

Mount Joy Borough Council Meeting
Agenda
7:00 PM, Tuesday, January 5, 2026

1. Call to Order – Mayor Bradley
2. Roll Call—Councilors, Deering, Eichler, Greineder, Gruber, Hall, Haigh, Kark, Youngerman, and Mayor Bradley
3. Invocation- Mayor Bradley
4. Pledge of Allegiance
5. Oath of Office administered by Mayor Bradley for newly elected or re-elected Councilors (Deering, Gruber, Haigh, and Youngerman).
6. Reorganization of the Mount Joy Borough Council- officiated by Mayor Bradley
 - A. Nomination and Election of Borough Council President
 - B. Nomination and Election of Borough Council Vice-President
 - C. Nomination and Election of Borough Council President Pro-Tem*{President or Vice-President to officiate the remainder of the meeting}*
7. Appointment of Committees
8. Discussion with possible motion to appoint a resident of Florin Ward to vacant Council position.
9. Announcement of Executive Sessions – No Executive session held outside of the prior council meeting on December 1, 2025, and January 5, 2026.
10. Consider a motion to approve the January 5, 2026, Borough Council Meeting Agenda.
11. Public Input Period - Comments of Any Borough Resident or Property Owner. Time limit of three minutes per individual.
12. Reports
 - a. Mayor
 - b. Police Chief
 - c. Fire Department Mount Joy
 - d. PSH Life Lion LLC.
 - e. Northwest EMS
 - f. EMA
 - g. Library
 - h. Zoning, Code, & Stormwater Administrator
 - i. Community & Economic Development Administrator
 - j. Public Works Department
 - k. Borough Authority Manager
 - l. Assistant Borough Manager/Finance Officer
 - m. Borough Manager
13. Approval of Minutes of the Regular Borough Council Meeting held on December 01, 2025

If you are a person requiring accommodations to participate, please contact
Borough staff to discuss how we may best accommodate your needs.
21 East Main Street, Mount Joy, PA 17552 • (717) 653-2300
Fax (717) 653-6680 • Borough@mountjoypa.org • www.mountjoyborough.com

14. Building Ad Hoc Committee

- a. Updates – Josh Deering
- b. Substantial completion is mid-March
- c. Consider a motion to move to full Council the reduction in retainage for eci Construction in the amount of \$217,994.36.
- d. Change Orders,
 - i. Change Order CRA #10 / eci #13 – Deduct \$8,892.00 from total Change Orders.
 - ii. There are no change orders for Committee to move to full Council to approve.
- e. Consider a motion to move to full Council, the approval of quote from Corbett, Inc for office furniture for the new Municipal Services Complex in the amount of \$315, 963.13.

15. Administration and Finance Committee

- a. PLGIT Monthly Report
- b. Update on the Manheim Central Comprehensive Plan Final Draft.
- c. Florin Hill - Update
- d. Consider a motion to move to full Council authorizing the Borough Financial Officer to issue Earned Income Tax Credit /Real Property Tax under the Volunteer Fire Service Rebate ordinance in the amount of \$200.00 to the following individuals for the year 2024.
 - i. Barry L Leber – Real Property Tax Rebate
 - ii. Brett R. Hamm – Real Property Tax Rebate
 - iii. John M. James - Real Property Tax Rebate
 - iv. Sammuel Brock – Earned Income Tax Credit
 - v. Samuel W. Clark – Real Property Tax Rebate
 - vi. Cameron Johns – Earned Income Tax Credit
 - vii. Matt Kratz – Real Property Tax Rebate
- e. As approved by Committee, motion to move to full Council, Resolution No. 2026.01, a resolution appointing and /or reappointing members of various Boards, Commissions, and Positions within the Borough Organization.
- f. Consider a motion to move to full Council, Resolution No. 2026-02, a resolution closing out Community Conservation Partnership Grant Project BRC-TAG-28-205, DCNR Grant for the Little Chiques Park Master Site Plan.
- g. Consider a motion to move to full Council, Memorandum of Understanding stating terms of employment for the position of Borough Manager, Mark G. Pugliese I.
- h. Consider a motion to move to full Council, Memorandum of Understanding stating terms of employment for the position of Chief of Police, Robert Goshen.
- i. Discussion of whether council desires a closer and more informed relationship with the Borough Authority.

