7,892.89	243,252.11	3.14
300 PURCH PROF & TECH SERVICES	4,500.00	4,500.00	0.00	0.00	4,500.00	0.00
500 OTHER PURCHASED SERVICES	150.00	150.00	0.00	0.00	150.00	0.00
600 SUPPLIES	17,000.00	17,000.00	374.80	3,134.73	13,490.47	20.64
Totals for 2400s	655,057.00	655,057.00	374.80	25,006.65	629,675.55	3.87
2500 SUPP SERVICES-BUSINESS						
100 PERSONNEL EMPL SALARIES	330,065.00	330,065.00	0.00	57,843.15	272,221.85	17.52
200 PERSONNEL EMPL BENEFITS	220,166.00	220,166.00	0.00	25,022.45	195,143.55	11.37
300 PURCH PROF & TECH SERVICES	45,000.00	45,000.00	0.00	10,359.17	34,640.83	23.02
400 PURCHASED PROPERTY SVCS	4,435.00	4,435.00	0.00	796.53	3,638.47	17.96
500 OTHER PURCHASED SERVICES	2,500.00	2,500.00	0.00	0.00	2,500.00	0.00
600 SUPPLIES	5,470.00	5,470.00	0.00	546.53	4,923.47	9.99
800 OTHER OBJECTS	900.00	900.00	0.00	800.00	100.00	88.89
Totals for 2500s	608,536.00	608,536.00	0.00	95,367.83	513,168.17	15.67
2600 OPER/MAINT PLANT SVCS						
100 PERSONNEL EMPL SALARIES	1,684,920.00	1,684,920.00	0.00	248,309.61	1,436,610.39	14.74
200 PERSONNEL EMPL BENEFITS	1,046,281.00	1,046,281.00	0.00	95,330.54	950,950.46	9.11
300 PURCH PROF & TECH SERVICES	122,700.00	122,700.00	0.00	0.00	122,700.00	0.00
400 PURCHASED PROPERTY SVCS	482,942.00	482,942.00	0.00	140,529.11	342,412.89	29.10

BOARD SUMMARY

Fund: Encumbrances Included

As of: 09/06/2023

Funding Source:

Account Description	Original Budget	Current Budget	Outstanding Enc	Exp/Rec	Balance	% Used
500 OTHER PURCHASED SERVICES	370,300.00	370,300.00	0.00	33,782.44	336,517.56	9.12
600 SUPPLIES	1,082,150.00	1,082,150.00	0.00	129,201.47	952,948.53	11.94
700 PROPERTY	28,000.00	28,000.00	0.00	629.95	27,370.05	2.25
800 OTHER OBJECTS	400.00	400.00	0.00	160.00	240.00	40.00
Totals for 2600s	4,817,693.00	4,817,693.00	0.00	647,943.12	4,169,749.88	13.45
2700 STUDENT TRANSPORTATION SVCS						
100 PERSONNEL EMPL SALARIES	262,670.00	262,670.00	0.00	16,223.33	246,446.67	6.18
200 PERSONNEL EMPL BENEFITS	154,191.00	154,191.00	0.00	6,989.88	147,201.12	4.53
300 PURCH PROF & TECH SERVICES	1,000.00	1,000.00	0.00	0.00	1,000.00	0.00
400 PURCHASED PROPERTY SVCS	38,275.00	38,275.00	0.00	7,714.48	30,560.52	20.16
500 OTHER PURCHASED SERVICES	1,528,385.00	1,528,385.00	0.00	24,849.41	1,503,535.59	1.63
600 SUPPLIES	59,600.00	59,600.00	0.00	8,658.79	50,941.21	14.53
700 PROPERTY	60,000.00	60,000.00	0.00	0.00	60,000.00	0.00
800 OTHER OBJECTS	110.00	110.00	0.00	160.00	(50.00)	145.45
Totals for 2700s	2,104,231.00	2,104,231.00	0.00	64,595.89	2,039,635.11	3.07
2800 SUPPORT SVCS-CENTRAL						
100 PERSONNEL EMPL SALARIES	553,031.00	553,031.00	0.00	80,197.90	472,833.10	14.50
200 PERSONNEL EMPL BENEFITS	367,508.00	367,508.00	0.00	44,573.33	322,934.67	12.13
300 PURCH PROF & TECH SERVICES	98,500.00	98,500.00	0.00	8,252.50	90,247.50	8.38
400 PURCHASED PROPERTY SVCS	40,000.00	40,000.00	0.00	23,218.95	16,781.05	58.05
500 OTHER PURCHASED SERVICES	2,000.00	2,000.00	0.00	0.00	2,000.00	0.00
600 SUPPLIES	279,900.00	279,900.00	0.00	140,679.97	139,220.03	50.26
700 PROPERTY	384,407.00	384,407.00	107,800.00	29,026.15	247,580.85	35.59
800 OTHER OBJECTS	200.00	200.00	0.00	160.00	40.00	80.00
Totals for 2800s	1,725,546.00	1,725,546.00	107,800.00	326,108.80	1,291,637.20	25.15
2900 OTHER SUPPORT SERVICES						
500 OTHER PURCHASED SERVICES	27,400.00	27,400.00	0.00	0.00	27,400.00	0.00
Totals for 2900s	27,400.00	27,400.00	0.00	0.00	27,400.00	0.00

BOARD SUMMARY

Fund: Encumbrances Included

As of: 09/06/2023

Funding Source:

Account Description	Original Budget	Current Budget	Outstanding Enc	Exp/Rec	Balance	% Used
3200 STUDENT ACTIVITIES						
100 PERSONNEL EMPL SALARIES	593,782.00	593,782.00	0.00	22,770.43	571,011.57	3.83
200 PERSONNEL EMPL BENEFITS	272,720.00	272,720.00	0.00	9,777.67	262,942.33	3.59
300 PURCH PROF & TECH SERVICES	95,040.00	95,040.00	0.00	2,813.47	92,226.53	2.96
400 PURCHASED PROPERTY SVCS	28,000.00	28,000.00	0.00	175.00	27,825.00	0.63
500 OTHER PURCHASED SERVICES	65,760.00	65,760.00	6,931.74	5,543.02	53,285.24	18.97
600 SUPPLIES	64,500.00	64,500.00	3,128.69	70,025.01	(8,653.70)	113.42
700 PROPERTY	43,320.00	43,320.00	2,622.66	32,623.61	8,073.73	81.36
800 OTHER OBJECTS	14,730.00	14,730.00	0.00	4,916.52	9,813.48	33.38
Totals for 3200s	1,177,852.00	1,177,852.00	12,683.09	148,644.73	1,016,524.18	13.70
3300 COMMUNITY SERVICES						
200 PERSONNEL EMPL BENEFITS	0.00	0.00	0.00	471.48	(471.48)	0.00
800 OTHER OBJECTS	6,000.00	6,000.00	0.00	0.00	6,000.00	0.00
Totals for 3300s	6,000.00	6,000.00	0.00	471.48	5,528.52	7.86
3400 SCHOLARSHIPS & AWARDS						
800 OTHER OBJECTS	1,750.00	1,750.00	0.00	0.00	1,750.00	0.00
Totals for 3400s	1,750.00	1,750.00	0.00	0.00	1,750.00	0.00
5100 DEBT SVC / OTHER EXP						
800 OTHER OBJECTS	841,429.00	841,429.00	0.00	0.00	841,429.00	0.00
900 OTHER USES OF FUNDS	1,990,000.00	1,990,000.00	0.00	0.00	1,990,000.00	0.00
Totals for 5100s	2,831,429.00	2,831,429.00	0.00	0.00	2,831,429.00	0.00
5200 FUND TRANSFERS						
900 OTHER USES OF FUNDS	2,865,096.00	2,865,096.00	0.00	0.00	2,865,096.00	0.00
Totals for 5200s	2,865,096.00	2,865,096.00	0.00	0.00	2,865,096.00	0.00
5800 SUSPENSE ACCOUNT						
200 PERSONNEL EMPL BENEFITS	0.00	0.00	0.00	717,378.72	(717,378.72)	0.00
Totals for 5800s	0.00	0.00	0.00	717,378.72	(717,378.72)	0.00
5900 BUDGETARY RESERVE						

BOARD SUMMARY

Fund: Encumbrances Included

As of: 09/06/2023

Funding Source:

Account Description	Original Budget	Current Budget	Outstanding Enc	Exp/Rec	Balance	% Used
800 OTHER OBJECTS	480,000.00	480,000.00	0.00	0.00	480,000.00	0.00
Totals for 5900s	480,000.00	480,000.00	0.00	0.00	480,000.00	0.00
Expenditure Totals	60,391,401.00	60,391,401.00	185,509.06	4,875,809.44	55,330,082.50	8.38
6100 TAXES LEVIED BY THE LEA						
000 000	(4,631,000.00)	(4,631,000.00)	0.00	(52,210.37)	(4,578,789.63)	1.13
100 RE TAXES	(38,841,302.00)	(38,841,302.00)	0.00	(11,691,337.89)	(27,149,964.11)	30.10
Totals for 6100s	(43,472,302.00)	(43,472,302.00)	0.00	(11,743,548.26)	(31,728,753.74)	27.01
6400 DELINQUENCIES TAXES LEV 000						
000	(500,000.00)	(500,000.00)	0.00	0.00	(500,000.00)	0.00
Totals for 6400s	(500,000.00)	(500,000.00)	0.00	0.00	(500,000.00)	0.00
6500 EARNINGS ON INVESTMENTS						
000 000	(115,000.00)	(115,000.00)	0.00	(17,127.41)	(97,872.59)	14.89
Totals for 6500s	(115,000.00)	(115,000.00)	0.00	(17,127.41)	(97,872.59)	14.89
6700 REV FROM STUDENT ACT						
000 000	(110,000.00)	(110,000.00)	0.00	(16,092.41)	(93,907.59)	14.63
Totals for 6700s	(110,000.00)	(110,000.00)	0.00	(16,092.41)	(93,907.59)	14.63
6800 REV FROM INTERMEDIATE						
000 000	(665,641.00)	(665,641.00)	0.00	0.00	(665,641.00)	0.00
Totals for 6800s	(665,641.00)	(665,641.00)	0.00	0.00	(665,641.00)	0.00
6900 OTHER REV FROM LOCAL						
000 000	(61,500.00)	(61,500.00)	0.00	(2,742.45)	(58,757.55)	4.46
Totals for 6900s	(61,500.00)	(61,500.00)	0.00	(2,742.45)	(58,757.55)	4.46
7100 BASIC INSTRUCT & OPER						
000 000	(6,060,093.00)	(6,060,093.00)	0.00	(803,381.00)	(5,256,712.00)	13.26
Totals for 7100s	(6,060,093.00)	(6,060,093.00)	0.00	(803,381.00)	(5,256,712.00)	13.26
7200 SUBSIDIES SPECIFIC ED PROGS						
000 000	(1,680,000.00)	(1,680,000.00)	0.00	(264,106.00)	(1,415,894.00)	15.72
Totals for 7200s	(1,680,000.00)	(1,680,000.00)	0.00	(264,106.00)	(1,415,894.00)	15.72

BOARD SUMMARY

Fund: Encumbrances Included

As of: 09/06/2023

Funding Source:

Account Description	Original Budget	Current Budget	Outstanding Enc	Exp/Rec	Balance	% Used
7300 SUBSIDIES NON-ED PGMS						
000 000	(1,805,560.00)	(1,805,560.00)	0.00	(468,068.00)	(1,337,492.00)	25.92
Totals for 7300s	(1,805,560.00)	(1,805,560.00)	0.00	(468,068.00)	(1,337,492.00)	25.92
7500 EXTRA GRANTS						
000 000	(281,120.00)	(281,120.00)	0.00	0.00	(281,120.00)	0.00
Totals for 7500s	(281,120.00)	(281,120.00)	0.00	0.00	(281,120.00)	0.00
7800 STATE SHARE FICA/PSERS						
000 000	(4,266,428.00)	(4,266,428.00)	0.00	0.00	(4,266,428.00)	0.00
Totals for 7800s	(4,266,428.00)	(4,266,428.00)	0.00	0.00	(4,266,428.00)	0.00
8500 RESTRICT GRANTS-IN-AID						
000 000	(591,027.00)	(591,027.00)	0.00	(22,126.27)	(568,900.73)	3.74
Totals for 8500s	(591,027.00)	(591,027.00)	0.00	(22,126.27)	(568,900.73)	3.74
8700 FEDERAL STIMULUS						
000 000	(521,639.00)	(521,639.00)	0.00	(86,108.29)	(435,530.71)	16.51
Totals for 8700s	(521,639.00)	(521,639.00)	0.00	(86,108.29)	(435,530.71)	16.51
Revenue Totals	(60,130,310.00)	(60,130,310.00)	0.00	(13,423,300.09)	(46,707,009.91)	22.32
Fund 10 Totals						
Total Expenditure	54,214,876.00	54,214,876.00	185,509.06	4,158,430.72	49,870,936.22	8.01
Total Other Expenditure	6,176,525.00	6,176,525.00	0.00	717,378.72	5,459,146.28	11.61
Total Revenue	(60,130,310.00)	(60,130,310.00)	0.00	(13,423,300.09)	(46,707,009.91)	22.32
Total Other Revenue	0.00	0.00	0.00	0.00	0.00	0.00

BOARD SUMMARY

Fund: Encumbrances Included

As of: 09/06/2023

Funding Source:

Account Description	Original Budget	Current Budget	Outstanding Enc	Exp/Rec	Balance	% Used
Total Expenditure	54,214,876.00	54,214,876.00	185,509.06	4,158,430.72	49,870,936.22	8.01
Total Other Expenditure	6,176,525.00	6,176,525.00	0.00	717,378.72	5,459,146.28	11.61
Total Revenue	(60,130,310.00)	(60,130,310.00)	0.00	(13,423,300.09)	(46,707,009.91)	22.32
Total Other Revenue	0.00	0.00	0.00	0.00	0.00	0.00

FUND ACCOUNTING PAYMENT SUMMARY

Bank Account: GF - L-S GENERAL FUND **Payment Dates:** 08/09/2023 - 09/06/2023

Payment Categories: Regular Checks, Non-negotiable Disbursements, Direct Deposits, Manual Checks, Procurement Cards, Credit Cards

Sort: Payment Number

Payment #	Paymnt Dt	Vendor Name	Description Of Purchase	Description Of Purchase	Amount
0000120147	08/09/2023	A.J. BLOSENSKI INC.	special pickup		115.00 #
0000120148	08/09/2023	ACTIVE INTERNET TECHNOLOGIES	Blackboard Connect software		6,879.00
0000120149	08/09/2023	ARBITECH	tech equip		865.73
0000120150	08/09/2023	ASSOCIATION FOR MIDDLE LEVEL EDUCATION	member dues - Kowitz		279.97
0000120151	08/09/2023	AT&T MOBILITY	district cell phone charges		1,823.84
0000120152	08/09/2023	CCIU	Career Academy, job coach & other specialists		21,736.47 #
0000120153	08/09/2023	CITY OF LANCASTER PA	water usage - campus		3,264.65
0000120154	08/09/2023	CURRICULUM ASSOCIATES INC.	LE books		356.05 #
0000120155	08/09/2023	GLASS KRISTIN	travel mileage		180.70 #
0000120156	08/09/2023	H&L TEAM SALES INC	field hockey uniforms		7,560.00
0000120157	08/09/2023	HAUSER, CRAIG	modern band supplies		4,165.88 #
0000120158	08/09/2023	LANCASTER COUNTY CTC	CTC - district payment		11,800.00 #
0000120159	08/09/2023	NRG BUSINESS MARKETING, LLC	ntl gas - LE kitchen	ntl gas - HH water heater	40.00
0000120160	08/09/2023	PA PRINCIPALS ASSOCIATION	member dues - Robison		605.00
0000120161	08/09/2023	PENN STATE UNIVERSITY	Strasb PTO Schol. - Chase Barber		500.00
0000120162	08/09/2023	PENN WASTE INC	district trash removal		6,062.16
0000120163	08/09/2023	POWELL, CYNTHIA	photography work - graduation		350.00 #
0000120164	08/09/2023	RODRIGUEZ, THANNIA E.	ESL - translations		12.50 #
0000120165	08/09/2023	SUBURBAN LANC. SEWER AUTHORITY	sewer usage - campus	sewer usage - admin bldg	7,663.33 #
0000120166	08/09/2023	SWARR, MAGGIE	L-S PTO schol. - computer reimb		500.00
0000120167	08/09/2023	UGI UTILITIES INC.	ntl gas transp - HS water heater	HH ntl gas transp fee	2,887.87
0000120168	08/09/2023	UNIVERSITY OF DELAWARE	Justin Barr Mem. Schol. - Madison Baker		600.00
0000120169	08/09/2023	UNIVERSITY OF SOUTH FLORIDA	Garrett Graby Mem. Schol. - Kaitlyn Finn		3,000.00
0000120170	08/16/2023	BORTEK INDUSTRIES, INC.	custodial supplies - IU bid		2,766.50
0000120171	08/16/2023	CONTINENTAL PRESS INC.	LE teaching supplies	HH teaching supplies	182.76
0000120172	08/16/2023	CRISIS PREVENTION INSTITUTE, INC.	ESSER - prof services		400.00
0000120173	08/16/2023	E.M. HERR FARM & HOME SUPPLY	maint supplies		17.99
0000120174	08/16/2023	EDWARDS BUSINESS SYSTEMS	HS copier fee	LE copier fee	400.39
0000120175	08/16/2023	LLSSAA	L-L secondary athletic association dues		3,499.52
0000120176	08/16/2023	LSSD - CAFETERIA ACCOUNT	Positive Referrals		94.70
0000120177	08/16/2023	M J EARL	HS custodial supplies		1,896.67
0000120178	08/16/2023	MEDCO SUPPLY COMPANY	trainer supplies		160.00
0000120179	08/16/2023	MUHLENBERG MEDICAL REPAIR INC	trainer equip - inspection		313.47
0000120180	08/16/2023	NASCO	LE art supplies		1,480.01
0000120181	08/16/2023	NRG BUSINESS MARKETING, LLC	HS water heater	MM water heater	512.61

FUND ACCOUNTING PAYMENT SUMMARY

Bank Account: GF - L-S GENERAL FUND **Payment Dates:** 08/09/2023 - 09/06/2023

Payment Categories: Regular Checks, Non-negotiable Disbursements, Direct Deposits, Manual Checks, Procurement Cards, Credit Cards

Sort: Payment Number

Payment #	Paymnt Dt	Vendor Name	Description Of Purchase	Description Of Purchase	Amount
0000120182	08/16/2023	PIONEER	field marking paint		98.48
0000120183	08/16/2023	PPL ELECTRIC UTILITIES	electric transp - campus	electric transp - Walnut Run	3,086.75
0000120184	08/16/2023	PROJECT LEAD THE WAY	Title IV supplies		1,000.00
0000120185	08/16/2023	PYRAMID SCHOOL PRODUCTS	LE teaching supplies - IU bid	HH teaching supplies - IU bid	2,177.90
0000120186	08/16/2023	QUADIENT FINANCE USA, INC.	postage for postage meter		3,000.00
0000120187	08/16/2023	ROCHESTER 100 INC	3rd grade teaching supplies		435.00
0000120188	08/16/2023	SCHOLASTIC INC.	LE classroom magazines		4,282.90
0000120189	08/16/2023	SCHOOL SPECIALTY LLC	LE teaching supplies	HH teaching supplies	2,453.83
0000120190	08/16/2023	SIEMENS INDUSTRY INC.	building - service agreement	security contract & SiPass subscription	100,383.00
0000120191	08/16/2023	SINGLEWIRE SOFTWARE	software		4,109.00
0000120192	08/16/2023	SOLANCO WRESTLING ASSOCIATION	wrestling tournament fee		350.00
0000120193	08/16/2023	STANLEY STEEMER	HS carpet cleaning	LE carpet cleaning	3,973.00
0000120194	08/16/2023	SUSQUEHANNA FORD	auto parts		43.88
0000120195	08/16/2023	TURNITIN, LLC	HS teaching supplies		6,445.00
0000120196	08/16/2023	UGI UTILITIES INC.	ntl gas transp - MM water heater		5,824.84
0000120197	08/16/2023	WEST LAMPETER COMMUNITY FAIR	West Lamp Fair booth space		225.00
0000120198	08/16/2023	WILLIAM V. MACGILL & CO.	LE nursing supplies		465.59
0000120199	08/17/2023	FULTON BANK N.A.	tech equip - lease for Chromebooks		95.00
0000120200	08/23/2023	ABDO PUBLISHING CO	LE library books		1,148.40
0000120201	08/23/2023	AGRITEER	sprayer pump repair		464.69
0000120202	08/23/2023	ALVAH M. SQUIBB COMPANY INC.	lesson plan book		30.06
0000120203	08/23/2023	AMERICHEM INTERNATIONAL, INC.	roll towels		4,973.10
0000120204	08/23/2023	ARCHITERRA PC	track painting		175.00
0000120205	08/23/2023	BINKLEY, TIMOTHY M.	HS painting		475.00
0000120206	08/23/2023	BSN SPORTS	softball supplies		3,187.83
0000120207	08/23/2023	CAPP INC	HVAC parts		779.86
0000120208	08/23/2023	CDW GOVERNMENT INC	software		10,570.25
0000120209	08/23/2023	CENTRAL SUSQUEHANNA I.U.	business office software		22,409.97
0000120210	08/23/2023	CM REGENT LLC	Life/LTD - August		2,648.22
0000120211	08/23/2023	COOPER PRINTING INC.	district newsletters	business cards - new hires	4,072.30
0000120212	08/23/2023	CRISIS PREVENTION INSTITUTE, INC.	ESSER - prof services		10,898.00
0000120213	08/23/2023	DECKER INC	LE custodial supplies		106.45
0000120214	08/23/2023	DEMCO	HH library supplies	nameplates	181.45
0000120215	08/23/2023	DICK BLICK	HS art supplies		3,849.52
0000120216	08/23/2023	DIRECT ENERGY BUSINESS	electric - campus	electric - SE	27,515.27
0000120217	08/23/2023	EDPUZZLE	Title IV supplies		6,277.50