16. Public Safety Committee

- a. As approved by Committee, motion to approve participation in the Task Force Model MOA Proposal.

17. Public Works Committee

- a. As recommended by Committee, motion to approve advertising and bidding 2026 Roadway Project Contract 1 – Paving
- b. As recommended by Committee, motion to complete S Market Ave as a 2-year project with the stormwater work to be completed in 2027 and the roadway improvements in 2028.
- c. Discussion with possible motion regarding Notice of Violation letter sent to CHN from Zoning/codes

18. Public Input Period - Comments of Any Borough Resident or Property Owner. Time limit of three minutes per individual.

19. Any other matter proper to come before Council.

- a. Consider a motion to move to full Council, Resolution No. 2026.03, a resolution for disposition of records as indicated in Exhibit A. ****Note**** This came to fruition after December 18, 2025, Admin & Finance Committee meeting.

20. Authorization to acknowledge the payment of bills.

21. Meetings and dates of importance, see attached calendar.

22. Executive Session.

23. Adjourn

~~The next full Council Meeting is scheduled for 7 PM, on Monday, February 2, 2026.~~

Police Activity Statistics

2025

	Citation Charges	Criminal Charges	Incidents	Total Incidents YTD	Total Incidents Previous YTD
Jan	18	34	488	488	596
Feb	21	13	470	958	1,212
Mar	55	27	636	1,594	1,862
Apr	109	27	702	2,296	2,513
May	77	25	663	2,959	3,259
June	81	16	677	3,636	4,022
July	57	31	699	4,335	4,757
Aug	48	23	611	4,946	5,392
Sept	27	28	545	5,491	6,063
Oct	40	28	591	6,082	6,732
Nov	31	16	517	6,599	7,328
Dec					7,780
TOTAL					7,780

MOUNT JOY POLICE DEPARTMENT

21 E MAIN ST, MOUNT JOY,
PA 17552

Phone: 717-653-1650

Fax: 717-653-0062

Citation Output By Charge

Starting Issue Date 11/1/2025 to Ending Issue Date 11/30/2025

Charge	Total
1301 A - DR UNREGIST VEH	3
1301 A - Dr Unregist Veh	4
1501 A - Driving W/O A License	2
1504 A - Use Impropr Class Of Lic	1
1543 A - Driv While Oper Priv Susp Or Revoked	4
1786 F - Oper Veh W/O Req'd Financ Resp	1
3111 A - Obedience to Traffic-Control Devices	1
3309 3 - Disregard Traffic Lane (Specified)	1
3323 B - Duties At Stop Sign	1
3331 C - Disregard Traffic Devices	1
3354 D.1 - Park in Handicapped Space - Obstructing Movement	1
3362 A3-15 - EXCEED MAX SPEED LIM ESTB BY 15 MPH	1
3714 A - Careless Driving	2
4107 A1 - Violate Vehicle Equipment Standards	1
4107 B2 - Oper/Perm Op W/Unsafe Eqmt/	1
4581 A2i - Fail to use safety belt - driver and vehicle occupant	2
4703 A - Operat Veh W/O Valid Inspect	1
	1
4703 A - OPERAT VEH W/O VALID INSPECT	2
Total:	31

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Criminal Charges by Charge Type