FUND ACCOUNTING PAYMENT SUMMARY

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Payment #	Paymnt Dt	Vendor Name	Description Of Purchase	Description Of Purchase	Amount
0000120218	08/23/2023	EDWARDS BUSINESS SYSTEMS	print management services		24.56
0000120219	08/23/2023	EYEWORDS	LE spec ed supplies		109.07
0000120220	08/23/2023	FULL COMPASS SYSTEMS LTD	PAC equipment		3,903.90
0000120221	08/23/2023	GDC IT SOLUTIONS	computers		1,244.20
0000120222	08/23/2023	HANOVER PUBLIC SCHOOL DISTRICT	wrestling tournament fee		350.00
0000120223	08/23/2023	HAUSER, CRAIG	HS guitar maintenance		1,349.78
0000120224	08/23/2023	INGRAM LIBRARY SRVICES INC.	LE library books		231.48
0000120225	08/23/2023	IVY GRAPHICS	parking tags		699.20
0000120226	08/23/2023	J GARBER ENTERPRISES LLC	mow & trim - Walnut Run & SE		850.00
0000120227	08/23/2023	KEENAN ASSOCIATES	express scripts - August		2,735.70
0000120228	08/23/2023	KG CUSTOMS LLC	cart repairs		55.00
0000120229	08/23/2023	KURTZ BROS.	HH teaching supplies	LE teaching supplies	601.56
0000120230	08/23/2023	LANCASTER BIBLE COLLEGE	J. Aldus Herr Mem. Schol. - Daniel Marcroft		1,000.00
0000120231	08/23/2023	LANCASTER GENERAL HEALTH	drug screening - employees		140.00
0000120232	08/23/2023	LANCASTER GENERAL MEDICAL GROUP	medical services - August		9,400.00
0000120233	08/23/2023	LANCASTER-LEBANON INT. UNIT 13	Schoology subscription		12,750.00
0000120234	08/23/2023	LANC-LEB PUBLIC SCHOOLS INSURANCE POOL	worker's comp prem - install 2		51,585.00
0000120235	08/23/2023	LIFT INC.	routine lift maint		352.50
0000120236	08/23/2023	MCGRAW-HILL LLC	ESSER III - reading/math	HH textbooks	6,602.26
0000120237	08/23/2023	MEADIA HEIGHTS GOLF CLUB	golf course fee		2,500.00
0000120238	08/23/2023	MEDCO SUPPLY COMPANY	trainer supplies		115.05
0000120239	08/23/2023	MENCHEY MUSIC SERVICE INC.	HS band piccolo repair		155.00
0000120240	08/23/2023	MOREFIELD COMMUNICATIONS	tech - maintenance		23,218.95
0000120241	08/23/2023	PASBO	PASBO memberships		1,600.00
0000120242	08/23/2023	PATHWAYS THERAPY SOLUTIONS, LLC	ESY		1,350.00
0000120243	08/23/2023	PPL ELECTRIC UTILITIES	electric transp - early childhood		399.48
0000120244	08/23/2023	RED ROSE SCREEN PRINT AND AWARDS, INC.	golf shirts		729.93
0000120245	08/23/2023	ROCHESTER 100 INC	3rd grade teaching supplies		420.00
0000120246	08/23/2023	ROCKET MATH, LLC	ESSER III - software		2,200.00
0000120247	08/23/2023	SAFEGUARD BUSINESS SYSTEMS	MM printed checks		162.94
0000120248	08/23/2023	SHULTZ TRANSPORTATION COMPANY	ESY - transportation		10,501.98
0000120249	08/23/2023	SID HARVEY INDUSTRIES INC.	maint supplies		224.97
0000120250	08/23/2023	SUSQUEHANNA SHARPENING SVC	MM wood tech sharpening		49.00
0000120251	08/23/2023	TELE-PEST INC.	LE pest control		52.00

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0000120252	08/23/2023	THE ART STORE INC	LE teaching supplies - IU bid	HH teaching supplies - IU bid	1,943.85
0000120253	08/23/2023	TOTAL MOBILITY SERVICES	van 315 lift repair		311.19
0000120254	08/23/2023	TRANE U.S. INC.	HVAC work		508.50
0000120255	08/23/2023	TRUSTMARK HEALTH BENEFITS, INC.	insurance mgmt fee - Sept		16,004.63
0000120256	08/23/2023	VOYAGER SOPRIS LEARNING	MM spec ed textbooks		377.30
0000120257	08/23/2023	WALTERS SERVICES INC	portable toilets		181.44
0000120258	08/23/2023	WEAVER, AMOS H	large grate		130.00
0000120259	08/23/2023	WINNER'S CIRCLE CENTER, INC.	ESY		1,890.00
0000120260	08/28/2023	95 PERCENT GROUP INC	pupil personnel supplies		325.90
0000120261	08/28/2023	AMERICHEM INTERNATIONAL, INC.	roll towels		3,526.38
0000120262	08/28/2023	APPEL, YOST & ZEE LLP	legal fees		1,505.00
0000120263	08/28/2023	CAPITAL ELECTRIC	electrical parts		361.37
0000120264	08/28/2023	CASCADE SCHOOL SUPPLIES INC	LE teaching supplies - IU bid	HH teaching supplies - IU bid	61.41
0000120265	08/28/2023	CREST/GOOD MFG. CO.	maint part		280.54
0000120266	08/28/2023	D & J FARM STORE	tool batteries		300.00
0000120267	08/28/2023	DICK BLICK	HS art supplies		456.60
0000120268	08/28/2023	DIXIE LAND ENERGY	gas at WLT for vans		2,791.91
0000120269	08/28/2023	E.M. HERR FARM & HOME SUPPLY	maint supplies		147.16
0000120270	08/28/2023	EBERSOLE'S VACUUM CLEANER	LE vac repair	LE custodial supplies	336.87
0000120271	08/28/2023	EDWARDS BUSINESS SYSTEMS	print management services		16.38
0000120272	08/28/2023	FRY, KELLI	ESY - transportation		255.45
0000120273	08/28/2023	G.R. MITCHELL INC.	maint supplies		377.00
0000120274	08/28/2023	GDC IT SOLUTIONS	tech supplies		764.00
0000120275	08/28/2023	GEORGE, ELIAS E.	ESL - translations		75.00
0000120276	08/28/2023	H & F TIRE SERVICE	ATV tube		27.50
0000120277	08/28/2023	Hamburg Area School District	wrestling entry fee		375.00
0000120278	08/28/2023	HARBOR FREIGHT TOOLS	maint supplies		22.90
0000120279	08/28/2023	HENRY SCHEIN INC	HH nursing supplies - IU bid	MM nursing supplies - IU bid	173.11
0000120280	08/28/2023	HERRING, DAWN	LE piano tuning		280.00
0000120281	08/28/2023	IXL LEARNING	Title IV non pub - Anchor Christian		938.00
0000120282	08/28/2023	JOSTEN'S INC.	Burrowes Scholar - pin boxes		423.50
0000120283	08/28/2023	JW PEPPER & SON INC.	HS vocal music supplies	MM orchestra music	1,703.99
0000120284	08/28/2023	KURTZ BROS.	LE teaching supplies - IU bid	HH teaching supplies - IU bid	1,328.69
0000120285	08/28/2023	LOWE'S COMPANIES INC	LE custodial supplies	HS tech lab supplies	634.47
0000120286	08/28/2023	L-S VOLLEYBALL BOOSTER CLUB	volleyball supplies		750.00
0000120287	08/28/2023	M J EARL	LE custodial supplies	HS custodial supplies	2,128.06

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0000120288	08/28/2023	MARTIN APPLIANCE	refrigerator		629.95
0000120289	08/28/2023	MEDCO SUPPLY COMPANY	to be reimb - shoulder stabilizer		144.15
0000120290	08/28/2023	MENCHEY MUSIC SERVICE INC.	elem orchestra supplies	elem band french horn repair	757.00
0000120291	08/28/2023	NATIONAL ART & SCHOOL SUPPLIES	LE teaching supplies - IU bid	HH teaching supplies - IU bid	6,433.64
0000120292	08/28/2023	NOLT'S AUTO PARTS INC	maint supplies	oil filter	150.49
0000120293	08/28/2023	NUTRIEN AG SOLUTIONS	lawn treatment supplies		1,920.00
0000120294	08/28/2023	OFFICE BASICS INC.	LE teaching supplies	HH teaching supplies	8,625.70
0000120295	08/28/2023	PENN STONE	maint supplies		236.21
0000120296	08/28/2023	PPL ELECTRIC UTILITIES	electric transp - SE		180.31
0000120297	08/28/2023	PYRAMID SCHOOL PRODUCTS	trainer supplies - IU bid		45.98
0000120298	08/28/2023	RESOURCE RENTALS AND SALES	maint supplies		35.99
0000120299	08/28/2023	RHOADS ENERGY CORP	diesel fuel - transportation	unleaded gas - transportation	24,849.41
0000120300	08/28/2023	RICH INC.	Brent Wheel - art	HS art supplies	4,308.65
0000120301	08/28/2023	RODRIGUEZ, THANNIA E.	ESL - translations		187.00
0000120302	08/28/2023	SCHOLASTIC INC.	ELA magazines		219.78
0000120303	08/28/2023	SCHOLASTIC INC.	HH classroom magazines		4,875.45
0000120304	08/28/2023	SCHOOL HEALTH CORPORATION	HH nursing supplies - IU bid		9.60
0000120305	08/28/2023	SCHOOL SPECIALTY LLC	MM teaching supplies	MM teaching supplies - 6th	101.85
0000120306	08/28/2023	SHULTZ TRANSPORTATION COMPANY	transp - softball		3,508.31
0000120307	08/28/2023	SID HARVEY INDUSTRIES INC.	maint supplies		306.75
0000120308	08/28/2023	SWEETWATER	HH orchestra supplies		197.70
0000120309	08/28/2023	T & W TRAFFIC CONTROL	traffic signs		793.00
0000120310	08/28/2023	THE CERAMIC SHOP	HS kiln repair		389.19
0000120311	08/28/2023	THINK BOARD	whiteboard resurfacing		7,879.81
0000120312	08/28/2023	TRANE U.S. INC.	HVAC part		269.22
0000120313	08/28/2023	VARSITY SPIRIT FASHIONS	cheerleading supplies		420.95
0000120314	08/28/2023	VERITIV OPERATING COMPANY	can liners		13,903.64
0000120315	08/28/2023	VOYAGER SOPRIS LEARNING	Title I supplies		5,346.00
0000120316	08/28/2023	WEINSTEIN SUPPLY CORPORATION	maint part	plumbing supplies	1,289.91
0000120317	08/28/2023	WIZARD LOCK & SAFE CO.	keys		31.57
0000120318	09/06/2023	ACCELERATE EDUCATION	LLVS elementary workbooks		408.00
0000120319	09/06/2023	AMERICHEM INTERNATIONAL, INC.	roll towels		3,933.27
0000120320	09/06/2023	AUKAMP BONNIE	vision reimb		640.20
0000120321	09/06/2023	BROWN TRANSMISSION & BEARING	maint parts		214.50
0000120322	09/06/2023	COOPER PRINTING INC.	school calendars		5,817.09
0000120323	09/06/2023	CURRICULUM ASSOCIATES INC.	Title I supplies		4,048.99

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0000120324	09/06/2023	DIXIE LAND ENERGY	gas at WLT for vans		1,801.29
0000120325	09/06/2023	EYEWORDS	LE spec ed supplies		82.11
0000120326	09/06/2023	FLINN SCIENTIFIC INC.	HS science supplies		2,474.99
0000120327	09/06/2023	GARDEN SPOT MECHANICAL INC.	plumbing work - HH		2,400.00
0000120328	09/06/2023	HAUSER, CRAIG	HS vocal music supplies		102.00
0000120329	09/06/2023	HILLYARD	toilet tissue		8,179.86
0000120330	09/06/2023	HOUGHTON MIFFLIN HARCOURT PUBLISHING CO.	HH textbooks		1,064.88
0000120331	09/06/2023	INGRAM LIBRARY SRVICES INC.	LE library books		20.84
0000120332	09/06/2023	LANCASTER-LEBANON INT. UNIT 13	PIMS consulting - July	software	1,415.50
0000120333	09/06/2023	LEARNING WITHOUT TEARS	LE spec ed supplies		109.56
0000120334	09/06/2023	MEDCO SUPPLY COMPANY	trainer supplies		27.86
0000120335	09/06/2023	MENCHEY MUSIC SERVICE INC.	HS band trumpet repair		381.75
0000120336	09/06/2023	NASCO	LE art supplies		244.92
0000120337	09/06/2023	OFFICE BASICS INC.	HS copy paper	nameplate - T. Horst	1,543.45
0000120338	09/06/2023	PETTY CASH	principal food	postage	31.85
0000120339	09/06/2023	PHILADELPHIA SECURITY PRODUCTS	HS phys ed supplies		373.05
0000120340	09/06/2023	RODRIGUEZ, THANNIA E.	ESL - translations	Title I - translations	113.33
0000120341	09/06/2023	SHULTZ TRANSPORTATION COMPANY	2022/23 fuel reconciliation		19,400.21
0000120342	09/06/2023	SMECKER JEFFREY	dental reimb		1,500.60
0000120343	09/06/2023	STANLEY STEEMER	HS carpet cleaning		2,557.40
0000120344	09/06/2023	STEVE WEISS MUSIC	HS band supplies		1,337.85
0000120345	09/06/2023	TELE-PEST INC.	LE pest control		52.00
0000120346	09/06/2023	TOTAL MOBILITY SERVICES	van 306 lift inspection and repair		2,266.32
0000120347	09/06/2023	UGI UTILITIES INC.	ntl gas transp fee - LE kitchen	ntl gas - admin bldg	175.71
0000120348	09/06/2023	UNIVERSITY OF OREGON	SWIS annual license		350.00
0000120349	09/06/2023	WITMER MULCH	playground mulch		78.00
0000120350	09/06/2023	WIZARD LOCK & SAFE CO.	lock work		106.50
0000120351	09/06/2023	WORLD BOOK INC	MM library - online package		3,855.32
D000308972	09/06/2023	BAKER LECINDA	vision reimb		487.20 D
D000308973	09/06/2023	BAYLOR TIMOTHY	dental reimb		231.00 D
D000308974	09/06/2023	BEERS JENNIFER D	dental reimb		102.00 D
D000308975	09/06/2023	BITLER DONNA	tuition reimb	vision reimb	1,968.00 D
D000308976	09/06/2023	BLAIR, EMILIE J	dental reimb		329.00 D
D000308977	09/06/2023	BLOSE MATTHEW A	dental reimb		283.00 D
D000308978	09/06/2023	BRUBAKER, MICHELLE T	dental reimb	vision reimb	829.40 D

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D000308979	09/06/2023	BURKHART, MEGAN E	vision reimb	dental reimb	348.00 <i>D</i>
D000308980	09/06/2023	BURNS LAUREN	dental reimb		105.00 <i>D</i>
D000308981	09/06/2023	BYRNES JARED M	dental reimb		255.00 <i>D</i>
D000308982	09/06/2023	CANTRELL SCOTT	vision reimb		458.46 <i>D</i>
D000308983	09/06/2023	CANTY MICHAEL J.	dental reimb		152.00 <i>D</i>
D000308984	09/06/2023	CURTIS, MELISSA A	vision reimb		500.00 <i>D</i>
D000308985	09/06/2023	DIEHL, CHELSEA M	dental reimb		134.00 <i>D</i>
D000308986	09/06/2023	DIETRICH, CYNTHIA N	dental reimb		127.00 <i>D</i>
D000308987	09/06/2023	DODSON JO CAROLE	dental reimb		2,000.00 <i>D</i>
D000308988	09/06/2023	EBERLY KERRI	dental reimb		416.00 <i>D</i>
D000308989	09/06/2023	FAKOLT DAVID	dental reimb		340.00 <i>D</i>
D000308990	09/06/2023	FEENEY BENJAMIN	vision reimb	membership - Costco	314.73 <i>D</i>
D000308991	09/06/2023	FEHRENBACHER LAURA	dental reimb		754.00 <i>D</i>
D000308992	09/06/2023	FLUCK ELIZABETH	dental reimb		146.00 <i>D</i>
D000308993	09/06/2023	FRY JODI A	vision reimb		250.00 <i>D</i>
D000308994	09/06/2023	GARCIA, ALICIA M	tuition reimb		6,317.00 <i>D</i>
D000308995	09/06/2023	GARRETT, LINDSAY E	dental reimb		155.00 <i>D</i>
D000308996	09/06/2023	GETCHIS MICHELLE	vision reimb	dental reimb	290.96 <i>D</i>
D000308997	09/06/2023	GIBSON BENJAMIN	tuition reimb		1,378.00 <i>D</i>
D000308998	09/06/2023	GLEIBERMAN ALYSON	dental reimb	vision reimb	2,337.50 <i>D</i>
D000308999	09/06/2023	GROVE KARA	dental reimb		76.00 <i>D</i>
D000309000	09/06/2023	HARDEN, MELINDA A	dental reimb		1,915.00 <i>D</i>
D000309001	09/06/2023	HARNISH ANNE	dental reimb		207.00 <i>D</i>
D000309002	09/06/2023	HARNISH KATRINA	dental reimb	vision reimb	744.97 <i>D</i>
D000309003	09/06/2023	HART CLAUDINE	dental reimb		155.00 <i>D</i>
D000309004	09/06/2023	HEARN, KYLIE J	tuition reimb		1,548.00 <i>D</i>
D000309005	09/06/2023	HEETER BRADLEY	dental reimb		549.00 <i>D</i>
D000309006	09/06/2023	HENRY MELANIE	vision reimb		471.48 <i>D</i>
D000309007	09/06/2023	HESS ALLISON	dental reimb		105.00 <i>D</i>
D000309008	09/06/2023	HESS ANDREW P	dental reimb		222.00 <i>D</i>
D000309009	09/06/2023	HEYSER WILLIAM T.	dental reimb		1,342.00 <i>D</i>
D000309010	09/06/2023	HIGGINS MICHELE	dental reimb		188.00 <i>D</i>
D000309011	09/06/2023	HOGAN KIMBERLY L	dental reimb		125.00 <i>D</i>
D000309012	09/06/2023	HOLLERN FAITH A	dental reimb		588.75 <i>D</i>
D000309013	09/06/2023	HOUCK JEFFREY S	tuition reimb		3,615.00 <i>D</i>
D000309014	09/06/2023	IRWIN, LINDA M	dental reimb		148.00 <i>D</i>

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D000309015	09/06/2023	JOHNSON JOAN	dental reimb		1,300.00 <i>D</i>
D000309016	09/06/2023	KONKLE, JANELLE	dental reimb		102.00 <i>D</i>
D000309017	09/06/2023	KRASNAI ED	dental reimb	vision reimb	311.69 <i>D</i>
D000309018	09/06/2023	KRULOCK, KENDALL R	tuition reimb		1,545.00 <i>D</i>
D000309019	09/06/2023	KRUPPENBACH CONNIE	vision reimb		500.00 <i>D</i>
D000309020	09/06/2023	LIPPY BRANDEN	conference hotel & flight	dental reimb	1,320.96 <i>D</i>
D000309021	09/06/2023	LONG PAULA	vision reimb	dental reimb	455.00 <i>D</i>
D000309022	09/06/2023	LUCARINO MARY L	dental reimb	vision reimb	798.00 <i>D</i>
D000309023	09/06/2023	MARSH JEFFREY B	dental reimb		93.00 <i>D</i>
D000309024	09/06/2023	MASER KRISTIN W.	dental reimb		378.00 <i>D</i>
D000309025	09/06/2023	MCGOUGH AMY	vision reimb		332.80 <i>D</i>
D000309026	09/06/2023	MORGAN DERRICK	dental reimb		300.00 <i>D</i>
D000309027	09/06/2023	NEFF TERESA	dental reimb		186.00 <i>D</i>
D000309028	09/06/2023	NEW STORY LLC	ESY		21,870.00 <i>D</i>
D000309029	09/06/2023	NOLT JEFFREY	dental reimb		155.00 <i>D</i>
D000309030	09/06/2023	OBERHOLTZER HOLLY	dental reimb	reimb - PAAE conference registration	384.00 <i>D</i>
D000309031	09/06/2023	PARISE KAREN L.	dental reimb		128.25 <i>D</i>
D000309032	09/06/2023	PAULINELLIE HEIDI	vision reimb		125.00 <i>D</i>
D000309033	09/06/2023	PEART KEVIN S.	dental reimb		559.00 <i>D</i>
D000309034	09/06/2023	REHM ALLISON	dental reimb		246.00 <i>D</i>
D000309035	09/06/2023	RETTEW SUSAN	HS ELA supplies		32.97 <i>D</i>
D000309036	09/06/2023	RICE, AMY A	dental reimb		363.00 <i>D</i>
D000309037	09/06/2023	RIDENOUR VICTOR J	dental reimb	vision reimb	1,599.96 <i>D</i>
D000309038	09/06/2023	RIEHL JOSHUA A	dental reimb		171.00 <i>D</i>
D000309039	09/06/2023	RIVER ROCK ACADEMY, LLC	2 slots at River Rock		6,304.43 <i>D</i>
D000309040	09/06/2023	ROBISON, CORY S	MM snacks	staff luncheon	70.46 <i>D</i>
D000309041	09/06/2023	ROYER LARRY	dental reimb		168.00 <i>D</i>
D000309042	09/06/2023	SCHATZMANN MICHELLE L	tuition reimb		1,620.00 <i>D</i>
D000309043	09/06/2023	SHAUBACH ROBERT	vision reimb		290.20 <i>D</i>
D000309044	09/06/2023	SIDOROV ABBEY E.	dental reimb		581.80 <i>D</i>
D000309045	09/06/2023	SMITH KIMBERLY B.	dental reimb		976.50 <i>D</i>
D000309046	09/06/2023	SNOOK, KATIE A	dental reimb		198.00 <i>D</i>
D000309047	09/06/2023	SPEALMAN AMANDA	vision reimb		445.48 <i>D</i>
D000309048	09/06/2023	SPEALMAN STEPHEN A	dental reimb	vision reimb	290.00 <i>D</i>
D000309049	09/06/2023	SWARR JEFFREY	tuition reimb	dental reimb	1,802.00 <i>D</i>
D000309050	09/06/2023	THE VISTA SCHOOL	tuition	nursing & personal care assistant services	17,541.94 <i>D</i>

FUND ACCOUNTING PAYMENT SUMMARY

Bank Account: GF - L-S GENERAL FUND Payment Dates: 08/09/2023 - 09/06/2023

Payment Categories: Regular Checks, Non-negotiable Disbursements, Direct Deposits, Manual Checks, Procurement Cards, Credit Cards

Sort: Payment Number

Payment #	Paymnt Dt	Vendor Name	Description Of Purchase	Description Of Purchase	Amount
D000309051	09/06/2023	THIESEN, BRITTANY C	dental reimb		203.00 <i>D</i>
D000309052	09/06/2023	TITTER ADAM	dental reimb	vision reimb	608.00 <i>D</i>
D000309053	09/06/2023	US-RX CARE	pharmacy - mgmt program - August		2,487.00 <i>D</i>
D000309054	09/06/2023	VALENZO WILLIAM J.	dental reimb		268.00 <i>D</i>
D000309055	09/06/2023	WELSH, RACHEL M	vision reimb		492.96 <i>D</i>
D000309056	09/06/2023	WILLIAMS MARY E	dental reimb	vision reimb	423.00 <i>D</i>
D000309057	09/06/2023	WILLIG CHRISTINE	dental reimb		138.00 <i>D</i>
D000309058	09/06/2023	WITMER, OLIVIA M	tuition reimb	dental reimb	1,770.00 <i>D</i>
D000309059	09/06/2023	WOLGEMUTH LEANNE	vision reimb		430.96 <i>D</i>
D000309060	09/06/2023	YOCUM REBECCA	dental reimb		250.00 <i>D</i>
D000309061	09/06/2023	YOUNG MARK	dental reimb		1,566.00 <i>D</i>
D000309062	09/06/2023	ZIMMERMAN, HOPE L	dental reimb		290.00 <i>D</i>
* BANK082023	08/16/2023	TRUIST BANK	Standby Letter of Credit		6,680.00
* DELAGE0808	08/08/2023	DE LAGE LANDEN PUBLIC FINANCE LLC	Copier Lease		3,222.12
* EHCC082923	08/29/2023	EHCC	EHCC - Stop Loss Premium		41,337.71
* EXPSCR0829	08/29/2023	EXPRESS SCRIPTS	Express Scripts - Claims	Express Scripts Rebate - Q1 2023	70,555.78
* FED0000804	08/04/2023	FEDERAL TAX PAYMENT SYSTEM	Purpose: EE FED Pay Date: 8/4/2023	Purpose: ER FICA Pay Date: 8/4/2023	206,946.94
* FED0000818	08/18/2023	FEDERAL TAX PAYMENT SYSTEM	Purpose: EE FED Pay Date: 8/18/2023	Purpose: ER FICA Pay Date: 8/18/2023	198,560.31
* HSA0000804	08/04/2023	HEALTH EQUITY	DED: HSA Contr - Pay Date: 8/4/2023		12,097.57
* HSAADJ0823	08/08/2023	HEALTH EQUITY	ER HSA Contribution		1,923.10
* HSA0000818	08/18/2023	HEALTH EQUITY	DED: HSA Contr - Pay Date: 8/18/2023		12,265.27
* PAT0000804	08/04/2023	PA DEPARTMENT OF REVENUE	Purpose: EE STPA Pay Date: 8/4/2023		26,388.32
* PAT0000818	08/18/2023	PA DEPARTMENT OF REVENUE	Purpose: EE STPA Pay Date: 8/18/2023		25,292.80
* PENS000818	08/11/2023	PENSERV PLAN SERVICES INC.	DED: ROTH AXA - Pay Date: 8/18/2023	DED: 403B Sec Life - Pay Date: 8/18/2023	12,714.00
* PENS000901	08/29/2023	PENSERV PLAN SERVICES INC.	DED: ROTH AXA - Pay Date: 9/1/2023	DED: 403B Sec Life - Pay Date: 9/1/2023	12,835.96
* PNC0801231	08/01/2023	PNC BANK N.A.	Procurement Card Purchases		1,179.75 <i>#</i>
* PNC0801232	08/01/2023	PNC BANK N.A.	Procurement Card Purchases		20,989.23
* PSER000731	08/03/2023	PUB SCH EMPLOYES RETIREMENT	Purpose: EE RETP Pay Date: 7/21/2023	Purpose: EE RETP Pay Date: 7/7/2023	130,845.86
* PSER000831	08/18/2023	PUB SCH EMPLOYES RETIREMENT	Purpose: EE RETP Pay Date: 8/4/2023	Purpose: EE RETP Pay Date: 8/18/2023	131,378.90
* SCD0000804	08/04/2023	PA SCDU	DED: Child Support - Pay Date: 8/4/2023		1,265.44
* SCD0000818	08/18/2023	PA SCDU	DED: Child Support - Pay Date: 8/18/2023		1,265.44
* TCF0080823	08/08/2023	TCF Capital Solutions	Lease - 2019 Ford Transit Van		545.89
* TCF0081023	08/10/2023	TCF Capital Solutions	Lease - 2020 Ford Transit Van		571.91
* TCF0081923	08/21/2023	TCF Capital Solutions	Lease - 2019 Ford Transit Van		545.89
* TRSTMK0829	08/29/2023	TRUSTMARK HEALTH BENEFITS, INC.	Trustmark - Claims	Trustmark - Flex Claims	199,885.31
* TRUINV0723	07/31/2023	TRUIST BANK	Bank Fees - Truist Investments		2,170.24

FUND ACCOUNTING PAYMENT SUMMARY

Bank Account: GF - L-S GENERAL FUND **Payment Dates:** 08/09/2023 - 09/06/2023

Payment Categories: Regular Checks, Non-negotiable Disbursements, Direct Deposits, Manual Checks, Procurement Cards, Credit Cards

Sort: Payment Number

Payment #	Paymnt Dt	Vendor Name	Description Of Purchase	Description Of Purchase	Amount
* TRUIST0723	07/31/2023	TRUIST BANK	Bank Fees - Truist		40.43
* VOYA080423	08/07/2023	VOYA - PSERS	EE PSERS DC Contributions	ER PSERS DC Contributions	2,621.85
* VOYA081823	08/21/2023	VOYA - PSERS	EE PSERS DC Contributions	ER PSERS DC Contributions	2,381.70

10 - General Fund 1,897,706.36

Grand Total All Funds 1,897,706.36

Grand Total Credit Cards 0.00

Grand Total Direct Deposits 105,480.81

Grand Total Manual Checks 0.00

Grand Total Other Disbursement Non-negotiables 1,126,507.72

Grand Total Procurement Card Other Disbursement Non-negotiables 0.00

Grand Total Regular Checks 665,717.83

Grand Total All Payments 1,897,706.36

FUND ACCOUNTING PAYMENT SUMMARY

Bank Account: CF - CAFETERIA ACCOUNT **Payment Dates:** 08/09/2023 - 09/06/2023

Payment Categories: Regular Checks, Non-negotiable Disbursements, Direct Deposits, Manual Checks, Procurement Cards, Credit Cards

Sort: Payment Number

Payment #	Paymnt Dt	Vendor Name	Description Of Purchase	Description Of Purchase	Amount
0000007812	08/16/2023	FEESERS INC.	MM Food	HS Food	26,196.44
0000007813	08/16/2023	GILBERT CONSULTING LLC	Staff Training	Serve Safe MM	1,305.00
0000007814	08/16/2023	K & D FACTORY SERVICE INC.	HS Dishwasher	MM Milk Cooler	3,328.09
0000007815	08/16/2023	MCALEER, MILISSA S	conference - mileage, room & food	7/20 Culinary Training mileage	1,013.17
0000007816	08/16/2023	PETTY CASH	HH BOY Catering food	PC-Office supplies	346.20
0000007817	08/16/2023	PRIMEROEDGE	2023/24 Annual Software Lic		2,575.00
0000007818	08/16/2023	SCHEID PRODUCE INC.	Summer Produce Program		1,967.85
0000007819	08/16/2023	SCHMIDT, CHERYL	conference - mileage, room & food	Culinary Training Mileage	1,048.83
0000007820	08/16/2023	SWISS DAIRY	HH Teas		106.40
0000007821	08/16/2023	TELE-PEST INC.	HS Pest Control		407.00
0000007822	08/16/2023	ZIMMERMAN AMBER D	conference - mileage, room & food	7/20 Culinary Training mileage	766.06

51 - FOOD SERVICE/CAFETERIA

39,060.04

Grand Total All Funds

39,060.04

Grand Total Credit Cards

0.00

Grand Total Direct Deposits

0.00

Grand Total Manual Checks

0.00

Grand Total Other Disbursement Non-negotiables

0.00

Grand Total Procurement Card Other Disbursement Non-negotiables

0.00

Grand Total Regular Checks

39,060.04

Grand Total All Payments

39,060.04

* - Non-Negotiable Disbursement + - Procurement Card Non-Negotiable # - Payable within Payment P - Prenote D - Direct Deposit C - Credit Card

08/29/2023 12:47:33 PM

LAMPETER-STRASBURG SCHOOL DISTRICT

Page 1 of 1

FUND ACCOUNTING PAYMENT SUMMARY

Bank Account: CR - CAPITAL RESERVE ACCT **Payment Dates:** 08/09/2023 - 09/06/2023

Payment Categories: Regular Checks, Non-negotiable Disbursements, Direct Deposits, Manual Checks, Procurement Cards, Credit Cards

Sort: Payment Number

Payment #	Paymnt Dt	Vendor Name	Description Of Purchase	Description Of Purchase	Amount
0000004533	08/14/2023	TRACY APPRAISAL SERVICES INC.	appraisal - SE		3,000.00
0000004534	08/23/2023	CRABTREE ROHRBAUGH & ASSOCIATES INC.	professional services - MM - cap reserve	professional services - early childhood - cap reserve	40,620.99
0000004535	08/23/2023	K & D FACTORY SERVICE INC.	preventative maint - cafe - cap reserve		6,353.00
0000004536	08/23/2023	KEYSTONE GUN-KRETE, LLC	concrete work - HH & MM - cap reserve		22,250.00
0000004537	08/23/2023	LANCASTER ASPHALT SYSTEMS, INC.	pavement marking - cap reserve		10,205.00
0000004538	08/23/2023	MID ATLANTIC VALUATION GROUP INC	appraisal fee - SE - cap reserve		5,000.00
32 - Capital Reserve					87,428.99
Grand Total All Funds					87,428.99
Grand Total Credit Cards					0.00
Grand Total Direct Deposits					0.00
Grand Total Manual Checks					0.00
Grand Total Other Disbursement Non-negotiables					0.00
Grand Total Procurement Card Other Disbursement Non-negotiables					0.00
Grand Total Regular Checks					87,428.99
Grand Total All Payments					87,428.99

* - Non-Negotiable Disbursement + - Procurement Card Non-Negotiable # - Payable within Payment P - Prenote D - Direct Deposit C - Credit Card

FUND ACCOUNTING PAYMENT SUMMARY

Bank Account: CP - CAPITAL PROJECTS FUND **Payment Dates:** 08/09/2023 - 09/06/2023

Payment Categories: Regular Checks, Non-negotiable Disbursements, Direct Deposits, Manual Checks, Procurement Cards, Credit Cards

Sort: Payment Number

Payment #	Paymnt Dt	Vendor Name	Description Of Purchase	Description Of Purchase	Amount
0000001098	08/23/2023	ECI CONSTRUCTION LLC	construction - early childhood		1,934,203.65
0000001099	08/23/2023	FREY LUTZ	HVAC work - early childhood		157,181.08
0000001100	08/23/2023	GARDEN SPOT MECHANICAL INC.	plumbing work - capital projects		27,702.00
0000001101	08/23/2023	GARDEN SPOT MECHANICAL INC.	HVAC work - capital projects		46,125.00
0000001102	08/23/2023	HERR, KYLE L	electrical work - capital projects		36,052.08
0000001103	08/23/2023	JAY R REYNOLDS INC	plumbing work - early childhood		104,956.19
0000001104	08/23/2023	MCCARTY & SON INC.	electrical work - early childhood		93,897.00
0000001105	09/06/2023	MBCC LLC	rep services - early childhood		5,850.00
0000001106	09/06/2023	QUALITY ASSURANCE PLUS, INC.	professional services - critical capital projects	professional services - early childhood	9,357.20
0000001107	09/06/2023	RISK PROGRAM ADMINISTRATORS	Builder's Risk Insurance - early childhood		16,358.00
39 - Capital Projects					2,431,682.20
Grand Total All Funds					2,431,682.20
Grand Total Credit Cards					0.00
Grand Total Direct Deposits					0.00
Grand Total Manual Checks					0.00
Grand Total Other Disbursement Non-negotiables					0.00
Grand Total Procurement Card Other Disbursement Non-negotiables					0.00
Grand Total Regular Checks					2,431,682.20
Grand Total All Payments					2,431,682.20

* - Non-Negotiable Disbursement + - Procurement Card Non-Negotiable # - Payable within Payment P - Prenote D - Direct Deposit C - Credit Card



Date	Transaction Description	Debit	Credit	Balance
8/8/2023	Beginning Balance in ArbiterPay Account			3,552.55
8/18/2023	Upload Funds into ArbiterPay (EFT)		10,000.00	
8/21/2023	Lampeter-Strasburg High School, 8/19/2023, Group 102155, Game 510693, 10:00 AM, Game Fee \$90.00, Bob Gramola	90.00		
8/21/2023	Lampeter-Strasburg High School, 8/19/2023, Group 102155, Game 510693, 10:00 AM, Game Fee \$90.00, Bob Resch	90.00		
8/21/2023	Lampeter-Strasburg High School, 8/19/2023, Group 102155, Game 510693, 10:00 AM, Game Fee \$90.00, Ian Daecher	90.00		
8/21/2023	Lampeter-Strasburg High School, 8/19/2023, Group 102155, Game 510693, 10:00 AM, Game Fee \$90.00, Rick Delgiorno	90.00		
8/21/2023	Lampeter-Strasburg High School, 8/19/2023, Group 102155, Game 510693, 10:00 AM, Game Fee \$90.00, Ted Loose	90.00		
8/21/2023	Lampeter-Strasburg High School, 8/19/2023, Group 105238, Game 519961, 10:00 AM, Game Fee \$56.25, David Wilson	56.25		
8/21/2023	Lampeter-Strasburg High School, 8/19/2023, Group 105238, Game 519961, 10:00 AM, Game Fee \$56.25, Luke Wilson	56.25		
8/21/2023	Lampeter-Strasburg High School, 8/19/2023, Group 105238, Game 520497, 10:00 AM, Game Fee \$69.75, Jesse Lopez	69.75		
8/21/2023	Lampeter-Strasburg High School, 8/19/2023, Group 105238, Game 520497, 10:00 AM, Game Fee \$69.75, Steven Jacobs	69.75		
8/23/2023	Lampeter-Strasburg High School, 8/22/2023, Group 106937, Game 892384, 4:00 PM, Game Fee \$66.75, Paula Musselman	66.75		
8/23/2023	Lampeter-Strasburg High School, 8/22/2023, Group 106937, Game 892384, 4:00 PM, Game Fee \$66.75, TODD REITNOUER	66.75		
8/24/2023	Lampeter-Strasburg High School, 8/23/2023, Group 105238, Game 517733, 5:30 PM, Game Fee \$126.00, Braden Elliott	126.00		
8/24/2023	Lampeter-Strasburg High School, 8/23/2023, Group 105238, Game 517733, 5:30 PM, Game Fee \$126.00, Max Kinderwater	126.00		
8/28/2023	Lampeter-Strasburg High School, 8/26/2023, Group 105238, Game 520505, 9:00 AM, Game Fee \$64.00, Jim Baker	64.00		
8/28/2023	Lampeter-Strasburg High School, 8/26/2023, Group 105238, Game 520505, 9:00 AM, Game Fee \$93.00, Phillip Stoltzfus	93.00		
8/28/2023	Lampeter-Strasburg High School, 8/26/2023, Group 105238, Game 520506, 9:00 AM, Game Fee \$93.00, Jonathan Damon	93.00		
8/28/2023	Lampeter-Strasburg High School, 8/26/2023, Group 105238, Game 520506, 9:00 AM, Game Fee \$93.00, Mark Wagner	93.00		
8/28/2023	Lampeter-Strasburg High School, 8/26/2023, Group 105238, Game 520507, 9:00 AM, Game Fee \$64.00, David Malles	64.00		
8/28/2023	Lampeter-Strasburg High School, 8/26/2023, Group 105238, Game 520508, 9:00 AM, Game Fee \$93.00, Mitchell Poet	93.00		
8/28/2023	Lampeter-Strasburg High School, 8/26/2023, Group 105238, Game 520513, 10:30 AM, Game Fee \$33.00, Donald Orner	33.00		
8/28/2023	Lampeter-Strasburg High School, 8/26/2023, Group 105238, Game 520515, 10:30 AM, Game Fee \$33.00, Emma Elwell	33.00		
8/28/2023	Lampeter-Strasburg High School, 8/26/2023, Group 105238, Game 520518, 11:15 AM, Game Fee \$64.00, Steven Walker	64.00		
8/28/2023	Lampeter-Strasburg High School, 8/26/2023, Group 105238, Game 520518, 11:15 AM, Game Fee \$64.00, Steven Wissler	64.00		
8/28/2023	Lampeter-Strasburg High School, 8/26/2023, Group 105238, Game 520519, 11:15 AM, Game Fee \$64.00, Donna Underwood	64.00		
8/28/2023	Lampeter-Strasburg High School, 8/26/2023, Group 105238, Game 520519, 11:15 AM, Game Fee \$64.00, Wayne Nguyen	64.00		
8/28/2023	Lampeter-Strasburg High School, 8/26/2023, Group 105238, Game 520520, 11:15 AM, Game Fee \$64.00, David Wilson	64.00		
8/28/2023	Lampeter-Strasburg High School, 8/26/2023, Group 105238, Game 520520, 11:15 AM, Game Fee \$64.00, Luke Wilson	64.00		
	Total Payments to Officials - 8/9/2023 - 8/29/2023	2,037.50		
	Processing Fees	87.75		
	Total Paid from ArbiterPay Account	2,125.25		
8/29/2023	Ending Balance in ArbiterPay Account			11,427.30

IN THE COURT OF COMMON PLEAS OF LANCASTER COUNTY, PENNSYLVANIA
PROTHONOTARY
CIVIL COVER SHEET

PLEASE LIST NAMES AND ADDRESSES OF ADDITIONAL PARTIES ON A SEPARATE SHEET.

ALL PARTY INFORMATION IS REQUIRED INCLUDING ZIP CODES. ALL PARTY INFORMATION MUST MATCH THE PLEADING. PLEASE DO NOT STAPLE THE COVER SHEET TO THE PLEADING. IF AN EVENT NEEDS TO BE SCHEDULED, A CAO SCHEDULING COVER SHEET MUST ALSO BE ATTACHED.

TYPE OF ACTION: Petition for Private Sale of Real Estate



PARTY INFORMATION

PLAINTIFF'S NAME: Lampeter- Strasburg School District

DEFENDANT'S NAME: _____

ADDRESS: PO Box 428
Lampeter, PA 17537
*If confidential,
use 2nd sheet*

ADDRESS: _____

MUNICIPALITY: _____

MUNICIPALITY: _____

TWP/BOROUGH: West Lampeter

TWP/BOROUGH: _____

DOB: _____ TELEPHONE #: (717) 464-3311
(mm/dd/yyyy) (#####)

DOB: _____ TELEPHONE #: _____
(mm/dd/yyyy) (#####)

FILING ATTORNEY / FILING PARTY INFORMATION

FIRM/OFFICE: Appel, Yost & Zee LLP

FILING ATTORNEY/PARTY: William J. Cassidy Jr. and Stephen Moniak

AOPC: (Attorney ID) #: 31724/80035

ADDRESS: 33 North Duke Street

CITY: Lancaster

STATE: PA

ZIP CODE: 17602

TELEPHONE #: (717) 394-0521

(#####)

EMAIL: Bcassidy@ayzlaw.com and Smoniak@ayzlaw.com

TAX LIEN INFORMATION

MUNICIPALITY: _____

MAP REFERENCE: _____

DEED BOOK: _____

DEED PAGE: _____

DEED DATE: _____

SALE PRICE: _____

TAX YEAR: _____

TAX LIEN AMOUNT: _____

PROPERTY DESCRIPTION: _____

PFA/SVPO/PFI INFORMATION

HEARING DATE: _____

SOCIAL SECURITY #: (Defendant – Last 4 digits) _____

POLICE DEPARTMENT: _____

PREVIOUS PETITIONS: YES ☐ NO ☐ If 'YES', File Date: _____

Supreme Court of Pennsylvania

Court of Common Pleas
Civil Cover Sheet

Lancaster

County

For Prothonotary Use Only:

Docket No:

The information collected on this form is used solely for court administration purposes. This form does not supplement or replace the filing and service of pleadings or other papers as required by law or rules of court.

Commencement of Action:

- ☐ Complaint ☐ Writ of Summons ☒ Petition
☐ Transfer from Another Jurisdiction ☐ Declaration of Taking

Lead Plaintiff's Name:
Lampeter-Strasburg School District

Lead Defendant's Name:

Are money damages requested? ☐ Yes ☒ No

Dollar Amount Requested: ☐ within arbitration limits
(check one) ☐ outside arbitration limits

Is this a *Class Action Suit*? ☐ Yes ☒ No

Is this an *MDJ Appeal*? ☐ Yes ☒ No

Name of Plaintiff/Appellant's Attorney: William J. Cassidy Jr. and Stephen Moniak

☐ Check here if you have no attorney (are a Self-Represented [Pro Se] Litigant)

Nature of the Case: Place an "X" to the left of the ONE case category that most accurately describes your **PRIMARY CASE**. If you are making more than one type of claim, check the one that you consider most important.

TORT (do not include Mass Tort)

- ☐ Intentional
☐ Malicious Prosecution
☐ Motor Vehicle
☐ Nuisance
☐ Premises Liability
☐ Product Liability (does not include mass tort)
☐ Slander/Libel/ Defamation
☐ Other:

MASS TORT

- ☐ Asbestos
☐ Tobacco
☐ Toxic Tort - DES
☐ Toxic Tort - Implant
☐ Toxic Waste
☐ Other:

PROFESSIONAL LIABILITY

- ☐ Dental
☐ Legal
☐ Medical
☐ Other Professional:

CONTRACT (do not include Judgments)

- ☐ Buyer Plaintiff
☐ Debt Collection: Credit Card
☐ Debt Collection: Other

- ☐ Employment Dispute:
Discrimination
☐ Employment Dispute: Other

☐ Other:

REAL PROPERTY

- ☐ Ejectment
☐ Eminent Domain/Condemnation
☐ Ground Rent
☐ Landlord/Tenant Dispute
☐ Mortgage Foreclosure: Residential
☐ Mortgage Foreclosure: Commercial
☐ Partition
☐ Quiet Title
☒ Other:
Private Sale of Real Estate

CIVIL APPEALS

- Administrative Agencies
☐ Board of Assessment
☐ Board of Elections
☐ Dept. of Transportation
☐ Statutory Appeal: Other

- ☐ Zoning Board
☐ Other:

MISCELLANEOUS

- ☐ Common Law/Statutory Arbitration
☐ Declaratory Judgment
☐ Mandamus
☐ Non-Domestic Relations
Restraining Order
☐ Quo Warranto
☐ Replevin
☐ Other:

IN THE COURT OF COMMON PLEAS OF LANCASTER COUNTY, PENNSYLVANIA
CIVIL ACTION- EQUITY

In re: Private Sale of Real Estate :
Owned by Lampeter- : No.
Strasburg School District :

ORDER FOR PUBLIC HEARING AND NOTICE

AND NOW, this _____ day of _____, 2023, upon the Petition of the Board of School Directors of Lampeter-Strasburg School District for the Private Sale of Real Estate, it is hereby ORDERED that a hearing on the Petition is scheduled for _____, 2023, commencing at _____ a.m., at the Lancaster County Courthouse, 50 North Duke Street, Lancaster, Pennsylvania, in Courtroom _____, on the _____ Floor.

The Petitioner is directed to give Public Notice of the filing of the Petition for the Private Sale of Real Estate and of the date of the hearing by publication in one newspaper of general circulation published in Lancaster County or the School District and in the Lancaster Law Review once a week for three (3) successive weeks before the date fixed for the hearing, and by handbills, one or more of which must be posted on the property proposed to be sold, and at least five of which must be posted at conspicuous places within the vicinity of said real estate.

BY THE COURT:

J.

**IN THE COURT OF COMMON PLEAS OF LANCASTER COUNTY, PENNSYLVANIA
CIVIL ACTION- EQUITY**

In re: Private Sale of Real Estate :
Owned by Lampeter- : No.
Strasburg School District :

ORDER

AND NOW, _____, 2023, the within Petition for the Private Sale of Real Estate having been presented and considered, and after public hearing the Court approves the private sale of a tract of land located at 114 West Franklin Street in Strasburg Borough, Lancaster County, Pennsylvania, Tax ID No. 570-75416-0-0000, to Benchmark Real Estate LLC, and/or its assigns for the price of \$550,000.

The Court further directs that a return of sale shall be made to the Court after the sale has been consummated and the deed executed and delivered.

This Order shall be entered upon the appropriate docket in the Prothonotary's Office.

BY THE COURT:

J.