Starting Issue Date 11/1/2025 to Ending Issue Date 11/30/2025

Charge Type: ARREST

Charge	Total
1543 A - PA TITLE 75, SECTION VC-1543 (A): DRIVING WHILE OPERATING PRIVILEGE IS SUSPENDED OR REVOKED. 5TH OFFENSE.	1
170-4 A - PROHIBITED ACTS; PRIMA FACIE VIOLATIONS	1
188.1 - SOLICITATION - W/O PERMIT	1
2709 A3 - HARASSMENT - COURSE OF CONDUCT W/NO LEGITIMATE PURPOSE	1
2709 A4 - HARASSMENT - COMM. LEWD, THREATENING, ETC. LANGUAGE	1
3503 (B)(1)(I) - DEF TRES ACTUAL COMMUNICATION TO	1
3714 A - CARELESS DRIVING	1
3802 D2* - DUI: CONTROLLED SUBSTANCE - IMPAIRED ABILITY - 1ST OFFENSE	1
5104 - RESIST ARREST/OTHER LAW ENFORCE	1
5503 A2* - DISORDERLY CONDUCT - UNREASONABLE NOISE	1
5503 A3* - DISORDERLY CONDUCT OBSCENE LANG/GEST	1
5506 - LOITERING AND PROWLING AT NIGHT TIME	1
7122 3 - PA TITLE 75, SECTION VC-7122 (3): ALTERED, FORGED, OR COUNTERFEIT DOCUMENTS AND PLATES	1
780-113 A32 - USE/POSS OF DRUG PARAPH	1
Total:	14

Charge Type: COMPLAINT

Charge	Total
188.1 - SOLICITATION – W/O PERMIT	2
Total:	2



MOUNT JOY POLICE DEPARTMENT

Calls for Service
Year 2025 November

Code	Call for Service	Totals
0220	ASSAULTS TO RAPE	1
1130	FRAUD ALL OTHERS	5
1440	CRIMINAL MISCHIEF ALL	2
1510	WEAPONS	1
1711	SEX OFFENSE ALL OTHERS	2
2040	FAMILY OFFENSES - DOMESTIC	2
2111	DUI-ALCOHOL/UNDER INFL	1
2450	NOISE COMPLAINT	1
2640	MUN ORD VIOLATIONS	4
2654	DISTURBANCE	3
2657	HARASSMENT	5
2660	TRESPASSING	4
4014	OPEN DOORS/WINDOWS GENERAL POLICE	1
4021	SUSPICIOUS ACTIVITY	12
4022	SUSPICIOUS PERSON	1
4026	DOWN-WIRES / POLES /TREES / LIMBS	1
4028	OTHER NON-CRIMINAL INV GENERAL POLICE	3
4052	ALARM BURGLARY OR HOLDUP NON RESIDENCE	5
4100	ALARMS (FIRE ALARMS)	2
4101	FIRES (ALL WORKING FIRES)	1
5004	FOUND ARTICLES	1
5510	ANIMAL COMPLAINTS ALL	8
6006	REPORTABLE MV CRASH WINJURY	1
6008	REPORTABLE MV CRASH NO INJURIES	2
6015	REPORTABLE MV CRASH HIT & RUN	3

6016	NON REPORTABLE MV CRASH	5
6303	TRAFFIC OFFENSE ALL OTHER	2
6305	SELECTIVE ENFORCEMENT TRAFFIC	10
6308	TRAFFIC MV COMPLAINT	1
6310	TRAFFIC ENFORCE / STOP	112
6335	TRAFFIC HAZARD	3
6336	DISABLED MV	1
6511	PARKING VIOLATION COMPLAINT	16
6602	ABANDONED IMPOUND/TOWAWAY	5
6612	SIGNALS SIGNS OUT	1
7002	BUILDING CHECK	9
7008	MEDICAL ASSISTANCE	57
7014	OTH PUB SERV/WELFARE CHK	8
7015	ASSIST CITIZEN	19
7025	EMOTIONALLY DISTURBED PERSON (EDP)	3
7502	ASSISTING-FIRE DEPT	5
7504	ASSISTING-OTHER POLICE DP	37
7506	ASSISTING-OTHER AGENCIES	8
7522	ASSISTING OTHER OFFICER	1
8010	WARRANTS-LOCAL	3
9008	COURT	8
9012	OTHER MAINTENANCE	1
9020	POLICE INFORMATION	51
9021	TRAINING	1
9025	FIELD CONTACT INFORMATION	3
9029	CIVIL MATTER	2
9030	SPECIAL DETAIL ASSIGNMENT	4
911	911 HANG UP / CHK WELFARE	1
9112	FOOT PATROL	1
9115	FOLLOW UP	59