IN THE COURT OF COMMON PLEAS OF LANCASTER COUNTY, PENNSYLVANIA
CIVIL ACTION- EQUITY

In re: Private Sale of Real Estate :
Owned by Lampeter- : No.
Strasburg School District :

PRAECIPE FOR DETERMINATION

TO THE PROTHONOTARY:

Kindly submit the following matter to Judge_____ for determination:

PETITION FOR APPROVAL OF
PRIVATE SALE OF LAND
UNDER PUBLIC SCHOOL CODE

Date of filing:_____

Respectfully submitted,
APPEL, YOST & ZEE LLP

By:_____
William J. Cassidy, Jr, Esquire
Attorney Pa. I.D. No. 31724
Stephen Moniak, Esquire
Attorney Pa. I.D. No. 80035
33 North Duke Street
Lancaster, PA 17602
717-394-0521
*Attorneys for Petitioner, Lampeter-
Strasburg School District*

**IN THE COURT OF COMMON PLEAS OF LANCASTER COUNTY, PENNSYLVANIA
CIVIL ACTION- EQUITY**

In re: Private Sale of Real Estate :
Owned by Lampeter- : No.
Strasburg School District :

**PETITION FOR APPROVAL OF
PRIVATE SALE OF LAND
UNDER PUBLIC SCHOOL CODE**

TO THE HONORABLE JUDGES OF THIS COURT:

The Board of School Directors of Lampeter-Strasburg School District petitions this Court as follows:

1. Lampeter-Strasburg School District (LSSD) is a school district of the third class the laws of the Commonwealth of Pennsylvania.
2. LSSD proposed to sell a tract of land located at 114 West Franklin Street, Strasburg Borough, County of Lancaster, Pennsylvania (the "Property"), pursuant to Section 707 of the Pennsylvania Public School Code. The Deed Number for the Property is Deed Book 2790, page 569 and the Tax ID Number is 570-75416-0-0000. A copy of the Deed including its legal description (Tracts 7, 8, and 9) is attached hereto as Exhibit "A". The property is the former Strasburg Elementary School.
3. The LSSD Board approved the listing of the Property for sale on September 6, 2022. LSSD received a Purchase Agreement from Benchmark Real Estate LLC offering to purchase the Property for Five Hundred and Fifty Thousand Dollars (\$550,000). On February 21, 2023, the Board approved the sale to Benchmark Real Estate LLC, pursuant to the terms set forth in the Purchase Agreement dated March 1, 2023. A copy of the Purchase Agreement is attached hereto as Exhibit "B".
4. Affidavits of two persons familiar with the value of real estate in the locality of the Property are attached hereto as Exhibit "C".
5. Pursuant to Section 707 of the Pennsylvania Public School Code, a court hearing on this petition must be held prior to the Court's approval of the private sale, with the time of the hearing and directions for public notice of the hearing to be effectuated as ordered by the Court. A proposed Order for Public Hearing and Notice is attached hereto.

A proposed Order for Public Hearing and Notice is attached hereto.

WHEREFORE, Lampeter-Strasburg School District respectfully requests that this Court fix the time and provide for public notice of a hearing on this Petition, and thereafter approve the private sale of land and have such approval noted on the records of the Court.

Respectfully submitted,

APPEL, YOST & ZEE LLP

By: _____

William J. Cassidy, Jr, Esquire

Attorney Pa. I.D. No. 31724

Stephen Moniak, Esquire

Attorney Pa. I.D. No. 80035

33 North Duke Street

Lancaster, PA 17602

717-394-0521

*Attorneys for Petitioner, Lampeter-
Strasburg School District*

VERIFICATION

I, Melissa S. Herr, hereby acknowledge that I am the President of the Board of School Directors of the Lampeter-Strasburg School District and that I am authorized to make this Verification. I have read the foregoing Petition, and the facts stated therein are true and correct to the best of my knowledge, information and belief.

I understand that any false statements herein are made subject to the penalties of 18 Pa.C.S.A § 4904 relating to unsworn falsification to authorities.

Melissa S. Herr
President of the Board of School Directors
of the Lampeter-Strasburg School District

Attest:

Board Secretary

Date: _____

989058951

Exhibit "A"

DEC 5 1989

This Indenture,

Made this 14th day of June

in the year nineteen hundred and eighty-nine (1989)

Between CENTRAL LANCASTER COUNTY SCHOOL AUTHORITY, a municipality authority organized and existing under the laws of the Commonwealth of Pennsylvania

(hereinafter called the Grantor),

and LAMPETER-STRASBURG SCHOOL DISTRICT (successor to Lampeter-Strasburg Union School District), a third class school district organized and existing under the laws of the Commonwealth of Pennsylvania

(hereinafter called the Grantee),

Witnesseth, that in consideration of

One Dollars (\$ 1.00),

in hand paid, the receipt whereof is hereby acknowledged, the said Grantor does hereby grant and convey to the said Grantee, its successors and assigns:

See Exhibit "A" attached to and made a part of this deed.

2790 569

Record of Deeds

2790 569

District No. 570, Tax Map No. 15M11-2-8; District No. 320, Tax Map Nos. 14L-12-7, 14L-12-2C, 14L-12-4A, 14L-12-4AX, 15L3-1-3

The said grantor covenants that it will warrant specially the property hereby conveyed.

In Witness Whereof the grantor has executed this deed the day and year above written.

Witnesses present:

CENTRAL LANCASTER COUNTY
SCHOOL AUTHORITY

By: H. Carl E. Lenny (SEAL)
VICE CHAIRMAN

Attest: Richard E. Lenny (SEAL)
SECRETARY

(SEAL)

I hereby certify that the precise address of the within grantee is P. O. Box 428, Lampeter, Pennsylvania 17537.

Stephen H. Lenny
On behalf of the grantor

STATE OF PENNSYLVANIA
COUNTY OF LANCASTER

ss.:

On This, the 14th day of June 1989 before me,
a Notary Public, the undersigned officer, personally appeared H. Carl
Weaver

INDIVIDUAL &
ATTORNEY-IN-FACT

known to me (or satisfactorily proven) to be the person whose name subscribed to the within instrument⁽¹⁾ and acknowledged that executed the same⁽²⁾ for the purposes therein contained.

[For Attorney-in-fact, insert at (1) "as attorney-in-fact for" and at (2) "as the act of his Principal" (See 21 P.S. 291.7)]

CORPORATION
(Do not use this when
corporate execution is by
Attorney-in-Fact)

who acknowledged him self to be the Vice Chairman of Central
Lancaster County School Authority ~~incorporation~~, and that
he as such Vice Chairman being authorized to do so,
executed the foregoing instrument for the purposes therein contained by signing the
name of the corporation by him self as Vice Chairman.

In Witness Whereof I hereunto set my hand and official seal.

My Commission expires

NOTARIAL SEAL
Betsy E. Eckman, Notary Public
Lancaster, Lancaster County, Pa.
My Commission Expires Sept. 20, 1990

Betsy E. Eckman
Notary Public

Deed

CENTRAL LANCASTER COUNTY
SCHOOL AUTHORITY

TO

LANPETER-STRASBURG SCHOOL DISTRICT

Dated June 14, 1989

Premises: Tracts located in
West Lampeter Township, Strasburg
Lancaster County, Pennsylvania
Township,

STATE OF PENNSYLVANIA
COUNTY OF _____

ss:

Recorded on this _____ day of _____ A.D. 19_____

in the Recorder's Office of said County, in Deed Book _____ Vol. _____ Page _____

Given under my hand and the seal of said office, the date above written.

HARTMAN, UNDERHILL & BRUBAKER
ATTORNEYS AT LAW
221 E. Chestnut St. XEROXED/RECORDED/INDEXED
LANCASTER, PENNSYLVANIA 17602

2790 571

Recorder

Tract No. 1

All THAT CERTAIN tract of land situate on the south side of Pioneer Road (Pa. Leg. Route 36035) and on the west side of Book Road (Pa. Leg. Route 36139), in the Township of West Lampeter, County of Lancaster and Commonwealth of Pennsylvania, and being known as Tract No. 1, as shown on a Plan prepared by Huth Engineers, Inc., dated March 14, 1972, Drawing No. LH-886, and being more fully bounded and described as follows:

BEGINNING at a point on the center line of Pioneer Road, said point being located a distance of 700.04 feet west of the center line intersection of Pioneer Road and Book Road; thence along the center line of Pioneer Road, North 74 degrees 43 minutes 55 seconds East, a distance of 100.0 feet to a point, a corner of Tract No. 3 on the aforementioned Plan; thence along the same, the four (4) following courses and distances: (1) South 15 degrees 16 minutes 5 seconds East, a distance of 200.0 feet to a point, (2) North 74 degrees 43 minutes 55 seconds East, a distance of 398.18 feet to a point, (3) South 14 degrees 47 minutes East, a distance of 279.05 feet to a point, and (4) North 75 degrees 17 minutes East, a distance of 25.4 feet to an iron pin a corner of land belonging to Kenneth R. Frey; thence along the same, the two (2) following courses and distances: (1) South 14 degrees 43 minutes East, a distance of 112.0 feet to an iron pin, and (2) North 75 degrees 17 minutes East, a distance of 175.0 feet to a P.K. nail on the center line of Book Road; thence along the same, South 14 degrees 40 minutes East, a distance of 100.0 feet to a point, a corner of Tract No. 2 on said Plan; thence along the same, the two (2) following courses and distances: (1) South 75 degrees 17 minutes West, a distance of 200.0 feet to a point, and (2) South 14 degrees 40 minutes East, a distance of 635.18 feet to an iron pin, a corner of other land belonging to Central Lancaster County School Authority; thence along the same, South 74 degrees 47 minutes 30 seconds West, a distance of 1,722.10 feet to an iron pin, in line of land belonging to Norman K. Hackman; thence along the same, the two (2) following courses and distances: (1) North 17 degrees 02 minutes West, a distance of 291.31 feet to an iron pin, and (2) South 78 degrees 24 minutes 40 seconds West, a distance of 123.75 feet to an iron pin; thence continuing along land of Norman K. Hackman and along land of J. Wilbur Houser and Edgar J. Ridinger, respectively, and crossing an iron pin, a distance of 17.05 feet south of the next described corner, North 17 degrees 9 minutes 20 seconds West, a distance of 1,025.82 feet to a point on the center line of Pioneer Road; thence along the same, and crossing a spike, a distance of 19.06 feet east of the last described corner, North 74 degrees 43 minutes 55 seconds East, a distance of 106.59 feet to a point, a corner of Tract No. 4 on said Plan; thence along the same, the seven (7) following courses and distances: (1) South 15 degrees 16 minutes 05 seconds East, a distance of 200.0 feet to a point, (2) North 74 degrees 43 minutes 55 seconds East, a distance of 700.0 feet to a point, (3) South 15 degrees 16 minutes 05 seconds East, a distance of 400.0 feet to a point, (4) North 74 degrees 43 minutes 55 seconds East, a distance of 395.08 feet to a point, (5) North 15 degrees 16 minutes 05 seconds West, a distance of 400.0 feet to a point, (6) North 74 degrees 43 minutes 55 seconds East, a distance of 200.0 feet to a point, and (7) North 15 degrees 16 minutes 05 seconds West, a distance of 200.0 feet to a point on the center line of Pioneer Road, the place of Beginning.

CONTAINING 45.277 acres.

BEING THE SAME PREMISES WHICH Cloyd N. Wenger and Naomi H. Wenger, husband and wife, by their deed dated June 20, 1972 and recorded June 21, 1972 in the Recorder of Deeds Office, in and for Lancaster County, Pa., in Record Book N, Volume 62, Page 1180, granted and conveyed unto the Central Lancaster County School Authority, its successors and assigns.

2790 572

Tract No. 2

All THAT CERTAIN lot or tract of land being situated on the west side of Pennsylvania Legislative Route 36139, being known as Book Road, and being situated between Pennsylvania Legislative Route 698 and Pennsylvania Legislative Route 36035 in the Township of West Lampeter, County of Lancaster and Commonwealth of Pennsylvania, as shown on a plan prepared by H. F. Huth Engineers, Inc., dated December 27, 1968, Drawing LA 692, said tract being more fully bounded and described as follows:

BEGINNING at a p.k. nail in the centerline of Book Road, a corner of land of the City of Lancaster Authority; thence extending along lands of City of Lancaster Authority the following two courses and distances: (1) South Seventy-four degrees Fifty-one minutes West (S. 74°51' W.), a distance of One Hundred Fifty (150) feet to a point (2) South Fifteen degrees Thirty-nine minutes East (S. 15°39' E.), a distance of One Hundred (100) feet to an iron pin, a corner of other lands of the Grantee herein; thence extending along the same South Seventy-four degrees Fifty-one minutes West (S. 74°51' W.), a distance of One Thousand Seven Hundred Fifty-eight and three hundredths (1,758.03) feet to an iron pin in line of land of Bertha Musser; thence extending along the same North Sixteen degrees Fifty-five minutes Thirty seconds East (N. 16°55'30" E.), a distance of Four Hundred and eighteen hundredths (400.18) feet to an iron pin in line of remaining land of the Grantor herein; thence extending along the same the following three courses and distances: (1) North Seventy-four degrees Forty-seven minutes Thirty seconds East (N. 74°47'30" E.) a distance of One Thousand Seven Hundred Twenty-two and ten hundredths (1,722.10) feet to an iron pin (2) South Fourteen degrees Forty minutes East (S. 14°40' E.), a distance of Two Hundred (200) feet to an iron pin (3) North Seventy-five degrees Twenty minutes East (N. 75°20' E.), a distance of Two Hundred (200) feet to a railroad spike situated in the centerline of Book Road, said last mentioned course having crossed over an iron pin situated a distance of Sixteen and five tenths (16.5) feet west of the terminus of the last mentioned course; thence extending in and along the centerline of Book Road South Fourteen degrees Forty minutes East (S. 14°40' E.), a distance of One Hundred (100) feet to the point and place of Beginning.

CONTAINING Sixteen and three hundred fifty-four thousandths (16.354) acres.

BEING THE SAME PREMISES WHICH Cloyd N. Wenger and Naomi H. Wenger, husband and wife, by their deed dated and recorded February 7, 1969 in the Recorder of Deeds Office, in and for Lancaster County, PA., in Record Book P, Volume 58, Page 674, granted and conveyed unto the Central Lancaster County School Authority, its successors and assigns.

2790 573

Tract No. 3

ALL THAT CERTAIN tract of land with improvements thereon erected, situated on the Western side of a public road known as Book's Road (Legislative Route No. 36139), in the Township of West Lampeter, County of Lancaster and Commonwealth of Pennsylvania, bounded and described in accordance with a survey by H. P. Huth Engineers, dated November 1960, as follows:

—BEGINNING (at the Southeast corner thereof) at a spike in the center of said Book's Road (Legislative Route No. 36139), thence extending along other property of Central Lancaster County School Authority and Elmer Witmer South Seventy-four degrees Thirty minutes West (S. 74°30' W.), a distance of Two Thousand Nine and ninety-four one-hundredths (2009.94) feet to a stake; thence along land, now or late, of Bertha E. Musser, North Sixteen degrees Forty-four minutes West (N. 16°44' W.), a distance of Eleven Hundred and six one-hundredths (1100.06) feet to a stake; thence extending along land, now or late, of Cloyd Wenger North Seventy-four degrees Fifty-one minutes East (N. 74°51' E.), a distance of Eighteen Hundred Eighty and three one-hundredths (1880.03) feet to an iron pin; thence extending along property of Samuel J. Caterbone, Joseph Caterbone and other land retained by the Grantors herein, South Fifteen degrees Thirty-nine minutes East (S. 15°39' E.), a distance of Five Hundred (500) feet to a point; thence extending along said land retained by the Grantors herein, North Seventy-four degrees Fifty-one minutes East (N. 74°51' E.), a distance of One Hundred Fifty (150) feet to a spike in the center of the aforesaid Book's Road; thence extending along the center of said road South Fifteen degrees Thirty-nine minutes East (S. 15°39' E.), a distance of Five Hundred Eighty-seven and fifty-one one-hundredths (587.51) feet to a spike, the place of Beginning.

—CONTAINING Forty-eight and ninety-nine one-hundredths (48.99) acres of land.

BEING THE SAME PREMISES WHICH John H. Book and Bertha K. Book, husband and wife, by their deed dated and recorded October 3, 1961 in the Recorder of Deeds Office in and for Lancaster County, PA., in Record Book E, Volume 51, Page 1113, granted and conveyed unto the Central Lancaster County School Authority, its successors and assigns.

2790 574

Tract No. 4

ALL THAT CERTAIN tract or piece of land situated on the Western side of a public road known as Book's Road, (Legislative Route No. 36139) in the Township of West Lampeter, County of Lancaster, and Commonwealth of Pennsylvania, bounded and described according to a survey made in November 1953 by Henry F. Ruth, Reg. Eng., as follows, to wit:

BEGINNING at a point in or about the center of said Book's Road, a corner of property, now or late of Esther Weaver; thence along said land now or late of Lizzie S. Gerlach, South seventy-four (74) degrees twelve (12) minutes West one thousand two hundred fifty-four and thirty-four hundredths (1254.34) feet to a stone, a corner of land now or late of Christian Huber; thence along same and land of Bertha K. Kussner North six (6) degrees one (1) minute West nine hundred fifty-eight and sixty-seven hundredths (958.67) feet to an iron pin, to a corner of the remaining property of the Grantors herein; thence along same North seventy-four (74) degrees thirty (30) minutes East a distance of one thousand ninety-seven and forty-nine hundredths (1097.49) feet to a point, in or about the center of said Book's Road; thence in and along the center of said Book's Road South fifteen (15) degrees twenty-eight (28) minutes East, a distance of nine hundred forty-two and fifty-two hundredths (942.52) feet to the Place of Beginning. CONTAINING twenty-five and four hundred ninety-one thousandths (25.491) acres of land.

BEING A PART OF THE SAME PREMISES WHICH John H. Book and Bertha K. Book, husband and wife, by their deed dated June 28, 1954 and recorded July 29, 1954 in the Recorder of Deeds Office, in and for Lancaster County, PA., in Record Book U, Volume 43, Page 52, granted and conveyed unto Central Lancaster County School District, its successors and assigns.

EXCEPTING THEREFROM PREMISES which Central Lancaster County School Authority conveyed to Lampeter-Strasburg Union School District, by deed dated November 15, 1965 and recorded November 16, 1965 in Record Book E, Volume 55, Page 306.

2790 575

Tract No. 5

ALL THAT CERTAIN lot or piece of ground situate on the Northern side of Pa. Traffic Route No. 741 in the Township of West Lampeter, County of Lancaster and Commonwealth of Pennsylvania, bounded and described in accordance with a survey of Henry F. Huth, Registered Engineer dated May 27, 1955, as follows:

BEGINNING at a concrete monument on the Northern side of said Pa. Traffic Route No. 741, a corner of land of Esther Weaver; thence along the Northern side of said Pa. Traffic Route No. 741, North eighty-three (83) degrees twenty-one (21) minutes West, three hundred fifteen and fifty-six hundredths (315.56) feet to a spike on the Northern side of said Pa. Traffic Route No. 741, a corner of land of Paul W. Dull; thence along land of Paul W. Dull the following three courses and distances North six (6) degrees thirty-nine (39) minutes East one hundred thirty-six and eighty hundredths (136.80) feet to an iron pin, North eighty-three (83) degrees twenty-one (21) minutes West ninety-four and fifty hundredths (94.50) feet to an iron pin, South five (5) degrees thirty-one (31) minutes East one hundred thirty-nine and ninety-four hundredths (139.94) feet to a spike on the Northern side of said Pa. Traffic Route No. 741; thence along the North side of said Pa. Traffic Route No. 741, North eighty-three (83) degrees twenty-one (21) minutes West fifty-one and fourteen hundredths (51.14) feet to a concrete monument, a corner of other land of Paul W. Dull; thence along the same, the following two courses and distances North five (5) degrees thirty-one (31) minutes West one hundred thirty-nine and ninety-four hundredths (139.94) feet to an iron pin, North eighty-three (83) degrees twenty-one (21) minutes West one hundred forty and nineteen hundredths (140.19) feet to an iron pin, a corner of land now or late of Charles Diehm; thence along the same, North five (5) degrees forty-five (45) minutes West two hundred sixty-eight and ninety-five hundredths (268.95) feet to a concrete monument, a corner of other land of the Grantee herein; thence along the same North seventy-four (74) degrees twenty-one (21) minutes East five hundred sixty-five and ninety-five hundredths (565.95) feet to a concrete monument, a corner of land of Esther Weaver; thence along the same South five (5) degrees forty-six (46) minutes East six hundred twenty-eight and ninety-two hundredths (628.92) feet to a concrete monument, the place of Beginning.

BEING THE SAME PREMISES WHICH Lizzie S. Gerlach, widow, by her deed dated November 12, 1955, and recorded in the Recorder of Deeds Office, in and for Lancaster County, PA., in Record Book Q, Volume 44, Page 127, granted and conveyed unto the Central Lancaster County School Authority, its successors and assigns.

2790 576

Tract No. 6

ALL THAT CERTAIN lot or tract of land being situated west of Pennsylvania Legislative Route 36139, and being situated along the southern boundary line of lands of the Central Lancaster County School Authority, formerly the John H. Book property, in West Lampeter Township, Lancaster County, Pennsylvania, as shown on a survey prepared by H. F. Muth Engineers, Inc., dated November 1960, revised October 1, 1965, Drawing No. M-961, said tract being more fully bounded and described as follows:

BEGINNING at the southwest corner of the tract of land described in the lease as the Hans Herr Property, situated in the Township of West Lampeter, Lancaster County, Pennsylvania, west of Pennsylvania Legislative Route 36139, a corner of lands of Central Lancaster County School Authority; thence continuing along the same, the following seven (7) courses and distances: (1) North fifteen degrees thirty-nine minutes West (N. 15° 39' W.), a distance of one hundred (100) feet, to a point; (2) South seventy-four degrees twenty-one minutes West (S. 74° 21' W.), a distance of twenty-four (24) feet, to a point; (3) North fifteen degrees thirty-nine minutes West (N. 15° 39' W.), a distance of three hundred (300) feet, to a point; (4) North seventy-four degrees twenty-one minutes East (N. 74° 21' E.), a distance of twenty-four (24) feet, to a point; (5) South sixty-three degrees thirteen minutes East (S. 63° 13' E.), a distance of seventy-seven and eight tenths (77.8) feet, to a point; (6) South twenty-four degrees thirty-five minutes East (S. 24° 35' E.), a distance of three hundred fifty-one and sixty-eight hundredths (351.68) feet, to a point; and (7) South seventy-four degrees twenty-one minutes West (S. 74° 21' W.), a distance of one hundred twelve (112) feet, to the point or place of Beginning.

CONTAINING eight hundred seventy-five thousandths (.875) of an acre.

BEING THE SAME PREMISES WHICH Lampeter-Strasburg Union School District, successor to Strasburg Borough School District, Strasburg Township School District and West Lampeter Township School District, by its deed dated November 15, 1965 and recorded November 16, 1965 in the Recorder of Deeds Office, in and for Lancaster County, PA., in Record Book E, Volume 55, Page 309, granted and conveyed unto the Central Lancaster County School Authority, its successors and assigns.

2790 577

Exhibit "A"
Page 6 of 9

Tract No. 7

ALL THAT CERTAIN lot or parcel of land situated in the Borough of Strassburg, County of Lancaster and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a concrete marker in a line of other land of the grantee hereinafter named, and running south eighty nine (89) degrees and four (4) minutes east, one hundred six and four tenths (106.4) feet to an iron pin at a corner of land to be retained by the grantors, hereinafter named; thence by said land to be retained by the grantors, south nine (9) degrees and ten (10) minutes west, sixty three and seventy five hundredths (63.75) feet to an iron pin in a line of land of the Strassburg Playground Association; thence by said land of the Strassburg Playground Association, the two following courses and distances: north eighty nine (89) degrees and four (4) minutes west, eighty nine and eight tenths (89.8) feet to a concrete marker at a corner, and north six (6) degrees and four (4) minutes west, sixty three and sixty six hundredths (63.66) feet to the place of beginning. Containing six thousand two hundred and six tenths (6,210.6) square feet of land, more or less.

BEING THE SAME PREMISES WHICH E. Lizzie Gochenauer, widow, and Elsie B. Gochenauer Martin and C. Z. Martin, her husband, by their deed dated and recorded March 2, 1955 in the Recorder of Deeds Office, in and for Lancaster County, PA, in Record Book B, Volume 44, Page 280, granted and conveyed unto Central Lancaster County School Authority, its successors and assigns.

2790 578

Tract No. 8

ALL THAT CERTAIN lot or parcel of land situated along the east side of South Jackson Street, in the Borough of Strasburg, County of Lancaster and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin at or near the middle of the aforementioned South Jackson Street at a corner of land of the Strasburg Playground Association; thence leaving the said South Jackson Street and by a said land of the Strasburg Playground Association and also passing over a concrete marker set sixteen and one tenth (16.1) feet from the said iron pin in the said South Jackson Street, south eighty four (84) degrees and fifteen (15) minutes east, three hundred eighty six and one tenth (386.1) feet to a concrete marker at a corner of other land of the Strasburg School District; thence by said other land of the Strasburg School District, north nine (9) degrees and fifteen (15) minutes west, one hundred three and six tenths (103.6) feet to an iron pin in a line of land of Jacob Eshleman; thence by said land of Jacob Eshleman, the two following courses and distances, north eighty three (83) degrees and ten (10) minutes west, seventy nine and two tenths (79.2) feet to a large iron rod north seven (7) degrees and fifty five (55) minutes east, eighty nine and two tenths (89.2) feet to an iron rod at a corner of land of Richard F. Biechler; thence by said land of Richard F. Biechler and land of Howard F. Herley and Bertha Deallinger, respectively, north seventy nine (79) degrees and thirty (30) minutes west, one hundred fifty six and forty four one hundredths (156.44) feet to an iron pin at a corner of land to be retained by the grantor, hereinafter; thence by said land to be retained by the said grantor, the three (3) following courses and distances, south seven (7) degrees and twenty five (25) minutes east, ninety nine and four tenths (99.4) feet to an iron pin at a corner, north eighty two (82) degrees and forty five (45) minutes west, one hundred thirty (130) feet to an iron pin at a corner and south eighty one (81) degrees and fifty (50) minutes west, forty five and three tenths (45.3) feet to a point at or near the middle of the aforesaid South Jackson Street; (the last mentioned course passes over an iron pin set sixteen and fifteen one hundredths (16.15) feet back from the said point in the said South Jackson Street); thence in the said South Jackson Street, south seven (7) degrees and thirty (30) minutes east, one hundred three and eight tenths (103.8) feet to the place of beginning. Containing one and two thousand three hundred sixty two one-thousandths (1,252) acres of land more or less.

BEING THE SAME PREMISES WHICH Lizzie R. Rutt, widow, by her deed dated November 3, 1954 and recorded November 8, 1954 in the Recorder of Deeds Office, aforesaid, in Record Book W, volume 43, Page 490, granted and conveyed unto Central Lancaster County School Authority, its successors and assigns.

2790 579

Tract No. 9

ALL THOSE CERTAIN four adjoining tracts or pieces of land with the improvements thereon, situated in the Borough of Strasburg, County of Lancaster and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

TRACT NO.1-BEGINNING at the Northeast corner thereof at a point in the middle of Franklin Street; thence extending along Tract No.3 hereinafter described and property now or late of J. Ira Denlinger, South four and one-half (4½) degrees West a distance of two hundred forty (240) feet to a point, a corner of Tract No.4; thence extending along said Tract No.4 and Tract No.3, North eighty-five and one-half (85½) degrees West, a distance of one hundred twenty-eight (128) feet to a corner of property now or late of William F. Reblack, Trustee; thence extending along the same, North four and one-half (4½) degrees East a distance of two hundred forty (240) feet to a point in the middle of said Franklin Street; thence extending in and along the middle of said street, South eighty-five and one-half (85½) degrees East a distance of one hundred twenty-eight (128) feet to the place of Beginning.

CONTAINING three thousand four hundred thirteen and one-third (3,413-1/3) square yards, neat measure.

TRACT NO.2 - BEGINNING at a point in the middle of Franklin and South Fulton Streets; thence along the middle of said Fulton Street, South three (3) degrees East nine and sixty-five hundredths (9.65) perches to a point, a corner of property now or late of J. Ira Denlinger, South eighty-seven (87) degrees West seven and forty-two hundredths (7.42) perches to a post; thence by Tract No.1 above described, North six (6) degrees East ten and sixty-six hundredths (10.66) perches to a point in the middle of said Franklin Street; thence along the middle of said street, South eighty-four (84) degrees East five and eight tenths (5.8) perches to the place of Beginning.

CONTAINING sixty-six (66) perches of land, to the same more or less.

TRACT NO.3 - BEGINNING at the Southwest corner thereof and extending thence by land now or late of Isaac F. Hostetter about to be conveyed to the Strasburg Playground, North eighty-seven (87) degrees East twenty (20) feet; thence by Tract No.4 hereinafter described, North twelve and one-half (12½) degrees West sixty-five (65) feet and North twenty and one-half (20½) degrees East thirty-seven (37) feet to a line of Tract No.1 hereinafter described; thence by the same land now or formerly of Mrs. Ella Dougherty, North eighty-four (84) degrees West forty-four (44) feet to a line of land now or late of Isaac S. Foulk; thence by the same, South twelve and one-half (12½) degrees East one hundred four and nine tenths (104.9) feet to the place of Beginning.

CONTAINING eight (8) square perches and two hundred thirty-six (236) square feet.

TRACT NO.4 - BEGINNING at a post, the Northeast corner thereof; thence extending along Tract No.1 hereinafter described, North seventy-nine (79) degrees fifty (50) minutes West one hundred fourteen and seven tenths (114.7) feet to an iron pin; thence by Tract No.3 hereinafter described, South twenty-eight (28) degrees twenty-five (25) minutes West thirty-seven (37) feet to an iron pin, and South nine (9) degrees and thirty-five (35) minutes East sixty-five (65) feet to an iron pin; thence by lands now or late of E. Lissie Gochbauer, South eighty-nine (89) degrees four (4) minutes East one hundred six and four tenths (106.4) feet to an iron pin; thence along property now or late of Eleanor McCoway (being the rear property line of 323 South Fulton Street), North nine (9) degrees ten (10) minutes East seventy-nine and seven tenths (79.7) feet to a post; the place of Beginning.

CONTAINING thirty-eight and four tenths (38.4) square perches of land.

BEING THE SAME PREMISES WHICH THE Lampeter-Strasburg Union School District by its deed dated March 1, 1954 and recorded April 1, 1954 in the Recorder of Deeds Office, aforesaid, in Record Book M, Volume 43, Page 145, granted and conveyed unto Central Lancaster County School Authority, its successors and assigns.

2790 580

Exhibit "A"
Page 9 of 9

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF REVENUE
BUREAU OF INDIVIDUAL TAXES
POST OFFICE BOX 8910
HARRISBURG, PA 17105-8910

REALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions

RECORDER'S USE ONLY	
Date (on File)	0
Base Number	2790
Page Number	569 989
Date Received	DEC - 1989

Complete each section and file in duplicate with Recorder of Deeds when (1) the full consideration is set forth in the deed, (2) when the deed is without consideration, or by gift, or (3) a tax exemption is claimed. A Statement of Value is not required if the transfer is wholly exempt from tax based on: (1) family relationship or (2) public utility easement. If more space is needed, attach additional sheet[s].

A. CORRESPONDENT - All inquiries may be directed to the following person:

Name: Mark Stanley, Esquire
Telephone Number: _____
Area Code (717) 299-7254
Street Address: Hartman Underhill & Brubaker
City: Lancaster
State: PA
Zip Code: 17602
221 East Chestnut Street

B. TRANSFER DATA

Grantor(s)/Lessor(s): Central Lancaster
County School Authority
Date of Acceptance of Document: _____
Grantee(s)/Lessee(s): Lampeter-Strasburg School District
Street Address: P. O. Box 428
City: Lampeter
State: PA
Zip Code: 17537
P. O. Box 428

C. PROPERTY LOCATION

Street Address: Nine separate parcels
City, Township, Borough: West Lampeter and Strasburg Townships

County: Lancaster
School District: Lampeter-Strasburg
Tax Parcel Number: N/A

D. VALUATION DATA

1. Actual Cash Consideration \$1.00	2. Other Consideration + N/A	3. Total Consideration = \$1.00
4. County Assessed Value \$1.00	5. Common Level Ratio Factor x N/A	6. Fair Market Value = N/A

E. EXEMPTION DATA

1a. Amount of Exemption Claimed: 100%
1b. Percentage of Interest Conveyed: 100%

2. Check Appropriate Box Below for Exemption Claimed

- ☐ Will or intestate succession (Name of Decedent) _____ (List on File Number) _____
- ☐ Transfer to Industrial Development Agency.
- ☐ Transfer to Agent or Straw Party. (Attach copy of agency/straw party agreement).
- ☐ Transfer between principal and agent. (Attach copy of agency/straw trust agreement). Tax paid prior deed \$ _____.
- ☒ Transfers to the Commonwealth, the United States, and instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (Attach copy of resolution).
- ☐ Transfer from mortgagor to a holder of a mortgage in default. Mortgage Book Number _____, Page Number _____.
- ☐ Corrective deed (Attach copy of the prior deed).
- ☐ Statutory Corporate Consolidation, Merger or Division. (Attach copy of articles).
- ☐ Other (Please explain exemption claimed, if other than listed above.) _____

Under penalties of law, I declare that I have examined this Statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

Signature of Correspondent or Responsible Party: Mark Stanley
Date: 10/31/89

(SEE REVERSE)

2790 581

Exhibit "B"



AGREEMENT FOR THE SALE OF COMMERCIAL REAL ESTATE

This form recommended and approved for, but not restricted to use by, the members of the Pennsylvania Association of Realtors® (PAR).

ASC

PARTIES	
BUYER(S): <u>Benchmark Real Estate LLC, as agent for Designee</u>	SELLER(S): <u>Lampeter-Strasburg School District</u>
<u>4121 Oregon Pike</u>	<u>PO Box 428</u>
<u>Brownstown, PA 17508</u>	<u>Lampeter, PA 17537</u>

PROPERTY	
PROPERTY ADDRESS <u>114 W. Franklin Street</u>	
ZIP <u>17579</u>	
in the municipality of <u>Strasburg Borough</u>	
County of <u>Lancaster</u> in the Commonwealth of Pennsylvania.	
Identification (e.g., Parcel #: Lot, Block; Deed Book, Page, Recording Date): _____	
Tax ID #(s): <u>570-75416-0-0000</u>	

BUYER'S RELATIONSHIP WITH PA LICENSED BROKER	
<input type="checkbox"/> No Business Relationship (Buyer is not represented by a broker)	
Broker (Company) <u>Callahan Ventures LLC</u>	Licensee(s) (Name) <u>Michael S. Callahan</u>
Company Address <u>425 E Clement Street, Baltimore, MD 21230</u>	Direct Phone(s) _____
Company Phone <u>(717)587-3457</u>	Cell Phone(s) <u>(717)587-3457</u>
Company Fax _____	Fax _____
Broker is (check only one):	Email <u>mcallahan7@gmail.com</u>
<input checked="" type="checkbox"/> Buyer Agent (Broker represents Buyer only)	Licensee(s) is (check only one):
<input type="checkbox"/> Dual Agent (See Dual and/or Designated Agent box below)	<input checked="" type="checkbox"/> Buyer Agent (all company licensees represent Buyer)
	<input type="checkbox"/> Buyer Agent with Designated Agency (only Licensee(s) named above represent Buyer)
	<input type="checkbox"/> Dual Agent (See Dual and/or Designated Agent box below)
<input type="checkbox"/> Transaction Licensee (Broker and Licensee(s) provide real estate services but do not represent Buyer)	

SELLER'S RELATIONSHIP WITH PA LICENSED BROKER	
<input type="checkbox"/> No Business Relationship (Seller is not represented by a broker)	
Broker (Company) <u>High Associates Ltd.</u>	Licensee(s) (Name) <u>Jeff Kurtz, Bree Robinson</u>
Company Address <u>1853 William Penn Way, Lancaster, PA 17601</u>	Direct Phone(s) _____
Company Phone <u>(717)293-4477</u>	Cell Phone(s) <u>(717)293-4554</u>
Company Fax _____	Fax _____
Broker is (check only one):	Email <u>JKurtz@high.net</u>
<input checked="" type="checkbox"/> Seller Agent (Broker represents Seller only)	Licensee(s) is (check only one):
<input type="checkbox"/> Dual Agent (See Dual and/or Designated Agent box below)	<input checked="" type="checkbox"/> Seller Agent (all company licensees represent Seller)
	<input type="checkbox"/> Seller Agent with Designated Agency (only Licensee(s) named above represent Seller)
	<input type="checkbox"/> Dual Agent (See Dual and/or Designated Agent box below)
<input type="checkbox"/> Transaction Licensee (Broker and Licensee(s) provide real estate services but do not represent Seller)	

DUAL AND/OR DESIGNATED AGENCY	
A Broker is a Dual Agent when a Broker represents both Buyer and Seller in the same transaction. A Licensee is a Dual Agent when a Licensee represents Buyer and Seller in the same transaction. All of Broker's licensees are also Dual Agents UNLESS there are separate Designated Agents for Buyer and Seller. If the same Licensee is designated for Buyer and Seller, the Licensee is a Dual Agent.	
By signing this Agreement, Buyer and Seller each acknowledge having been previously informed of, and consented to, dual agency, if applicable.	

Buyer Initials: MC

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Seller Initials: MSH
 COPYRIGHT PENNSYLVANIA ASSOCIATION OF REALTORS® 2023
 rev. 9/22; rel. 1/23

1. By this Agreement, dated February 28, 2023, Seller hereby agrees to sell and convey to Buyer, who agrees to purchase, the identified Property.
2. PURCHASE PRICE AND DEPOSITS (3-15)
- (A) Purchase Price \$ 550,000.00
(Five Hundred Fifty Thousand U.S. Dollars), to be paid as follows:
1. Initial Deposit, within 10 days (5 if not specified) of Execution Date, if not included with this Agreement: \$ 50,000.00
2. Additional Deposit within _____ days of the Execution Date: \$ _____
3. _____ \$ _____
- Remaining balance will be paid at settlement.
- (B) All funds paid by Buyer, including deposits, will be paid by check, cashier's check or wired funds. All funds paid by Buyer within 30 DAYS of settlement, including funds paid at settlement, will be by cashier's check or wired funds, but not by personal check.
- (C) Deposits, regardless of the form of payment and the person designated as payee, will be paid in U.S. Dollars to Broker for Seller (unless otherwise stated here: Conestoga Title Insurance Company), who will retain deposits in an escrow account in conformity with all applicable laws and regulations until consummation or termination of this Agreement. Only real estate brokers are required to hold deposits in accordance with the rules and regulations of the State Real Estate Commission. Checks tendered as deposit monies may be held uncashed pending the execution of this Agreement.
3. SETTLEMENT AND POSSESSION (1-23)
- (A) Settlement Date is October 27, 2023, or before if Buyer and Seller agree.
- (B) Settlement will occur in the county where the Property is located or in an adjacent county, during normal business hours, unless Buyer and Seller agree otherwise.
- (C) At time of settlement, the following will be pro-rated on a daily basis between Buyer and Seller, reimbursing where applicable: current taxes; rents; interest on mortgage assumptions; condominium fees and homeowner association fees; water and/or sewer fees, together with any other lienable municipal service fees. All charges will be pro-rated for the period(s) covered. Seller will pay up to and including the date of settlement and Buyer will pay for all days following settlement, unless otherwise stated here: _____
- (D) For purposes of prorating real estate taxes, the "periods covered" are as follows:
1. Municipal tax bills for all counties and municipalities in Pennsylvania are for the period from January 1 to December 31.
2. School tax bills for the Philadelphia, Pittsburgh and Scranton School Districts are for the period from January 1 to December 31. School tax bills for all other school districts are for the period from July 1 to June 30.
- (E) Conveyance from Seller will be by fee simple deed of special warranty unless otherwise stated here: _____
- (F) Payment of transfer taxes will be divided equally between Buyer and Seller unless otherwise stated here: _____
- (G) Possession is to be delivered by deed, existing keys and physical possession to a vacant Property free of debris, with all structures broom-clean, at day and time of settlement, unless Seller, before signing this Agreement, has identified in writing that the Property is subject to a lease.
- (H) If Seller has identified in writing that the Property is subject to a lease or short-term rental agreement, possession is to be delivered by deed, existing keys and assignment of existing leases and short-term rental agreements for the Property, together with security deposits and interest, if any, at day and time of settlement. Seller will not enter into any new leases or short-term rental agreements, nor extend existing leases or short-term rental agreements, for the Property without the written consent of Buyer. Buyer will acknowledge existing lease(s) or short-term rental agreement(s) by initialing the lease(s) or short-term rental agreement(s) at the execution of this Agreement, unless otherwise stated in this Agreement.
- ☐ Tenant-Occupied Property Addendum (PAR Form TOP) is attached and made part of this Agreement.
4. DATES/TIME IS OF THE ESSENCE (3-15)
- (A) Written acceptance of all parties will be on or before: March 9, 2023
- (B) The Settlement Date and all other dates and times identified for the performance of any obligations of this Agreement are of the essence and are binding.
- (C) The Execution Date of this Agreement is the date when Buyer and Seller have indicated full acceptance of this Agreement by signing and/or initialing it. For purposes of this Agreement, the number of days will be counted from the Execution Date, excluding the day this Agreement was executed and including the last day of the time period. All changes to this Agreement should be initialed and dated.
- (D) The Settlement Date is not extended by any other provision of this Agreement and may only be extended by mutual written agreement of the parties.
- (E) Certain terms and time periods are pre-printed in this Agreement as a convenience to the Buyer and Seller. All pre-printed terms and time periods are negotiable and may be changed by striking out the pre-printed text and inserting different terms acceptable to all parties, except where restricted by law.
5. FIXTURES AND PERSONAL PROPERTY (6-20)
- (A) It is possible for certain items of personal property to be so integrated into the Property that they become fixtures and will be regarded as part of the Property and therefore included in a sale. Buyer and Seller are encouraged to be specific when negotiating what items will be included or excluded in this sale.

64 Buyer Initials:

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mc

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Seller Initials:

MSA

(B) INCLUDED in this sale are all existing items permanently installed in the Property, free of liens, including plumbing; heating; HVAC equipment; lighting fixtures (including chandeliers and ceiling fans); and water treatment systems, unless otherwise stated below: any remaining heating, cooking and other fuels stored on the Property at the time of settlement. Also included: _____

(C) The following items are not owned by Seller and may be subject to a lease or other financing agreement: _____

(D) EXCLUDED fixtures and items: Tables, chairs, charity items, snow blowers, and other school materials will be removed by Seller.

6. ZONING (4-14)

Failure of this Agreement to contain the zoning classification (except in cases where the property (and each parcel thereof, if subdividable) is zoned solely or primarily to permit single-family dwellings) will render this Agreement voidable at Buyer's option, and, if voided, any deposits tendered by the Buyer will be returned to the Buyer without any requirement for court action.

Zoning Classification, as set forth in the local zoning ordinance: R-1 and Recreation

7. BUYER FINANCING (7-22)

(A) Buyer may elect to make this Agreement contingent upon obtaining financing for the purchase of the Property. Regardless of any contingency in this Agreement, if Buyer chooses to obtain financing, the following apply:

1. Should Buyer furnish false or incomplete information to Seller, Broker(s), or the lender(s) concerning Buyer's legal or financial status, or fail to cooperate in good faith in processing the financing application, which results in the lender(s) refusing to approve a financing commitment, Buyer will be in default of this Agreement.
2. Within _____ days (10 if not specified) from the Execution Date of this Agreement, Buyer will make a completed, written application for the financing terms stated above to a responsible lender(s) of Buyer's choice. Broker for Buyer, if any, otherwise Broker for Seller, is authorized to communicate with the lender(s) to assist in the financing process.
3. Seller will provide access to insurers' representatives and, as may be required by the lender(s), to surveyors, municipal officials, appraisers, and inspectors.

(B) Financing Contingency

☒ WAIVED. This sale is NOT contingent on financing, although Buyer may obtain financing and/or the parties may include an appraisal contingency. Buyer and Seller understand that the waiver of this contingency does not restrict Buyer's right to obtain financing for the Property.

☐ ELECTED. This sale is contingent upon Buyer obtaining financing according to the terms outlined below. Upon receipt of a financing commitment, Buyer will promptly deliver a copy of the commitment to Seller, but in any case no later than _____ (Commitment Date).

First Loan on the Property	Second Loan on the Property
Loan Amount \$ _____	Loan Amount \$ _____
Minimum Term _____ years	Minimum Term _____ years
Type of Loan _____	Type of Loan _____
Interest rate _____%; however, Buyer agrees to accept the interest rate as may be committed by the lender, not to exceed a maximum interest rate of _____%.	Interest rate _____%; however, Buyer agrees to accept the interest rate as may be committed by the lender, not to exceed a maximum interest rate of _____%.

1. Unless otherwise agreed to in writing by Buyer and Seller, if a written commitment is not received by Seller by the above date, this Agreement may be terminated by Buyer or Seller, with all deposit monies returned to Buyer according to the terms of Paragraph 24.

2. Buyer will be responsible for any premiums for mechanics' lien insurance and/or title search, or fee for cancellation of same, if any; AND/OR any premiums for flood insurance and/or fire insurance with extended coverage, insurance binder charges or cancellation fee, if any; AND/OR any appraisal fees and charges paid in advance to lender.

8. CHANGE IN BUYER'S FINANCIAL STATUS (6-20)

If a change in Buyer's financial status affects Buyer's ability to purchase, Buyer will, within _____ days (5 if not specified) of said change notify Seller and lender(s) to whom the Buyer submitted loan application, if any, in writing. A change in financial status includes, but is not limited to, loss or a change in income; Buyer's having incurred a new financial obligation; entry of a judgment against Buyer. Buyer understands that applying for and/or incurring an additional financial obligation may affect Buyer's ability to purchase.

9. SELLER REPRESENTATIONS (1-20)

(A) Status of Water

Seller represents that the Property is served by:

☒ Public Water ☐ Community Water ☐ On-site Water ☐ None ☐ _____

(B) Status of Sewer

1. Seller represents that the Property is served by:

- ☒ Public Sewer ☐ Community Sewage Disposal System ☐ Ten-Acre Permit Exemption (see Sewage Notice 2)
- ☐ Individual On-lot Sewage Disposal System (see Sewage Notice 1) ☐ Holding Tank (see Sewage Notice 3)
- ☐ Individual On-lot Sewage Disposal System in Proximity to Well (see Sewage Notice 1; see Sewage Notice 4, if applicable)
- ☐ None (see Sewage Notice 1) ☐ None Available/Permit Limitations in Effect (see Sewage Notice 5)

Buyer Initials: mc

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Seller Initials: MSH

2. Notices Pursuant to the Pennsylvania Sewage Facilities Act

Notice 1: There is no currently existing community sewage system available for the subject property. Section 7 of the Pennsylvania Sewage Facilities Act provides that no person shall install, construct, request bid proposals for construction, alter, repair or occupy any building or structure for which an individual sewage system is to be installed, without first obtaining a permit. Buyer is advised by this notice that, before signing this Agreement, Buyer should contact the local agency charged with administering the Act to determine the procedure and requirements for obtaining a permit for an individual sewage system. The local agency charged with administering the Act will be the municipality where the Property is located or that municipality working cooperatively with others.