9192
9989
9999

VEHICLE MAINTENANCE
CALL BY PHONE
NON-CAT DATA

3
1
4

Grand Total

517

**Fire Department Mount Joy
Fire Report Summary
November 2025**

Total Incidents - November 2025 - 34

Total First Due - 20 Total Mutual Aid - 14

Total Incidents - 2025 - 526

2025 - Incident response on average every -15 hours & 14 minutes

Personnel Responses - 472 Avg per Incident 8.74 Total Hours - 1552.38

Total Training for month - 31 member training events, for a total 114 hours

Fire Prevention – LCCTC Pre-School Fire Prevention presentation.

Community Service – Harvest Festival - Crossroads Church, , MJB Christmas Tree detail, Tractor Supply - Fire Responder Event

Fire Police - Traffic control at Harvest Festival and a Public Sale

Meetings for month - Monthly BOFCO (FDMJ Line Officers, Executive Board, and FDMJ membership business meeting. Fire Chief & President attend MJB Public Safety meeting .

Notable First Due Calls:

NSTR - No fire loss

Additional Items of Note:

Changes of multiple chief officers and line officers in 2026.

Fire Department Mount Joy

Incident Summary Report

11/01/2025 through 11/30/2025

Incidents

Total Incidents: **34**

Total First Due: **21**

Total Mutual Aid: **13**

Total Time In Service **16:06:46**

Average Time to Respond **00:04:46**

Average Time to Scene: **00:06:52**

Personnel Response

Total Personnel: **302**

Avg. Personnel Per Incident: **8.88**

Total Personnel Hours: **138:50**

Estimated Property Value / Loss / Saved

Pre Incident Value **\$10,105,000.00**

Loss: **\$0.00**

Value Saved: **\$10,105,000.00**

Apparatus Response

Engine 75: **14**

Squad 75: **8**

Tower 75: **20**

Utility 75: **1**

Duty Veh 75-1: **11**

Duty Veh 75-2: **5**

Traffic 75: **5**

Municipal Responses - First Due

Mount Joy Borough: **9**

Rapho Township: **8**

Mount Joy Township: **2**

East Donegal Twp: **2**

Municipalities - Mutual Aid

Conoy Township	1
East Hempfield Township	2
Elizabethtown Borough	2
Marietta Borough	1
Mount Joy Township	4
Rapho Township	2
XX - Out of County	1

Fire Department Mount Joy

Incident Summary Report

11/01/2025 through 11/30/2025

Incident Type - First Due

Alarm system activation, no fire - unintentional	5
Assist police or other governmental agency	1
CO detector activation due to malfunction	1
Cooking fire, confined to container	1
EMS call, excluding vehicle accident with injury	1
Gas leak (natural gas or LPG)	1
Gasoline or other flammable liquid spill	2
Good intent call, other	3
Motor vehicle accident with injuries	3
Power line down	1
Removal of victim(s) from stalled elevator	1
Smoke detector activation due to malfunction	1

Incident Type - Mutual Aid

Brush or brush-and-grass mixture fire	1
Building fire	4
Dispatched & canceled en route	6
Motor vehicle accident with injuries	1
Motor vehicle accident with no injuries.	1

Fire Department Mount Joy

Incident Summary Report

11/01/2025 through 11/30/2025

Incident List

2025-11-01 13:38:28	2025-493	East Donegal Township	Dietz Ln	Alarm system activation, no fire - unintentional
2025-11-02 14:12:17	2025-494	Mount Joy Borough	E Main St	Good intent call, other
2025-11-03 05:10:51	2025-495	Mount Joy Borough	N Market St	Alarm system activation, no fire - unintentional
2025-11-05 11:50:48	2025-496	XX - Out of County	Hill Rd	Building fire
2025-11-06 08:01:57	2025-497	East Hempfield Townshi	Route 283 E	Motor vehicle accident with no injuries.
2025-11-06 13:28:32	2025-498	Mount Joy Township	Cloverleaf Rd	Dispatched & canceled en route
2025-11-06 18:25:01	2025-499	Marietta Borough	W Hazel Ave	Building fire
2025-11-06 18:28:18	2025-500	Rapho Township	Route 283 E	Motor vehicle accident with injuries
2025-11-06 19:39:28	2025-501	Mount Joy Township	Orchard Rd	Gasoline or other flammable liquid spill
2025-11-07 11:15:27	2025-502	Mount Joy Borough	E Main St	Alarm system activation, no fire - unintentional
2025-11-07 12:45:49	2025-503	Rapho Township	Drager Rd	Power line down
2025-11-07 15:59:22	2025-504	Mount Joy Borough	W Main St	Removal of victim(s) from stalled elevator
2025-11-07 21:37:51	2025-505	Mount Joy Borough	New Haven St	Alarm system activation, no fire - unintentional
2025-11-08 14:41:33	2025-506	Rapho Township	Weeping Willow Ln	Gas leak (natural gas or LPG)
2025-11-09 04:26:24	2025-507	Conoy Township	River Rd	Building fire
2025-11-09 05:12:04	2025-508	Mount Joy Township	S Market St	Motor vehicle accident with injuries
2025-11-10 18:28:54	2025-509	Mount Joy Borough	W Donegal St	Gasoline or other flammable liquid spill
2025-11-11 05:48:47	2025-510	Rapho Township	Route 283 W	Motor vehicle accident with injuries
2025-11-11 09:26:22	2025-511	Elizabethtown Borough	E Willow St	Dispatched & canceled en route
2025-11-12 07:18:07	2025-512	East Hempfield Townshi	Broad St	Dispatched & canceled en route
2025-11-12 21:19:30	2025-513	Rapho Township	Alcott Dr	CO detector activation due to malfunction
2025-11-13 13:22:20	2025-514	Mount Joy Borough	E Main St	EMS call, excluding vehicle accident with injury
2025-11-16 09:51:47	2025-515	Rapho Township	N Erisman Rd	Brush or brush-and-grass mixture fire
2025-11-16 13:28:51	2025-516	Mount Joy Township	Meadow View Road	Assist police or other governmental agency
2025-11-16 19:30:15	2025-517	Mount Joy Township	Covington Ct	Dispatched & canceled en route
2025-11-17 07:37:44	2025-518	Rapho Township	Route 283 W	Motor vehicle accident with injuries
2025-11-18 12:00:54	2025-519	Rapho Township	Zink Rd	Good intent call, other
2025-11-20 09:04:41	2025-520	East Donegal Township	Koser Rd	Alarm system activation, no fire - unintentional
2025-11-20 15:34:28	2025-521	Rapho Township	S Esbenshade Rd	Good intent call, other
2025-11-22 15:14:57	2025-522	Elizabethtown Borough	School Ln	Dispatched & canceled en route
2025-11-26 09:05:16	2025-523	Mount Joy Borough	Detwiler Ave	Cooking fire, confined to container
2025-11-28 14:19:19	2025-524	Mount Joy Borough	Waters Edge Dr	Smoke detector activation due to malfunction
2025-11-30 06:11:13	2025-525	Mount Joy Township	Meadowbrook Ln	Dispatched & canceled en route
2025-11-30 07:16:14	2025-526	Rapho Township	Hossler Rd	Building fire



MILANOF-SCHOCK LIBRARY

1184 Anderson Ferry Road, Mount Joy, PA 17552

Tel: 717.653.1510 Fax: 717.653.4030

www.mslibrary.org

Milanof-Schock Library is a community resource that enriches lives through, education, information, exploration, and socialization.