Notice 2: This Property is serviced by an individual sewage system installed under the ten-acre permit exemption provisions of Section 7 of the Pennsylvania Sewage Facilities Act. (Section 7 provides that a permit may not be required before installing, constructing, awarding a contract for construction, altering, repairing or connecting to an individual sewage system where a ten-acre parcel or lot is subdivided from a parent tract after January 10, 1987). Buyer is advised that soils and site testing were not conducted and that, should the system malfunction, the owner of the Property or properties serviced by the system at the time of a malfunction may be held liable for any contamination, pollution, public health hazard or nuisance which occurs as a result.

Notice 3: This Property is serviced by a holding tank (permanent or temporary) to which sewage is conveyed by a water carrying system and which is designed and constructed to facilitate ultimate disposal of the sewage at another site. Pursuant to the Pennsylvania Sewage Facilities Act, Seller must provide a history of the annual cost of maintaining the tank from the date of its installation or December 14, 1995, whichever is later.

Notice 4: An individual sewage system has been installed at an isolation distance from a well that is less than the distance specified by regulation. The regulations at 25 Pa. Code §73.13 pertaining to minimum horizontal isolation distances provide guidance. Subsection (b) of §73.13 states that the minimum horizontal isolation distance between an individual water supply or water supply system suction line and treatment tanks shall be 50 feet. Subsection (c) of §73.13 states that the horizontal isolation distance between the individual water supply or water supply system suction line and the perimeter of the absorption area shall be 100 feet.

Notice 5: This lot is within an area in which permit limitations are in effect and is subject to those limitations. Sewage facilities are not available for this lot and construction of a structure to be served by sewage facilities may not begin until the municipality completes a major planning requirement pursuant to the Pennsylvania Sewage Facilities Act and regulations promulgated thereunder.

- (C) Seller represents and warrants that Seller has no knowledge except as noted in this Agreement that: (1) The premises have been contaminated by any substance in any manner which requires remediation; (2) The Property contains wetlands, flood plains, or any other environmentally sensitive areas, development of which is limited or precluded by law; (3) The Property contains asbestos, polychlorinated biphenyls, lead-based paint or any other substance, the removal or disposal of which is subject to any law or regulation; and (4) Any law has been violated in the handling or disposing of any material or waste or the discharge of any material into the soil, air, surface water, or ground water.
- (D) Seller agrees to indemnify and to hold Broker harmless from and against all claims, demands, or liabilities, including attorneys fees and court costs, which arise from or are related to the environmental condition or suitability of the Property prior to, during, or after Seller's occupation of the Property including without limitation any condition listed in Paragraph 9(C).
- (E) Seller is not aware of historic preservation restrictions regarding the Property unless otherwise stated here: _____

- (F) Seller represents that, as of the date Seller signed this Agreement, no public improvement, condominium or homeowner association assessments have been made against the Property which remain unpaid, and that no notice by any government or public authority has been served upon Seller or anyone on Seller's behalf, including notices relating to violations of zoning, housing, building, safety or fire ordinances that remain uncorrected, and that Seller knows of no condition that would constitute a violation of any such ordinances that remain uncorrected, unless otherwise specified here: _____

- (G) Seller knows of no other potential notices (including violations) and/or assessments except as follows: _____

- (H) Access to a public road may require issuance of a highway occupancy permit from the Department of Transportation.

(I) Internet of Things (IoT) Devices

1. The presence of smart and green devices that are capable of connecting to the Internet, directly or indirectly, and the data stored on those devices make up a digital ecosystem in the Property sometimes referred to as the "Internet of Things (IoT)." Buyer and Seller acknowledge that IoT devices may transmit data to third parties outside of the control of their owner.
2. On or before settlement, Seller will make a reasonable effort to clear all data stored on all IoT devices located on the Property and included in the sale. Seller further acknowledges that all personal devices owned by Seller (including but not limited to cellular telephones, personal computers and tablets) having connectivity to any IoT device(s) located on the Property will be disconnected and cleared of relevant data prior to settlement. Further, no attempts will be made after settlement by Seller or anyone on Seller's behalf to access any IoT devices remaining on the Property.
3. Following settlement, Buyer will make a reasonable effort to clear all stored data from any IoT device(s) remaining on the Property and to restrict access to said devices by Seller, Seller's agents or any third party to whom Seller may have previously provided access. This includes, but is not limited to, restoring IoT devices to original settings, changing passwords or codes, updating network settings and submitting change of ownership and contact information to device manufacturers and service providers.
4. This paragraph will survive settlement.

Buyer Initials:

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MC

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Seller Initials:

MSZ

10. WAIVER OF CONTINGENCIES (9-05)

If this Agreement is contingent on Buyer's right to inspect and/or repair the Property, or to verify insurability, environmental conditions, boundaries, certifications, zoning classification or use, or any other information regarding the Property, Buyer's failure to exercise any of Buyer's options within the times set forth in this Agreement is a WAIVER of that contingency and Buyer accepts the Property and agrees to the RELEASE in Paragraph 26 of this Agreement.

11. BUYER'S DUE DILIGENCE (3-15)

☐ WAIVED. This sale is NOT contingent upon the results of any inspection(s), although Buyer may inspect the Property (including fixtures and any personal property specifically listed herein). Buyer agrees to purchase the Property IN ITS PRESENT CONDITION, regardless of the results of any inspection(s) or findings that Buyer may learn of after the Execution Date of this Agreement.

☒ ELECTED. This sale IS contingent upon the results of inspection(s). It is Buyer's responsibility to determine that the condition and permitted use of the property is satisfactory. Buyer may, within 180 days (30 if not specified) from the Execution Date of this Agreement, conduct due diligence (Due Diligence Period), which includes, but is not limited to, verifying that the condition, permitted use, insurability, environmental conditions, boundaries, certifications, deed restrictions, zoning classifications and any other features of the Property are satisfactory. Buyer may request that the property be inspected, at Buyer's expense, by qualified professionals to determine the physical, structural, mechanical and environmental condition of the land, improvements or their components, or for the suitability of the property for Buyer's needs. If, as the result of Buyer's due diligence, Buyer determines that the Property is not suitable for Buyer's needs, Buyer may, prior to the expiration of the Due Diligence Period, terminate this Agreement by written notice to Seller, with all deposit monies returned to Buyer according to the terms of Paragraph 24 of this Agreement. In the event that Buyer has not provided Seller with written notice of Buyer's intent to terminate this Agreement prior to the end of the Due Diligence Period, this Agreement shall remain in full force and effect in accordance with the terms and conditions as more fully set forth in this Agreement.

(A) Buyer has been given the opportunity to inspect the Property (including fixtures and any personal property specifically listed herein) and, subject to the Due Diligence contingency if elected, agrees to purchase the Property IN ITS PRESENT CONDITION unless the parties agree otherwise in writing. Buyer's decision to purchase the Property is a result of Buyer's own inspections and determinations and not because of or in reliance on any representations made by Seller or any other party. Buyer acknowledges that Brokers, their licensees, employees, officers or partners have not made an independent examination or determination of the structural soundness of the Property, the age or condition of the components, environmental conditions, the permitted uses, nor of conditions existing in the locale where the Property is situated; nor have they made a mechanical inspection of any of the systems contained therein.

(B) Any repairs required by this Agreement will be completed in a workmanlike manner.

(C) Revised flood maps and changes to Federal law may substantially increase future flood insurance premiums or require insurance for formerly exempt properties. Buyer should consult with one or more insurance agents regarding the need for flood insurance and possible premium increases.

12. NOTICES, ASSESSMENTS AND MUNICIPAL REQUIREMENTS (4-14)

(A) In Pennsylvania, taxing authorities (school districts and municipalities) and property owners may appeal the assessed value of a property at the time of sale, or at any time thereafter. A successful appeal by a taxing authority may result in a higher assessed value for the property and an increase in property taxes. Also, periodic county-wide property reassessments may change the assessed value of the property and result in a change in property tax.

(B) With the exception of county-wide reassessments, assessment appeal notices, notices of change in millage rates or increases in rates, in the event any other notices, including violations, and/or assessments are received after Seller has signed this Agreement and before settlement, Seller will within days (10 if not specified) of receiving the notices and/or assessments provide a copy of the notices and/or assessments to Buyer and will notify Buyer in writing that Seller will:

1. Fully comply with the notices and/or assessments, at Seller's expense, before settlement. If Seller fully complies with the notices and/or assessments, Buyer accepts the Property and agrees to the RELEASE in Paragraph 26 of this Agreement, OR
2. Not comply with the notices and/or assessments. If Seller chooses not to comply with the notices and/or assessments, or fails within the stated time to notify Buyer whether Seller will comply, Buyer will notify Seller in writing within days (10 if not specified) that Buyer will:

a. Comply with the notices and/or assessments at Buyer's expense, accept the Property, and agree to the RELEASE in Paragraph 26 of this Agreement, OR

b. Terminate this Agreement by written notice to Seller, with all deposit monies returned to Buyer according to the terms of Paragraph 24 of this Agreement.

If Buyer fails to respond within the time stated in Paragraph 12(B)(2) or fails to terminate this Agreement by written notice to Seller within that time, Buyer will accept the Property and agree to the RELEASE in Paragraph 26 of this Agreement.

(C) If required by law, within 30 DAYS from the Execution Date of this Agreement, but in no case later than 15 DAYS prior to Settlement Date, Seller will order at Seller's expense a certification from the appropriate municipal department(s) disclosing notice of any uncorrected violations of zoning, housing, building, safety or fire ordinances and/or a certificate permitting occupancy of the Property. If Buyer receives a notice of any required repairs/improvements, Buyer will promptly deliver a copy of the notice to Seller.

(D) Seller has no knowledge of any current or pending condemnation or eminent domain proceedings that would affect the Property. If any portion of the Property should be subject to condemnation or eminent domain proceedings after the signing of this Agreement,

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Buyer Initials:

DS
MC

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Seller Initials:

MSA

Seller shall immediately advise Buyer, in writing, of such proceedings. Buyer will have the option to terminate this Agreement by written notice to Seller within _____ days (15 days if not specified) after Buyer learns of the filing of such proceedings, with all deposit monies returned to Buyer according to the terms of Paragraph 24 of this Agreement. Buyer's failure to provide notice of termination within the time stated will constitute a WAIVER of this contingency and all other terms of this Agreement remain in full force and effect.

13. TAX DEFERRED EXCHANGE (4-14)

- (A) If Seller notifies Buyer that it wishes to enter into a tax deferred exchange for the Property pursuant to the Internal Revenue Code. Buyer agrees to cooperate with Seller in connection with such exchange, including the execution of such documents as may be reasonably necessary to conduct the exchange, provided that there shall be no delay in the agreed-to settlement date, and that any additional costs associated with the exchange are paid solely by Seller. Buyer is aware that Seller anticipates assigning Seller's interest in this Agreement to a third party under an Exchange Agreement and consents to such assignment. Buyer shall not be required to execute any note, contract, deed or other document providing any liability which would survive the exchange, nor shall Buyer be obligated to take title to any property other than the Property described in this Agreement. Seller shall indemnify and hold harmless Buyer against any liability which arises or is claimed to have arisen from any aspect of the exchange transaction.
- (B) If Buyer notifies Seller that it wishes to enter into a tax deferred exchange for the Property pursuant to the Internal Revenue Code. Seller agrees to cooperate with Buyer in connection with such exchange, including the execution of such documents as may be reasonably necessary to conduct the exchange, provided that there shall be no delay in the agreed-to settlement date, and that any additional costs associated with the exchange are paid solely by Buyer. Seller is aware that Buyer has assigned Buyer's interest in this Agreement to a third party under an Exchange Agreement and consents to such assignment. Seller shall not be required to execute any note, contract, deed or other document providing any liability which would survive the exchange. Buyer shall indemnify and hold harmless Seller against any liability which arises or is claimed to have arisen from any aspect of the exchange transaction.

14. COMMERCIAL CONDOMINIUM (10-01)

- ☒ NOT APPLICABLE.
- ☐ APPLICABLE. Buyer acknowledges that the condominium unit to be transferred by this Agreement is intended for nonresidential use, and that Buyer may agree to modify or waive the applicability of certain provisions of the Uniform Condominium Act of Pennsylvania (68 Pa.C.S. §3101 *et seq.*).

15. TITLES, SURVEYS AND COSTS (6-20)

- (A) The Property will be conveyed with good and marketable title that is insurable by a reputable title insurance company at the regular rates, free and clear of all liens, encumbrances, and easements, excepting however the following: existing deed restrictions; historic preservation restrictions or ordinances; building restrictions; ordinances; easements of roads; easements visible upon the ground; easements of record; and privileges or rights of public service companies, if any.
- (B) Buyer will pay for the following: (1) Title search, title insurance and/or mechanics' lien insurance, or any fee for cancellation; (2) Flood insurance, fire insurance, hazard insurance, mine subsidence insurance, or any fee for cancellation; (3) Appraisal fees and charges paid in advance to mortgage lender; (4) Buyer's customary settlement costs and accruals.
- (C) Any survey or surveys required by the title insurance company or the abstracting company for preparing an adequate legal description of the Property (or the correction thereof) will be obtained and paid for by Seller. Any survey or surveys desired by Buyer or required by the mortgage lender will be obtained and paid for by Buyer.
- (D) If a change in Seller's financial status affects Seller's ability to convey title to the Property as set forth in this Agreement on or before the Settlement Date, or any extension thereof, Seller shall, within _____ days (5 if not specified) notify Buyer, in writing. A change in financial status includes, but is not limited to, Seller filing bankruptcy; filing of a foreclosure law suit against the Property; entry of a monetary judgment against Seller; notice of public tax sale affecting the Property; and Seller learning that the sale price of the Property is no longer sufficient to satisfy all liens and encumbrances against the Property. In the event of the death of Seller, the representative of the estate, or a surviving Seller shall immediately notify Buyer.
- (E) If Seller is unable to give good and marketable title that is insurable by a reputable title insurance company at the regular rates, as specified in Paragraph 15(A), Buyer may terminate this Agreement by written notice to Seller, or take such title as Seller can convey. If the title condition precludes Seller from conveying title, Buyer's sole remedy shall be to terminate this Agreement. Upon termination, all deposit monies shall be returned to Buyer according to the terms of Paragraph 24 of this Agreement and Seller will reimburse Buyer for any costs incurred by Buyer for any inspections or certifications obtained according to the terms of this Agreement, and for those items specified in Paragraph 15(B) items (1), (2), (3) and in Paragraph 15(C).
- (F) Oil, gas, mineral, or other rights of this Property may have been previously conveyed or leased, and Sellers make no representation about the status of those rights unless indicated elsewhere in this Agreement.
- ☐ Oil, Gas and Mineral Rights Addendum (PAR Form OGM) is attached and made part of this Agreement.

(G) COAL NOTICE (Where Applicable)

THIS DOCUMENT MAY NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHTS OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL SUCH COAL AND IN THAT CONNECTION, DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR OTHER STRUCTURE ON OR IN SUCH LAND. (This notice is set forth in the manner provided in Section 1 of the Act of July 17, 1957, P.L. 984.) "Buyer acknowledges that he may not be obtaining the right of protection against subsidence resulting from coal mining operations, and that the property described herein may be protected from damage due to mine subsidence by a private contract with the owners of the economic interests in the coal. This acknowledgment is made for the purpose of complying with the provisions of Section 14 of the Bituminous Mine Subsidence and the Land Conservation Act of April 27, 1966." Buyer agrees to sign the deed from Seller which deed will contain the aforesaid provision.

Buyer Initials:

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mc

ASC Page 6 of 10

Seller Initials:

MSA

(H) The Property is not a "recreational cabin" as defined in the Pennsylvania Construction Code Act unless otherwise stated here: _____

(I) 1. This property is not subject to a Private Transfer Fee Obligation unless otherwise stated here: _____

☐ Private Transfer Fee Addendum (PAR Form PTF) is attached and made part of this Agreement.

2. Notice Regarding Private Transfer Fees: In Pennsylvania, Private Transfer Fees are defined and regulated in the Private Transfer Fee Obligation Act (Act 1 of 2011: 68 Pa.C.S. §§ 8101, et. seq.), which defines a Private Transfer Fee as "a fee that is payable upon the transfer of an interest in real property, or payable for the right to make or accept the transfer, if the obligation to pay the fee or charge runs with title to the property or otherwise binds subsequent owners of property, regardless of whether the fee or charge is a fixed amount or is determined as a percentage of the value of the property, the purchase price or other consideration given for the transfer." A Private Transfer Fee must be properly recorded to be binding, and sellers must disclose the existence of the fees to prospective buyers. Where a Private Transfer Fee is not properly recorded or disclosed, the Act gives certain rights and protections to buyers.

16. MAINTENANCE AND RISK OF LOSS (10-06)

- (A) Seller will maintain the Property, grounds, fixtures and personal property specifically listed in this Agreement in its present condition, normal wear and tear excepted.
- (B) Seller will promptly notify the Buyer if, at any time prior to the time of settlement, all or any portion of the Property is destroyed, or damaged as a result of any cause whatsoever.
- (C) Seller bears the risk of loss from fire or other casualties until settlement. If any property included in this sale is destroyed and not replaced, Buyer will:
1. Accept the Property in its then current condition together with the proceeds of any insurance recovery obtainable by Seller, OR
 2. Terminate this Agreement by written notice to Seller, with all deposit monies returned to Buyer according to the terms of Paragraph 24 of this Agreement.

17. RECORDING (9-05)

This Agreement will not be recorded in the Office of the Recorder of Deeds or in any other office or place of public record. If Buyer causes or permits this Agreement to be recorded, Seller may elect to treat such act as a default of this Agreement.

18. ASSIGNMENT (1-10)

This Agreement is binding upon the parties, their heirs, personal representatives, guardians and successors, and to the extent assignable, on the assigns of the parties hereto. Buyer will not transfer or assign this Agreement without the written consent of Seller unless otherwise stated in this Agreement. Assignment of this Agreement may result in additional transfer taxes.

19. GOVERNING LAW, VENUE AND PERSONAL JURISDICTION (9-05)

- (A) The validity and construction of this Agreement, and the rights and duties of the parties, will be governed in accordance with the laws of the Commonwealth of Pennsylvania.
- (B) The parties agree that any dispute, controversy or claim arising under or in connection with this Agreement or its performance by either party submitted to a court shall be filed exclusively by and in the state or federal courts sitting in the Commonwealth of Pennsylvania. Seller understands that any documentation provided under this provision may be disclosed to the Internal Revenue Service by Buyer, and that any false statements contained therein could result in punishment by fine, imprisonment, or both.

20. NOTICE REGARDING CONVICTED SEX OFFENDERS (MEGAN'S LAW) (6-13)

The Pennsylvania General Assembly has passed legislation (often referred to as "Megan's Law," 42 Pa.C.S. § 9791 et seq.) providing for community notification of the presence of certain convicted sex offenders. Buyers are encouraged to contact the municipal police department or the Pennsylvania State Police for information relating to the presence of sex offenders near a particular property, or to check the information on the Pennsylvania State Police Web site at www.pameganslaw.state.pa.us.

21. CERTIFICATION OF NON-FOREIGN INTEREST (10-01)

☐ Seller IS a foreign person, foreign corporation, foreign partnership, foreign trust, or foreign estate subject to Section 1445 of the Internal Revenue Code, which provides that a transferee (Buyer) of a U.S. real property interest must withhold tax if the transferor (Seller) is a foreign person.

☒ Seller is NOT a foreign person, foreign corporation, foreign partnership, foreign trust, or a foreign estate as defined by the Internal Revenue Code, or is otherwise not subject to the tax withholding requirements of Section 1445 of the Internal Revenue Code. To inform Buyer that the withholding of tax is not required upon the sale/disposition of the Property by Seller, Seller hereby agrees to furnish Buyer, at or before closing, with the following:

- ☐ An affidavit stating, under penalty of perjury, the Seller's U.S. taxpayer identification number and that the Seller is not a foreign person.
- ☐ A "qualifying statement" as defined by statute, that tax withholding is not required by Buyer.
- ☐ Other: _____

22. REPRESENTATIONS (1-10)

(A) All representations, claims, advertising, promotional activities, brochures or plans of any kind made by Seller, Brokers, their licensees, employees, officers or partners are not a part of this Agreement unless expressly incorporated or stated in this Agreement. This Agreement contains the whole agreement between Seller and Buyer, and there are no other terms, obligations, covenants, representations, statements or conditions, oral or otherwise, of any kind whatsoever concerning this sale. This Agreement will not be altered, amended, changed or modified except in writing executed by the parties.

(B) Broker(s) have provided or may provide services to assist unrepresented parties in complying with this Agreement.

379

Buyer Initials:

DS
mc

ASC Page 7 of 10

Seller Initials:

MSK

23. BROKER INDEMNIFICATION (6-13)

- (A) Buyer and Seller represent that the only Brokers involved in this transaction are: High Associates Ltd. and Callahan Ventures LLC

and that the transaction has not been brought about through the efforts of anyone other than said Brokers. It is agreed that if any claims for brokerage commissions or fees are ever made against Buyer or Seller in connection with this transaction, each party shall pay its own legal fees and costs in connection with such claims. It is further agreed that Buyer and Seller agree to indemnify and hold harmless each other and the above-listed Brokers from and against the non-performance of this Agreement by either party, and from any claim of loss or claim for brokerage commissions, including all legal fees and costs, that may be made by any person or entity. This paragraph shall survive settlement.

- (B) Seller and Buyer acknowledge that any Broker identified in this Agreement: (1) Is a licensed real estate broker; (2) Is not an expert in construction, engineering, code or regulatory compliance or environmental matters and was not engaged to provide advice or guidance in such matters, unless otherwise stated in writing; and (3) Has not made and will not make any representations or warranties nor conduct investigations of the environmental condition or suitability of the Property or any adjacent property, including but not limited to those conditions listed in Paragraph 9(C).

24. DEFAULT, TERMINATION AND RETURN OF DEPOSITS (1-18)

- (A) Where Buyer terminates this Agreement pursuant to any right granted by this Agreement, Buyer will be entitled to a return of all deposit monies paid on account of Purchase Price pursuant to the terms of Paragraph 24(B), and this Agreement will be VOID. Termination of this Agreement may occur for other reasons giving rise to claims by Buyer and/or Seller for the deposit monies.

- (B) Regardless of the apparent entitlement to deposit monies, Pennsylvania law does not allow a Broker holding deposit monies to determine who is entitled to the deposit monies when settlement does not occur. Broker can only release the deposit monies:

1. If this Agreement is terminated prior to settlement and there is no dispute over entitlement to the deposit monies. A written agreement signed by both parties is evidence that there is no dispute regarding deposit monies.
2. If, after Broker has received deposit monies, Broker receives a written agreement that is signed by Buyer and Seller, directing Broker how to distribute some or all of the deposit monies.
3. According to the terms of a final order of court.
4. According to the terms of a prior written agreement between Buyer and Seller that directs the Broker how to distribute the deposit monies if there is a dispute between the parties that is not resolved. (See Paragraph 24 (C))

- (C) Buyer and Seller agree that if there is a dispute over the entitlement to deposit monies that is unresolved _____ days (180 if not specified) days after the Settlement Date stated in Paragraph 3(A) (or any written extensions thereof) or following date of termination of the Agreement, whichever is earlier, then the Broker holding the deposit monies will, within 30 days of receipt of Buyer's written request, distribute the deposit monies to Buyer unless the Broker is in receipt of verifiable written notice that the dispute is the subject of litigation or mediation. If Broker has received verifiable written notice of litigation or mediation prior to the receipt of Buyer's request for distribution, Broker will continue to hold the deposit monies until receipt of a written distribution agreement between Buyer and Seller or a final court order. Buyer and Seller are advised to initiate litigation or mediation for any portion of the deposit monies prior to any distribution made by Broker pursuant to this paragraph. Buyer and Seller agree that the distribution of deposit monies based upon the passage of time does not legally determine entitlement to deposit monies, and that the parties maintain their legal rights to pursue litigation even after a distribution is made.

- (D) Buyer and Seller agree that Broker who holds or distributes deposit monies pursuant to the terms of Paragraph 24 or Pennsylvania law will not be liable. Buyer and Seller agree that if any Broker or affiliated licensee is named in litigation regarding deposit monies, the attorneys' fees and costs of the Broker(s) and licensee(s) will be paid by the party naming them in litigation.

- (E) Seller has the option of retaining all sums paid by Buyer, including deposit monies, should Buyer:

1. Fail to make any additional payments as specified in Paragraph 2. OR
2. Furnishes false or incomplete information to Seller, Broker(s), or any other party identified in this Agreement concerning Buyer's legal or financial status. OR
3. Violate or fails to fulfill and perform any other terms or conditions of this Agreement.

- (F) Unless otherwise checked in Paragraph 24(G), Seller may elect to retain those sums paid by Buyer, including deposit monies:

1. On account of purchase price. OR
2. As monies to be applied to Seller's damages. OR
3. As liquidated damages for such default.

- (G) ☒ SELLER IS LIMITED TO RETAINING SUMS PAID BY BUYER, INCLUDING DEPOSIT MONIES, AS LIQUIDATED DAMAGES

- (H) If Seller receives all sums paid and/or owed by Buyer, including deposit monies, as liquidated damages pursuant to Paragraph 24(F) or (G), Buyer and Seller are released from further liability or obligation and this Agreement is VOID.

- (I) Brokers and licensees are not responsible for unpaid deposits.

25. ARBITRATION OF DISPUTES (1-00)

Buyer and Seller agree to arbitrate any dispute between them that cannot be amicably resolved. After written demand for arbitration by either Buyer or Seller, each party will select a competent and disinterested arbitrator. The two so selected will select a third. If selection of the third arbitrator cannot be agreed upon within 30 days, either party may request that selection be made by a judge of a court of record in the county in which arbitration is pending. Each party will pay its chosen arbitrator, and bear equally expenses for the third and all other expenses of arbitration. Arbitration will be conducted in accordance with the provisions of Pennsylvania Common Law Arbitration 42 Pa. C.S.A. §7341 *et seq.* This agreement to arbitrate disputes arising from this Agreement will survive settlement.

Buyer Initials:

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Seller Initials:



26. RELEASE (9-05)

Buyer releases, quit claims and forever discharges SELLER, ALL BROKERS, their LICENSEES, EMPLOYEES and any OFFICER or PARTNER of any one of them and any other PERSON, FIRM or CORPORATION who may be liable by or through them, from any and all claims, losses or demands, including, but not limited to, personal injury and property damage and all of the consequences thereof, whether known or not, which may arise from the presence of termites or other wood-boring insects, radon, lead-based paint hazards, mold, fungi or indoor air quality, environmental hazards, any defects in the individual on-lot sewage disposal system or deficiencies in the on-site water service system, or any defects or conditions on the Property. Should Seller be in default under the terms of this Agreement or in violation of any Seller disclosure law or regulation, this release does not deprive Buyer of any right to pursue any remedies that may be available under law or equity. This release will survive settlement.

27. REAL ESTATE RECOVERY FUND (1-18)

A Real Estate Recovery Fund exists to reimburse any persons who have obtained a final civil judgment against a Pennsylvania real estate licensee (or a licensee's affiliates) owing to fraud, misrepresentation, or deceit in a real estate transaction and who have been unable to collect the judgment after exhausting all legal and equitable remedies. For complete details about the Fund, call (717) 783-3658.

28. COMMUNICATIONS WITH BUYER AND/OR SELLER (6-13)

Wherever this Agreement contains a provision that requires or allows communication/delivery to a Buyer, that provision shall be satisfied by communication/delivery to the Broker for Buyer, if any, except where required by law. If there is no Broker for Buyer, those provisions may be satisfied only by communication/delivery being made directly to the Buyer, unless otherwise agreed to by the parties. Wherever this Agreement contains a provision that requires or allows communication/delivery to a Seller, that provision shall be satisfied by communication/delivery to the Broker for Seller, if any. If there is no Broker for Seller, those provisions may be satisfied only by communication/delivery being made directly to the Seller, unless otherwise agreed to by the parties.

29. NOTICE BEFORE SIGNING (4-14)

Unless otherwise stated in writing, Buyer and Seller acknowledge that Brokers are not experts in legal or tax matters and that Brokers have not made, nor will they make, any representations or warranties nor conduct research of the legal or tax ramifications of this Agreement. Buyer and Seller acknowledge that Brokers have advised them to consult and retain experts concerning the legal and tax effects of this Agreement and the completion of the sale, as well as the condition and/or legality of the Property, including, but not limited to, the Property's improvements, equipment, soil, tenancies, title and environmental aspects. Buyer and Seller acknowledge receipt of a copy of this Agreement at the time of signing. This Agreement may be executed in one or more counterparts, each of which shall be deemed to be an original and which counterparts together shall constitute one and the same Agreement of the Parties. WHEN SIGNED, THIS AGREEMENT IS A BINDING CONTRACT. Return of this Agreement, and any addenda and amendments, including return by electronic transmission, bearing the signatures of all parties, constitutes acceptance by the parties.

30. SPECIAL CLAUSES (4-14)

(A) The following are part of this Agreement if checked:

- ☐ Appraisal Contingency Addendum to Agreement of Sale (PAR Form ACA)
☐ Short Sale Addendum to Agreement of Sale (PAR Form SHS)
☒ Zoning Change Addendum to Agreement of Sale (PAR Form ZCA)

(B) Additional Terms:

Designee:

The parties acknowledge that Buyer is acting as an agent for a Designee to be later named (the "Designee") and is entering into this agreement exclusively for the benefit of the Designee. The Agreement shall grant Buyer the absolute and unconditional right to assign its entire interest in the Agreement to the Designee, given that the Designee shall assume in writing all the Buyer's obligations under this Agreement.

Tank Removal:

Seller agrees to cooperate with tank removal. Buyer is responsible for all costs associated with tank removal.

Transfer Tax:

Seller will not be responsible for any additional transfer tax as a result of Buyer entity change.

Commission:

Buyer's agent agrees to zero commission.

Condition Precedent to Seller's Obligation to Sell:

As a condition precedent to Seller's obligation to sell, Seller must first secure final approval to do so, as contemplated and required by the Pennsylvania School Code (24 P.S. Section 7-707) and the PA Municipalities Planning Code, as applicable and necessary. If Seller should prove unable to secure said approval(s), for any reason whatsoever, this Agreement shall be deemed null and void, with all deposit monies being refunded to Purchaser.

Deposit:

The initial deposit will become non-refundable the earlier of zoning approval from the Township or August 25, 2023.

Buyer Initials:

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Seller Initials:

MSA

507 _____ Buyer has received the Consumer Notice, where applicable, as adopted by the State Real Estate Commission at 49 Pa.
 508 _____ Code §35.336.

509 _____ Buyer has received a statement of Buyer's estimated closing costs before signing this Agreement.

510 _____ Buyer has received the Deposit Money Notice (for cooperative sales when Broker for Seller is holding deposit money)
 511 _____ before signing this Agreement.

512 BUYER Mike Callahan DATE 3/1/2023

513 _____ Benchmarks Real Estate LLC, as agent for Designee
 514 Mailing Address 4121 Oregon Pike, Brownstown, PA 17508

514 Phone(s) _____ Fax _____ Email _____

515 BUYER _____ DATE _____

516 Mailing Address _____

517 Phone(s) _____ Fax _____ Email _____

518 BUYER _____ DATE _____

519 Mailing Address _____

520 Phone(s) _____ Fax _____ Email _____

521 AUTHORIZED REPRESENTATIVE _____

522 Title _____

523 COMPANY _____

524 Seller has received the Consumer Notice, where applicable, as adopted by the State Real Estate Commission at 49 Pa. Code § 35.336.

525 Seller has received a statement of Seller's estimated closing costs before signing this Agreement.

526 VOLUNTARY TRANSFER OF CORPORATE ASSETS (if applicable): The undersigned acknowledges that he/she is authorized
 527 by the Board of Directors to sign this Agreement on behalf of the Seller corporation and that this sale does not constitute a sale, lease, or
 528 exchange of all or substantially all the property and assets of the corporation, such as would require the authorization or consent of the
 529 shareholders pursuant to 15 P.S. §1311.

530 SELLER Melissa S. [Signature] DATE 3-1-23
 531 _____ Lampeter Strasburg School District

531 Mailing Address PO Box 428, Lampeter, PA 17537

532 Phone(s) _____ Fax _____ Email _____

533 SELLER _____ DATE _____

534 Mailing Address _____

535 Phone(s) _____ Fax _____ Email _____

536 SELLER _____ DATE _____

537 Mailing Address _____

538 Phone(s) _____ Fax _____ Email _____

539 AUTHORIZED REPRESENTATIVE _____

540 Title _____

541 COMPANY _____

ZONING APPROVAL CONTINGENCY ADDENDUM TO AGREEMENT OF SALE

ZA

This form recommended and approved for, but not restricted to use by, the members of the Pennsylvania Association of Realtors® (PAR).

1 PROPERTY 114 W. Franklin Street, Strasburg, PA 17579
2 SELLER Lampeter Strasburg School District
3 BUYER Benchmark Real Estate LLC, as agent for Designee
4 DATE OF AGREEMENT February 28, 2023

5 ☐ VERIFICATION OF ZONING FOR PROPOSED USE CONTINGENCY

1. Contingency Period: _____ days (15 days if not specified) from the Execution Date of the Agreement of Sale.
Within the Contingency Period, Buyer, at Buyer's expense, may verify that Buyer's proposed use of the Property as
Multifamily apartments is permitted under the current zoning classification
for the Property and is not prohibited by any other governmental land use restrictions.

2. If Buyer's proposed use of the Property is not permitted, Buyer will, within the Contingency Period, notify Seller in writing that the
proposed use of the Property is not permitted, and Buyer will:

(A) Accept the Property and agree to the terms of the RELEASE paragraph of the Agreement of Sale. OR

(B) Terminate the Agreement of Sale by written notice to Seller, with all deposit monies returned to Buyer according to the terms of
the Agreement of Sale.

(C) Enter into a mutually acceptable written agreement with Seller.

If Buyer and Seller do not reach a written agreement during the Contingency Period and Buyer does not terminate the
Agreement of Sale by written notice to Seller within that time, Buyer will accept the Property and agree to the RELEASE
paragraph of the Agreement of Sale.

19 ☒ CHANGE OF ZONING/MUNICIPAL APPROVAL FOR PROPOSED USE CONTINGENCY

1. Within 180 DAYS of the Execution Date of the Agreement of Sale (15 days if not specified), Buyer will make a formal written application for zoning approval, variance, non-conforming use, or special exception from Strasburg Borough (municipality) to use the Property as multifamily apartments (proposed use). Buyer will pay for applications, legal representation, and any other costs associated with the application and approval process.

2. If the municipality requires the application to be signed by the current owner, Seller agrees to do so.

3. If final, unappealable approval is not obtained by August 25, 2023, Buyer will:

(A) Accept the Property with the current zoning and agree to the terms of the RELEASE paragraph of the Agreement of Sale, OR

(B) Terminate the Agreement of Sale by written notice to Seller, with all deposit monies returned to Buyer according to the terms of the Agreement of Sale, OR

(C) Enter into a mutually acceptable written agreement with Seller.

If Buyer and Seller do not reach a written agreement before the time specified in paragraph 3, and Buyer does not terminate the Agreement of Sale by written notice to Seller within that time, Buyer will accept the Property and agree to the terms of the RELEASE paragraph of the Agreement of Sale.

34 All other terms and conditions of the Agreement of Sale remain unchanged and in full force and effect.

35 BUYER Mike Callahan DATE 2/28/2023
 36 BUYER Benchmark Real Estate LLC, as agent for Designee DATE _____
 37 BUYER _____ DATE _____
 38 SELLER Melissa DATE 3-1-23
 39 SELLER Lampeter Strsburg School District DATE _____
 40 SELLER _____ DATE _____



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12/13

Borough of Strasburg

145 Precision Avenue
Strasburg, PA 17579
(717) 687-7732

NOTICE

The Strasburg Borough Zoning Hearing Board will meet on Monday, June 19, 2023, at 7:00 p.m. at the Strasburg Borough Office, 145 Precision Avenue, Strasburg, PA 17579, to consider the following applications:

Case No. 23-01. An application submitted by Radicle Rentals, LLC, 27 Miller Street, Strasburg, PA 17579, requests the following actions for property located at the above Miller Street address:

1. A variance pursuant to Section 501. of the Strasburg Borough Zoning Ordinance to reestablish nonconforming uses which included (1) an awning manufacturing business closed in 2005, and (2) a banner business discontinued in 2016. Said businesses were located within the detached structure to the rear of the property; and
2. A special exception pursuant to Section 503.1. of the Zoning Ordinance to allow alterations to the nonconforming uses from those described above to (1) a property management office that would include the storage of equipment associated with that office, and (2) a photography/video office involving off-site photo shoots with in-house production of the photo shoots.

The property is owned by Radicle Rentals, LLC, 27 Miller Street, Strasburg, PA 17579. The property is located within the Residential Zone (R-2).

#

Case No. 23-02. An application submitted by Benchmark Real Estate, 4121 Oregon Pike, P.O. Box 806, Brownstown, PA 17508, requests a variance pursuant to Section 414.3. of the Zoning Ordinance to allow conversion apartments to have minimum habitable floor areas of less than 750 square feet. The proposal involves the conversion of the former Strasburg Elementary school located at 114 Franklin Street, Strasburg, PA 17579, into twenty-six (26) apartment units, of which ten (10) would have habitable floor areas of less than 750 square feet.

The property is owned by the Lampeter-Strasburg School District, P.O. Box 428, Lampeter, PA 17537. The property is located within the Residential Zone (R-1).

ZONING HEARING BOARD
STRASBURG BOROUGH
LANCASTER COUNTY, PENNSYLVANIA

Exhibit "C"

IN THE COURT OF COMMON PLEAS OF LANCASTER COUNTY, PENNSYLVANIA
CIVIL ACTION- EQUITY

In re: Private Sale of Real Estate :
Owned by Lampeter- : No.
Strasburg School District :


AFFIDAVIT

Be it known on the 22nd of August, 2023, before me a Notary Public, personally appeared Gary E. Heiland II who being duly sworn according to law did depose and say:

1. I am a certified general real estate appraiser in the Commonwealth of Pennsylvania;
2. I am familiar with the values of real estate in Strasburg, Lancaster County, Pennsylvania;
3. I have examined an approximate 2.83 acre tract of land owned by Lampeter-Strasburg School District located 114 West Franklin Street, Strasburg Borough, Lancaster County, Pennsylvania, as identified on Exhibit "A" attached hereto,
4. I have completed a real estate appraisal of the property for Lampeter-Strasburg School District, as of July 6, 2023, that opined to a market value of \$550,000 (incorporated by reference). It is my opinion that the sale price of Five Hundred Fifty Thousand Dollars (\$550,000) for the property is fair and reasonable and, in my opinion, better than a price that could be obtained at public sale.
5. Neither I nor any one in Mid-Atlantic Valuation Group, Inc. has any interest, direct or indirect, in the purchase or sale of the Property.

Affirmed and subscribed
to before me, this 22nd
day of August, 2023.

Chasity Barshinger
Notary Public


Gary E. Heiland II
Mid-Atlantic Valuation Group, Inc.
Pa Certified General Real Estate Appraiser
Certification No. GA001676R

Commonwealth of Pennsylvania - Notary Seal
Chasity Barshinger, Notary Public
York County
My commission expires April 19, 2024
Commission number 1297801
Member, Pennsylvania Association of Notaries

IN THE COURT OF COMMON PLEAS OF LANCASTER COUNTY, PENNSYLVANIA
CIVIL ACTION- EQUITY

In re: Private Sale of Real Estate :
Owned by Lampeter- : No.
Strasburg School District :

AFFIDAVIT

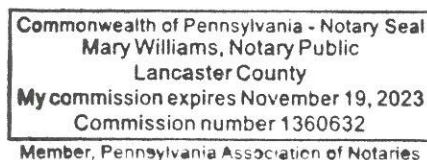
Be it known on the 28 of August, 2023, before me, a Notary Public,
personally appeared Angela L. Tracy who being duly sworn according to law did depose and
say:

1. I am a certified general real estate appraiser in the Commonwealth of Pennsylvania;
2. I am familiar with the values of real estate in Strasburg, Lancaster County,
Pennsylvania;
3. I have examined an approximate 2.83 acre tract of land owned by Lampeter-Strasburg
School District located 114 West Franklin Street, Strasburg Borough, Lancaster County,
Pennsylvania, as identified on Exhibit "A" attached hereto,
4. In my opinion, the sale price of five Hundred Fifty Thousand Dollars (\$550,000) for
the Property is fair and reasonable and, in my opinion, better than a price that could be obtained
at public sale.
5. Neither I nor any one in Tracy Appraisal Services, Inc. has any interest, direct or
indirect, in the purchase or sale of the Property.

Affirmed and subscribed
to before me, this 28
day of August, 2023.

Mary Williams
Notary Public

Angela L. Tracy
Angela L. Tracy
Tracy Appraisal Services, Inc.
Pa Certified General Real Estate Appraiser
Certification No. GA000281L



CERTIFICATE OF COMPLIANCE

I certify that this filing complies with the provisions of the *Public Access Policy of the Unified Judicial System of Pennsylvania: Case Records of the Appellate and Trial Courts* that require filing confidential information and documents differently than non-confidential information and documents.

Signature: _____

Name: Stephen Moniak, Esquire

Attorney ID: #80035

APPEL, YOST & ZEE LLP
33 N. Duke Street
Lancaster PA 17602

CHANGE IN TERMS ADDENDUM TO AGREEMENT OF SALE**CTA**

This form recommended and approved for, but not restricted to use by, the members of the Pennsylvania Association of Realtors® (PAR).

- 1 **PROPERTY** 114 W. Franklin Street, Strasburg, PA 17579
- 2 **SELLER** Lampeter Strasburg School District
- 3 **BUYER** Benchmark Real Estate LLC, as agent for Designee

4 **The following terms of the Agreement of Sale are changed as stated below:**

5 **1. REPAIRS**

6 Seller, at Seller's expense, will complete the following repairs no later than _____ days prior to Settlement Date (prior to
 7 settlement, if not specified), in a workmanlike manner, with all required permits, according to the attached contractor's proposal(s),
 8 if any, the terms of which, including the persons and specifications contained therein, shall become part of this Agreement:

9 _____

10 _____

11 _____

12 _____

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15 _____

16 _____

17 _____

18 _____

19 _____

20 _____

21 _____

22 _____

23 _____

24 **2. SELLER ASSIST**

25 Seller Assist is changed to \$ _____, or _____ % of the Purchase price, maximum, toward Buyer's costs as per-
 26 mitted by the mortgage lender, if any. Seller is only obligated to pay up to the amount or percentage which is approved by mortgage
 27 lender.

28 **3. PURCHASE PRICE**

29 Purchase price is changed from \$ _____ to \$ _____.

30 **4. ACCEPTANCE & SETTLEMENT**

31 (A) Written acceptance of all parties will be on or before: _____

32 (B) Settlement Date is changed from October 27, 2023 to December 20, 2023

33 **5. MORTGAGE TERMS**

34 (A) **Mortgage Type** is changed from _____ to _____

35 (B) **Mortgage amount**

36 1. First mortgage amount is changed from \$ _____ to \$ _____

37 2. Second mortgage amount is changed from \$ _____ to \$ _____

38 (C) **Mortgage Lender**

39 1. First mortgage lender is changed to _____

40 2. Second mortgage lender is changed to _____

41 3. Buyer will submit a completed, written mortgage application to the identified lender(s), if any, according to the terms of the
 42 Mortgage Contingency paragraph of the Agreement of Sale on or before: _____

43 (D) **Loan-To-Value (LTV) ratio** (For conventional loans)

44 First mortgage LTV ratio not to exceed _____ % Second mortgage LTV ratio not to exceed _____ %

45 (E) **Date for Buyer to deliver documentation** of lender's approval of Buyer's mortgage, whether conditional or outright, is
 46 changed from _____ to _____

47 Buyer Initials: MC

CTA Page 1 of 2

Seller Initials: _____



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rev. 3/20; rel. 3/20

48 6. TIME PERIODS

49 (A) The time period in paragraph _____, line _____ of Agreement of Sale is changed to _____.

50 The time period in paragraph _____, line _____ of Agreement of Sale is changed to _____.

51 The time period in paragraph _____, line _____ of Agreement of Sale is changed to _____.

52 The time period in paragraph _____, line _____ of Agreement of Sale is changed to _____.

53 The time period in paragraph _____, line _____ of Agreement of Sale is changed to _____.

54 (B) The time period in paragraph _____, line _____ of the _____ Addendum is changed to _____.

55 The time period in paragraph _____, line _____ of the _____ Addendum is changed to _____.

56 The time period in paragraph _____, line _____ of the _____ Addendum is changed to _____.

57 The time period in paragraph _____, line _____ of the _____ Addendum is changed to _____.

58 The time period in paragraph _____, line _____ of the _____ Addendum is changed to _____.

59 7. OTHER

60 _____

61 _____

62 _____

63 _____

64 _____

65 _____

66 _____

67 _____

68 All other terms and conditions of the Agreement, including all other time periods, remain unchanged and in full force and effect.

69 BUYER	<div>DocuSigned by: <i>Mike Callahan</i> 89E8853E89BD452</div>	Benchmark Real Estate LLC, as agent for Designee	DATE	8/24/2023
70 BUYER			DATE	
71 BUYER			DATE	
72 SELLER		Lampeter Strasburg School District	DATE	
73 SELLER			DATE	
74 SELLER			DATE	

CHANGE TO LISTING CONTRACT

CLC

This form recommended and approved for, but not restricted to use by, the members of the Pennsylvania Association of REALTORS® (PAR).

1 PROPERTY 114 W Franklin St, Strasburg, Pa 17579
2 BROKER (Company) High Associates, Ltd.
3 SELLER Lampeter-Strasburg School District
4 DATE OF LISTING CONTRACT September 6, 2022 LISTING PRICE \$

5 Broker and Seller agree to change the terms of the above Listing Contract as follows:

- 6 1. Ending Date of the Listing Contract is changed to: December 20, 2023
7 2. Listed Price is changed to: \$
8 3. Appoint Designated Agent(s):
9 Seller renounces the agency relationships held with all licensees affiliated with Broker who are not Designated Agents for Seller.
10 Any licensee(s) that has been previously designated and is not being removed in paragraph 4 remains a Designated Agent for Seller.
11 4. Remove Designated Agent(s):
12 5. Other:
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37 All other terms and conditions of the Listing Contract remain unchanged and in full force and effect.

38 SELLER Lampeter-Strasburg School District DATE

39 SELLER DATE

40 SELLER DATE

41 BROKER (Company Name) High Associates, Ltd.

42 ACCEPTED BY F Jeffrey Kurtz DATE



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12/11

LAMPETER-STRASBURG SCHOOL DISTRICT
SPECIAL EDUCATION CONTRACT

AND NOW this 5th day of September 2023, the Lampeter-Strasburg School District ("L-S") and the Pequea Valley School District ("School District"), each intending to be legally bound, hereby enter into the following agreement.