Serving East Donegal Township, Marietta Boro, Mount Joy Boro, Mount Joy Township & Rapho Township

December 2025 - Compiled by Joseph McIlhenney, Executive Director
Contributors: Susan Craine, Laura Bear, Jazmynn Whitney & Kirstin Rhoads

November 1-30, 2025 Statistics	2025	2024	2023	2022	2021
TOTAL CIRCULATION	12,854	12,871	14,424	13,812	12,428
YTD CIRCULATION	154,789	164,373	166,877	166,014	160,428
OVERDRIVE & E-formats	1,617	1,250	1,348	1,299	1,264
NEW PATRONS	54	76	62	63	64
YTD NEW PATRONS	906	914	956	826	660
PATRON COUNT	5,392	6,324	5,841	5,702	4,548
YTD PATRON COUNT	62,948	64,652	65,372	58,942	46,705
PASSPORTS	108	108	83	69	38
YTD PASSPORTS	1,616	1,158	1,442	941	774
WIFI USERS	266	508	486	314	313
PC USERS	176	220	292	215	247

Hoopla!	Nov'25	Oct'25	Sept'25	Aug'25	Jul'25	Jun'25	May'25
Number of Hoopla items used	390	324	364	334	371	431	543

Executive Summary

- MSL celebrated Jan Betty's years of service and dedicated a tree on the property Nov 13
- MSL notified by Dept. State regarding Passport Acceptance Facility Nov 18
- Library closed early on Wed, Nov 26 and was closed for Thanksgiving Nov 27



PROGRAMMING & CLUBS

ADULT Programs	Programs	Participants	Programs YTD	Participants YTD
In-Library Programs	4	59	30	488
Club Meetings/Participants	9	88	79	628
YOUTH Programs	Programs	Participants	Programs YTD	Participants YTD
In-Library Programs	17	350	237	5,656
Off-Site Programs	3	339	55	3,366

Volunteer	Month Total	2024 YTD Totals		
Volunteer Hours	86.5	716.25		

Joseph

- Worked with polling volunteers to help things go smoothly, Nov 4
- Attended **Friends Group Meeting**, Nov 10
- Attended **Mount Joy Chamber of Commerce**, Nov 1
- MSL notified by Dept. State making it clear that Acceptance Facilities with 501 (c) (3) non-profit status will be, "removed from the Passport Acceptance Facility Program." Spend days reaching out to representatives and other libraries Nov 18
- Met with **MSL Children's folks** to plan for 2026, Nov 19
- Attended **LSLC Board meeting**, Nov 19
- Met with LSLC member Passport Acceptance Facilities libraries Nov 25
- Met with the **Lancaster County Office of Aging**, Nov 25

Milanof-Schock Public Library

IMPORTANT ANNOUNCEMENT

The US Department of State has notified MSL of plans to remove 501(c)(3) non-profit public libraries from the Passport Acceptance Facility Program. This means MSL's ability to provide Passport Services will be revoked. There is no telling what will happen next or how fast.

MSL has been a Passport Facility for more than 20 years. As of Nov 1st, 1,508 people have used MSL as their Passport Facility this year.

Losing this designation would have a significant financial impact on MSL's ability to maintain current operations. Executive Library Director, Joseph McILHENNEY, has sent an urgent message to Senator Dave McCormick, Senator John Fetterman, and Governor Josh Shapiro asking for help, guidance, and/or next steps available to MSL as a longstanding community passport facility. Senator Fetterman's office has already referred this to an advocate.

Passport services allow MSL to provide a friendly, helpful service to our community while earning operating funds. This change will mean a 20% loss to MSL's 2026 operating budget.

What You Can Do Right Now -- If you need a passport make an appointment now while MSL is still able to offer this service. Appointments are likely to be filling up quickly.

If you have had a positive Passport Service experience at MSL, and feel this service should continue, send an urgent message to Senator Dave McCormick, Senator John Fetterman and Governor Josh Shapiro letting them know.