1. During the 2023-2024 school year, L-S will provide special education programs and services to the School District for certain life skills students. The description of the programs and services to be provided by L-S shall be those services generally provided to students of L-S in existing life skills support classrooms. These services include psychological services for counseling and re-evaluations, social work services, guidance services, job training, speech/language therapy and regular education as outlined in each student's IEP.
2. The School District will pay the calculated cost for such special education programs and services, which is based upon the actual cost of the wages and benefits of the service providers divided by the number of anticipated students at the start of the school year. The annual tuition was calculated to be **\$18,250.00** for the 2023-2024 school year (see Attachment A for student identification). Based upon the actual start and end dates, the tuition will be prorated on a per diem basis and billed to School District at school year end. If current student services and/or support is changed, the calculated tuition will be adjusted accordingly.
4. All other related services necessary for a student who is the subject of this Agreement shall be provided by the Lancaster-Lebanon Intermediate Unit No. 13. The School District will contract directly with IU13 for these services.
5. On or before September 30, 2024, L-S and the School District shall reconcile the actual costs based upon actual days of membership in the Lampeter-Strasburg program. In the event that L-S and the School District renew the Contract for the 2024-2025 school year, the invoice of October 1, 2024, shall reflect the applicable debits or credits from the final reconciliation. In the event that L-S and the School District do not renew the Contract for the 2024-2025 school year, L-S or the School District shall issue a final reconciliation payment on or before October 1, 2024.
6. The School District shall pay the invoices for the special education programs and services within 30 days from the date of the invoice. The School District shall pay interest at a rate of five (5%) percent per annum upon payments which are not provided to L-S within 30 days from the date of the applicable invoice.
7. This Agreement shall commence on August 23, 2023, and shall terminate on June 30, 2024.
8. The parties agree that this Agreement shall be effective upon acceptance by the Board of Directors of L-S and the Board of School Directors of the School District.

LAMPETER-STRASBURG SCHOOL DISTRICT

Date: _____

By: _____

Melissa S. Herr, President, Board of School Directors

Date: _____

By: _____

Dr. Kevin S. Peart, Superintendent

PEQUEA VALLEY SCHOOL DISTRICT

Date: _____

By: _____

_____, President, Board of School Directors

Date: _____

By: _____

_____, Superintendent

**Special Education Supplemental Contract
2023-2024 School Year**

The parties to this Contract, SCHOOL DISTRICT OF LANCASTER (SDoL) and LAMPETER-STRASBURG SCHOOL DISTRICT, each intending to be legally bound, agree as follows:

1. During the 2023-2024 school year, the School District of Lancaster will provide special education services as requested by the Lampeter-Strasburg School District and as specified in the Individual Education Plan (IEP) of the student(s) that the School District of Lancaster educates on behalf of the Lampeter-Strasburg School District.

The service(s) to be provided are Lancaster Living - ES in the School District of Lancaster on school days per School District of Lancaster's school calendar, beginning August 23, 2023 until May 30, 2024. Related services; such as speech and/or language therapy and job training services will be billed to the Lampeter-Strasburg School District on an hourly basis.

2. The contract amount for the Lancaster Living - ES subject to this Contract shall be based upon the service listed below, per student, for student(s) (1 student), for an annualized base tuition amount of \$36,210.00 per year. Both parties to this Agreement agree that any related services, as identified above in Paragraph 2, will be billed by the School District of Lancaster and paid for by the Lampeter-Strasburg School District, at the following rates:

Life Skills Support, Secondary	\$ 36,095.00
Life Skills Support, Elementary	\$ 36,095.00
Emotional Support, Elementary	\$ 45,147.00
Emotional Support, Secondary	\$ 45,147.00
Learning Support	\$ 55,189.00
Multiple Disabilities	\$ 48,863.00
Autistic Support	\$ 53,877.00
Speech/Language (Itinerant Hrs)	\$ 136.00 per hour
Physical Therapy (Itinerant Hrs)	\$ 136.00 per hour
Occupational Therapy (Itinerant Hrs)	\$ 136.00 per hour
Special Education Paraprofessional (1:1)	\$ 56,782.00
DASH Program	\$ 36,210.00
Lancaster Living- ES	\$ 36,210.00
Job Training Services	Actual Cost
Extended School Year (ESY) Services:	
<ul style="list-style-type: none"> • Hourly wage for teachers (3 hours of instruction plus 1 hour of planning) for 60 hours • Hourly wage for Classroom Assistant/Personal Care Assistant (if needed for 3 hours of instruction plus 0.5 hours of prep) 	

The parties agree that the School District of Lancaster may use providers already engaged by the District to provide related services pursuant to this Paragraph 2.

3. The School District of Lancaster will invoice the Lampeter-Strasburg School District, at the base annual rate of \$36,210.00 per student, adjusted by the actually number of days enrolled at the School District of Lancaster, by August 31. Additional costs, as identified in Paragraph 2, for related services, and any additional costs agreed upon by both the School District of Lancaster and Lampeter-Strasburg School District, that are necessary to implement any student's IEP, will be added to the base rate.

4. The School District of Lancaster shall ensure that the programs and services provided in accordance with this Agreement comply with all requirements of state and federal law, to the extent that such compliance does not depend on the performance or actions of the Lampeter-Strasburg School District, the Commonwealth, any federal government agency, or any other individual or entity beyond the control of the School District of Lancaster. When compliance with the requirement of state or federal law, including the provisions of a free appropriate public education, depends upon the performance, actions, or cooperation of the Lampeter-Strasburg School District, the School District of Lancaster shall make every effort to advise the Lampeter-Strasburg School District accordingly.
5. The Lampeter-Strasburg School District shall remain responsible for the multidisciplinary evaluation and reevaluation (MDE) and IEP development and revision process for all exceptional or thought-to-be exceptional students who reside within its District and shall remain the Local Education Agency (LEA) for all such students, provided, however, the School District of Lancaster shall prepare the multidisciplinary reevaluation and IEP. Both Districts shall make appropriate members of its staff available at reasonable times and locations for participation as needed in MDEs and IEP planning conferences. The School District of Lancaster shall adhere to all recommendations of the IEP team to the extent that implementation of those recommendations is within the scope of the programs and services enumerated in this Agreement. The Lampeter-Strasburg School District shall adhere to all recommendation, or support not within the scope of the programs and services enumerated in this Agreement.
6. The Lampeter-Strasburg School District shall remain responsible for the provision of such legal or advisory services and representation as are necessary to support the appropriateness of the evaluation, classification, program, or placement of its students who participate in or are assigned to a program or service provided or operated in accordance with this Agreement, when evaluation, classification, program, or placement is challenged through due process; provided, however, that nothing in this paragraph shall require the Lampeter-Strasburg School District to pursue due process or other legal proceedings in place of an amicable or mediated settlement. If at any time, the Lampeter-Strasburg School District is not satisfied that the IEP of any student is being handled properly, the sole remedy for the Lampeter-Strasburg School District will be to remove the child from the program.
7. The Lampeter-Strasburg School District shall also remain responsible for such programs or services as are required to implement the recommendations of an IEP team or the order of a hearing officer, appeals panel, or court, to the extent that the program or service is beyond the scope of programs and services enumerated in this Agreement.
8. It is understood that the School District of Lancaster will keep any money received for Medical ACCESS billing based on Lampeter-Strasburg School District students attending classes in the School District of Lancaster, to offset the costs to collect as well as reducing administrative and direct class costs.
9. Both Districts agree to share students' education records and other relevant information to ensure they both fulfill their respective responsibilities in ensuring educational services are provided in a manner that complies with state and federal law.
10. If the termination of this Agreement necessitates the suspension of professional employees employed by the School District of Lancaster, and Lampeter-Strasburg School District continues to operate the programs or services affected by the termination, the rights of the suspended professional shall be governed by the provisions of Section 1113 of the Public School Code of 1949, 24 P.S. 11-1113, if, and only if, the Lampeter-Strasburg School District is required to hire professional employees in order to offer the programs or services which are the subject of this Agreement.

11. The obligation of the Lampeter-Strasburg School District to make payments in accordance with this Agreement is not contingent upon the receipt of funding from the Commonwealth, the federal government or any other source.
12. The School District of Lancaster agrees to indemnify, defend, and hold harmless both the Lampeter-Strasburg School District and any director, officer, agent, or employee of the Lampeter-Strasburg School District against all claims, damages, losses or penalties that result either from the acts or omissions of the administrative, professional, paraprofessional, or support staff provided by the School District of Lancaster under the terms of this Agreement or from the maintenance or operation of any equipment or vehicles provided or used by the School District of Lancaster under the terms of this Agreement. The School District of Lancaster shall maintain sufficient liability insurance for this purpose in amounts not less than \$1,000,000 per incident or occurrence and shall provide the Lampeter-Strasburg School District with evidence of this coverage on demand.
13. The Lampeter-Strasburg School District agrees to indemnify, defend, and hold harmless both the School District of Lancaster and any director, officer, agent, or employees of the School District of Lancaster against all claims, damages, losses, or penalties that result either from the acts or omissions of the administrative, professional, paraprofessional, or support staff of the Lampeter-Strasburg School District or from the maintenance, use, or operation of any real property, equipment, or vehicles. The Lampeter-Strasburg School District shall maintain sufficient liability insurance for this purpose in amounts not less than \$1,000,000 per incident or occurrence and shall provide the School District of Lancaster with evidence of this coverage on demand.
14. None of the administrative, professional, paraprofessional, or support staff provided by the School District of Lancaster under the terms of this Agreement shall be considered employees or agents of the Lampeter-Strasburg School District for any purpose, and none of the administrative, professional, paraprofessional or support staff of the Lampeter-Strasburg School District shall be considered employees or agents of the School District of Lancaster for any purpose. The School District of Lancaster agrees to indemnify, defend, and hold harmless the Lampeter-Strasburg School District against all claims, damages, losses, or penalties resulting from any determination whether judicial, administrative or otherwise, that any of the foregoing staff members provided by the School District of Lancaster under the terms of this Agreement is an employee or agent of the Lampeter-Strasburg School District. The Lampeter-Strasburg School District agrees to indemnify, defend, and hold harmless the School District of Lancaster against all claims, damages, losses, or penalties resulting from any determination, whether judicial, administrative or otherwise, that any of the foregoing staff members provided by the Lampeter-Strasburg School District under the terms of this Agreement is an employee or agent of the School District of Lancaster.
15. This Agreement is intended to and shall be constructed as consistent with all applicable state and federal laws in effect on the above date, including the Individuals with Disabilities Act, as amended, and its implementing regulations, Titles VI and IX of the Civil Rights Act of 1964 and their implementing regulations, the Family Education Rights and Privacy Act and its implementing regulations, the Pennsylvania Public School Code of 1949, as amended, and Chapters 14 and 15 of the State Board of Education regulations. To the extent that the law is constructed as inconsistent with the language of this Agreement, the law shall supersede the language as the contractual expression of the parties' intent and may be enforced as such.

Signature Authority:

Matthew Przywara
Assistant Superintendent
School District of Lancaster

Dr. Kevin Peart
Superintendent
Lampeter-Strasburg School District

Date

Date



CONTRACT AGREEMENT

This agreement is between the:

CHESTER COUNTY INTERMEDIATE UNIT ("CCIU")

and the

LAMPETER STRASBURG SCHOOL DISTRICT ("DISTRICT")

The term of this intergovernmental agreement shall be July 1, 2023 to June 30, 2024.

During the terms of this agreement, the CCIU shall provide for the District and the District shall purchase from the CCIU services listed below and fully described in the attached appendices, pursuant to terms set forth therein. The District agrees to pay CCIU or its third party provider, where applicable, for services to be rendered according to the most recently adopted marketplace price schedule. CCIU, or its third party provider, where applicable, will issue invoices to the District at the end of each marking period or as services are provided. Payment is due within 30 days of receipt of invoice.

The CCIU shall indemnify and hold harmless, and upon request, defend the School Entity and its board members, officers, directors, employees, consultants, attorneys, and agents from and against all liabilities, losses, costs, and expenses of every kind (including but not limited to reasonable attorney fees and costs of litigation) ("the Indemnified Claims") relating to the services provided by the CCIU under this Agreement but only to the extent that it is judicially determined that such Indemnified Claims resulted from the actual negligence or fault of the CCIU.

Except in the case of negligence by CCIU or deliberate and willful violation of applicable law or the explicit written instructions or written directives of the School Entity, the School Entity's exclusive remedy for the breach of this agreement by the CCIU shall be termination of the agreement.

The School Entity shall indemnify and hold harmless, and upon request, defend the CCIU and its board members, officers, directors, employees, consultants, attorneys, and agents from and against all liabilities, losses, costs, and expenses of every kind (including but not limited to reasonable attorney fees and costs of litigation) relating to the services provided by the CCIU under this Agreement unless it is judicially determined that the CCIU was at fault.

To the extent that any applicable insurance policy contains coverage for contractual liability, the indemnity provisions contained herein shall be interpreted and construed to the extent possible as to bring the contractual limitation within the coverage of the applicable insurance policy. This indemnity duty shall survive the termination or expiration of this Agreement.

In witness whereof, the parties hereto intending to be legally bound have executed this Agreement for the term indicated.

"District"

Chester County Intermediate Unit

BY: _____
Signature

BY: _____
CCIU Board President

Title

BY: _____
Board Secretary

DATE: _____

DATE: _____

CHESTER COUNTY INTERMEDIATE UNIT **Approved 2023-24 MARKETPLACE PROGRAMS PRICING**

Please check the column labeled DP if your district is **DEFINITELY** Participating

Please check the column labeled MP if your district **MAY** Participate during the year (no charges will be levied unless services are requested by the district)

Program	Service	Description	Pricing 2023-24	Annual Cost		Cost	DP	MP	Notes
				Estimate (E)	Actual (A)				
004	Buildings Maintenance								
04-01	CCIU Facilities Rental *		Negotiated Fee for Service						
04-02	Computer Lab Rental *		Negotiated Fee for Service						
			Provided Upon Request & at an Additional Charge						
04-03	Catering Fees								
04-04	Video Conferencing								
	Bridging Set-Up Fee		Negotiated Fee for Service						
	Facilitated Video Conference	Per hour (maximum of 4 sites)							
04-05	Maintenance Support		Negotiated Fee for Service						
			Negotiated Fee for Service						
* Additional charges will be incurred for Chester County School Districts using CCIU facilities after 7:00 pm Monday-Thursday, after 4:00 pm on Friday, and for any weekend use.									
223	CHAAMP								
223-02	Tuition	Per student	\$73,857.06						
223-03	Behavioral Mentor	Per student	\$61,516.47						
223-06	Supplemental Behavioral Mentor - CHAAMP Program	Per hour	Negotiated Fee for Service						
223-71	Other Fee for Services		Negotiated Fee for Service						
226	Changes Program								
226-01	Student Tuition	Per day	\$344.66						
226-02	Student Tuition - Summer Program	Per day	Negotiated Fee for Service						
191	Chester County Learning Center								
191-11	Options -Special Ed - Full Day	Per day	\$366.58						
191-09	Options -Emotional Support - Half Day	Per half day	\$219.94						
191-07.1	Options - ESY	Per student per day	Negotiated Fee for Service						
191-08	Transitions - Full Day	Per day	\$280.05						
191-08.1	Transitions - Half Day	Per half day	\$140.01						
191.71	Other Fee for Services		Negotiated Fee for Service						
197-07	Career Academy	Per year	\$42,007.22						
191-05	Career Academy - 1/2 time	Per year	\$25,204.34						
023	Chester County Professional Recruiting Consortium								
23-01	Professional Recruiting Consortium	Per professional employee	N/A						

CHESTER COUNTY INTERMEDIATE UNIT **Approved 2023-24 MARKETPLACE PROGRAMS PRICING**

Please check the column labeled DP if your district is **DEFINITELY** Participating

Please check the column labeled MP if your district **MAY** Participate during the year (no charges will be levied unless services are requested by the district)

Program	Service	Description	Pricing 2023-24	Annual Cost		Cost	DP	MP	Notes
				Estimate (E)	Actual (A)				
293	Transitional Work Readiness Program								
293-01	Tuition - Transitional Work Readiness Program	Per student full day	\$36,999.84						
293-74	Counseling - Individual	Per hour	\$181.65						
293-74.1	Counseling - Group	Per hour	\$90.82						
094	Young Parents Child Care								
94-01	Tuition	Per child per day	N/A						
94-02	Infant	Per child per day	N/A						
94-03	Young Toddler	Per child per day	N/A						
94-04	Older Toddler	Per child per day	N/A						
94-05	Preschool Full Time	Per child per day	N/A						
94-07	Transportation (for student and infant)	Per day	N/A						

Signature _____

Title _____

Date _____

LAMPETER-STRASBURG SCHOOL DISTRICT
Lampeter, Pennsylvania 17537

FIELD TRIP REQUEST FORM

BUILDING (circle one): HS MM HH LE **Today's Date:** 8/17/2023

Name of Group: Garden Spot FFA **Date of Trip:** 10/30 - 11/4/2023
(overnight trip)

Teacher In Charge: Holly Oberholtzer

Additional Chaperones: Bryce Johnson

Departure Time from School: ~6:00 am (10/30) **Arrival Time:** ~4:00 pm (10/31)

Leave Destination: ~2:00 pm (11/4) **Return Time to School:** ~12:00 am (11/5)

DESTINATION(S): (List as much information as possible. If multiple stops, list in order): _____

The schedule is still being developed but the State Winning Garden Spot FFA Agriculture Sales team will be competing at the National FFA Convention in Indianapolis, IN. Additional, 7 other members will be attending and participating in leadership events. Once the Schedule/Reservations is/are finalized, it will be emailed to the administrators and parents.

Type of Vehicle Requested: SCHOOL BUS MOTORCOACH **VAN***
(* VAN: Looking to Rent a Van from Enterprise.)

Number of Students Going: 11 **Adults:** 2 **Number of Buses Needed:** 0


Substitutes Needed (Periods): All Day/All Week


High School: Explain significance of the trip to planned course of study. Include information relevant to class objectives, curriculum integration, and activities or assessments which demonstrate the student's ability to make meaningful use of the knowledge or experience. (Use the back of this sheet for additional space if needed.)

The Ag Sales CDE winning team will gain experience and skills essential to the production and marketing of agricultural products. Teams are provided a example product, product information and customer profiles at the start of the event from which they collaboratively develop a sales plan. Judges then evaluate the collaboration process and the team's final sales plan. The other FFA members attending will be participating in a Career Show, Community Service, and more.

High School: No more than two field trips in a single week, no more than one field trip on a single day, will be approved. Student roster must be distributed to all faculty two weeks prior to day of trip.

Finance: _____ 100% _____
Amount Paid By District Amount Paid By Group TOTAL COST

 _____
Approved - Department Head

 _____
Approved - Principal

NOTE: Buses will be hired by Matt Greenwood. This form MUST be submitted at least three weeks prior to the date of the trip.

If your trip overlaps bus routes (i.e. departs prior to 9 AM and/or returns later than 2:40 PM), you are STRONGLY ADVISED to submit request as soon as possible, especially during the busy field trip months of April and May. Our bus contractor, Shultz Transp., serves L-S, Lancaster City, Penn Manor and Warwick and has a limited number of extra buses available during peak times.

LAMPETER-STRASBURG SCHOOL DISTRICT
Lampeter, Pennsylvania 17537

FIELD TRIP REQUEST FORM

BUILDING (circle one): HS **MM** **HH** **LE** **Today's Date:** 8/23/23

Name of Group: LS Ski & Snowboard Club **Date of Trip:** Jan 18-20, 2024

Teacher In Charge: Lindsay Shehan, Christy McLanna, Justin Keefer

Additional Chaperones: Jeff Smecker

Departure Time from School: 12:00 pm ^{Jan. 18} **Arrive Destination:** 8:00 pm

Leave Destination: 4:00 pm ^{Jan. 20} **Return Time to School:** 11:30 pm

DESTINATION(S): (List as much information as possible. If multiple stops, list in order): _____

see attached.

Type of Vehicle Requested: SCHOOL BUS MOTORCOACH VAN*
(* VAN: Maximum 9 students plus the driver!!)

Number of Students Going: 40-50 **Adults:** 4-6 **Number of Buses Needed:** 1*

Substitutes Needed (Periods): 0

High School: Explain significance of the trip to planned course of study. Include information relevant to class objectives, curriculum integration, and activities or assessments which demonstrate the student's ability to make meaningful use of the knowledge or experience. (Use the back of this sheet for additional space if needed.)

Please see attached.

High School: No more than two field trips in a single week, no more than one field trip on a single day, will be approved. Student roster must be distributed to all faculty two weeks prior to day of trip.

Finance: _____
Amount Paid By District

\$350/person
Amount Paid By Group

TOTAL COST

Approved - Department Head

[Signature]
Approved - Principal

NOTE: School buses and vans will be hired by the District Transportation Coordinator. This form **MUST** be submitted at least three weeks prior to the date of the trip.

If your trip overlaps bus routes (i.e. departs prior to 9 AM and/or returns later than 2:40 PM), you are **STRONGLY ADVISED** to submit request as soon as possible, especially during the busy field trip months of April and May. Our bus contractor, Shultz Transp., serves L-S, Lancaster City, Penn Manor and Warwick and has a limited number of extra buses available during peak times.

* provided from classic ski tours.

LAMPETER-STRASBURG SCHOOL DISTRICT
Overnight Ski & Snowboard Club Trip
14th Annual Vermont Trip

January 18 - 20, 2024

1. Purpose and Approval – In keeping with the Club's mission "to provide a variety of expanded and frequent opportunities for students to participate in ski and snowboard activities during the winter season. Skiing and snowboarding can offer lifelong enjoyment and exercise. This club will provide novice skiers with several opportunities to experience a local ski venue, as well as provide more experienced skiers with a variety of intermediate level ski and board events", the Ski & Snowboard Club requests Board Approval for its 14th annual trip to Vermont. (See Student Permission Slip for specific dates, times & schedule).

With the Tweeners Day set for Friday 1/19/24, we will be able to leave after finals. Students will miss no class. No substitutes will be needed.

Additional benefits of a trip of this nature include:

- Health, Wellness & Fitness benefits
- Calculated risk taking in a controlled environment
- Seeing new geographic & physical environments
- Adherence to travel expectations
- Educational opportunities from the resort staff
- Lessons available to members

2. Participation Requirements- The trip will be open to all club members. New skiers / riders are strongly encouraged to attend a ski lesson on one of our local trips prior to skiing in Vermont.

3. Information Required for Approval – The trip is organized through Classic Ski Tours

a. Revenue:

- i. Fundraising - N/A
- ii. Student fees - up to 50 club members - \$350 + lift tickets
- iii. Chaperone fees - 1 chaperone is covered per 10 students. If additional chaperones are needed, the cost will be split among the chaperones.
- iv. District Contribution - \$0
- v. Other - \$0

b. Expenditures:

- i. Wages/Stipends - N/A
- ii. Transportation – included
- iii. Overnight accommodations - included
- iv. Registrations/Admissions - included
- v. Food - included
- vi. Supplies - N/A
- vii. Other - N/A

4. Reporting Actual Financial Information – Club will follow existing protocol and past practice to report financial information.

5. Payment of Stipends – no stipends are anticipated for this trip.

6. Payment of All Other Expenses – Club will follow existing protocol and past practice for payment of expenses.

Students will be responsible for:

- Travel dinner, snacks
- Lunch on the mountain
- Optional: souvenirs