Community/Service Point (Susan)

- Purchased items processed by Susan = 65
- Purchased items processed by Rachel = 35

Youth Services (Laura)

- **New program offerings from our Children's department:**
 - Miss Katelyn ran a program for **"World Kindness Day" 11/13**. Families were invited to create a note or drawing that could be given to someone to brighten up their day.
 - Miss Alyssa and Miss Katelyn got together for **"Life Sized Clue" game 11/14**. Families worked together throughout the library to find clue cards and solve the mystery of "Whodunnit"!
 - Miss Alyssa ran a program **"Tea and Teddies"** inviting families to bring their favorite stuffed animals in on a Saturday afternoon for drinks, treats and stories.
- **Key Club put in some volunteer hours 11/22**. They scrubbed and disinfected all of the tables and chairs in the program room and cleaned the library sign out front and then they put up the sign for the week.
- Brenda Keller (head of the Janus School) came for a special story time on 11/18. The program is called **"Curious Minds Story Time."**
- Miss Jan continues to support us with Off-site programs! She read to 239 kindergarteners, attended Literacy Night and a Book Sale at DPS.
- **Fall Reading Challenge**. 422 papers were given out and 219 were returned (51% return rate). Children were able to take a second reading challenge page after their first was handed in. They received a raffle ticket to place in the prize bag of their choice.



Public Relations/Promotions (Kirstin)

- **CONSTANT CONTACT:**
 - December Enews: sent to 4,064 contacts; 1,855 opens (46%), 41 clicks (1%)
- **SOCIAL MEDIA:**
 - Facebook – Total Page Followers 3,217 (30 new); 86.2K views; 18.1K reached
 - 39 posts; 53 Stories. Top Posts: Passport Announcement 10.6K views, 171 interactions; Miss Jan's Caricature 7.8K views, 218 interactions; Miss Jan's Tree 7.8K views, 172 interactions
 - Instagram – 1,413 followers (6 new); 23.4K views; 1.3K reach; 360 content interactions; 324 profile visits. 40 posts; 94 Stories. Top Content: Miss Jan's Tree 591 views, 33 interactions; This Week at the Library (Nov 2) 536 views, 6 interactions; Key Club Volunteering 510 views, 16 interactions
 - Post at least once a day on both platforms.
 - 1 Press Release - Distributed via news media, municipalities, and Chamber of Commerce.
- **WEBSITE**
 - 4,407 total sessions. Highest views: 307 sessions of Passports; 101 visits to Children & Family; 53 Adult Page; 40 Volunteer Page
- **GOOGLE**
 - 831 website clicks Business Profile. 1,346 Business Profile Interactions. 175 calls were made from our Business Profile.
- **FOOD TRUCKS**
 - W Donuts came back this month after all!
 - Already booked Traveling J's for June.
- **BOOK SALES - \$2,403.94**
 - Lobby Books: Earned \$640.20
 - Pango Books: Listed 11, sold 4 books = \$46
 - eBay Books: Listed 28, sold 39 = \$990.50
- **MISC**
 - Put together a Coffee Fundraiser for holidays.
 - Created coloring bookmarks for Jan to take to kindergarten story time
 - Emptied book donation shed 4 days/week.
 - Gathered books for sale in lobby and restocked weekly, sometimes daily depending on "sales".
 - Change the sign by the road weekly.
 - Updated December print calendar and calendar for Lobby/kids area.
 - Printed and updated event coloring bookmarks.
 - Cleaned out old office of all books and organized supply in "Board Room"



Volunteers/Programming/Fundraising (Jazmynn)

- **ExtraGive**
 - Raised \$12,056.27 in total
- **#GivingTuesday 2025**
 - Informational page and donation portal set up on website
- **Annual Appeal 2026**
 - Target date for sending letters is February 14th, 2026
- **Volunteers**
 - Total hours in November: 76.5 hours
 - Onboarded one new volunteer
- **Anne's Circle**

- Looks like Panorama worked out its issues; 3 people continue to donate with one new additional donor
- **Programs (4 programs; 59 total attendees)**
 - Jigsaw Puzzle Showdown, 20 attendees
 - Visit With a Pilgrim James Buckner, Mayflower descendant, 13 attendees
 - Adult Book Bingo, Led by Friends group, 4 attendees
 - Make-It Monday: Paper Quilling, Katelyn Schwab helped lead this MIM, 22 attendee
- **Clubs**
 - 9 clubs met in October, with total attendance of 88.
- **Ongoing**
 - Continuing to schedule programs into 2026; 8 on the calendar so far
 - Closed Fairy Garden (much to children's dismay, will wait until Dec. 1st next year)
 - Attended Friends meeting on November 10th
 - Attended Board Meeting on Nov. 20th
 - Began emailing Donegal Art Teachers in prep for Donegal Student Art Show in January
 - Made new Legacy Brick promotional poster to hopefully gain more attention
 - Entered all donations from ExtraGive into Giftworks



Mount Joy Borough Codes Department

21 E Main St, Mount Joy, PA 17552

12h

12/16/2025

Mount Joy Borough
Borough Manager
Mark G. Pugliese

RE: Monthly Report, December 2025
Zoning, Codes & Stormwater Administrator

Mr. Borough Manager,

The following is a summary of the department's activity since the last monthly report, 11/18/2025.

Zoning & Building

As of 12/15/2025, 44 permits for 16 projects were issued.

A permit by dates issued report for 10/21/2025 – 11/17/2025 is attached.

Rental Permit & Inspection Program

23 - Rental Inspections completed

38 – Rental Permits issued.

Complaints & Violations

0 - Notice of Violation letter issued for Disruptive Tenant violation.

1- Notice of Violation letters issued for Property Maintenance/UCC violations.

9 - Complaints / Violations closed since the last report.

15 - Open Complaints / Violations pending follow-up and/or closure.

Planning Commission

The Planning Commission meeting on 12/10/2025 was cancelled.

Zoning Hearing Board

The Zoning Hearing Board meeting on 12/17/2025 was cancelled.

Stormwater

Stormwater permits issued included in the attached permits by date issued report.

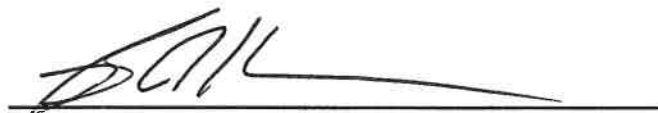
Items of Note

11/19/25 – Met with new property manager at Mount Joy Senior Housing-240 W. Main St.
11/20/25 - Attended MJB Admin & Finance Meeting
11/24/25 – Attended MJB Public Safety Committee meeting.
11/25/25 – Attended New MJB Building Site meeting
12/1/25 – Attended MJB Council meeting
12/4/25 – Attended Zoom Meeting with Rettew & MJB Manager regarding MJB Solicitor review letter of Florin Hill Issues dated 12/1/25
12/5/25 – Performed walk-thru of 955 W. Main St. with property manager in response to tenant property maintenance complaint.
12/8/25 – Attended Florin Hill NPDES Major Amendment pre-construction Zoom meeting.
12/8/25 - Performed walk-thru of 51 Donegal Springs Rd. regarding on-going property maintenance issues.
12/8/25 – Attended Zoom meeting regarding Janus School property-205 Lefever Rd.
12/9/25 - Attended New MJB Building Site meeting
12/11/25 - Performed walk-thru of 955 W. Main St. with tenant in response to tenant property maintenance complaint.
12/11/25 – Meeting with PPA Contractors at 955 W. Main St. regarding tenant property maintenance complaints.
12/16/25 – Complete new Knox box installation 30 Orchard Rd.

Information / Updates:

130 E. Donegal St. – Fire Restoration – Demolition permit issued.
35 W. Main St. – Structural issues –Repair work in progress.
101 W. Main St. – Condemned building - Foundation repair work underway.
51 Donegal Springs Rd. – Hoarding Conditions – Cleanout completed. Violation closed.
1087 Wood St. –Sketch Plan reviewed. Pending Final Plan.
19 Poplar & 163 New Haven – Awakened Properties - ZHB Appeal – Pending new judge.
30 S. Market St – Property Maintenance Issues. – Citation Pending.

Respectfully,



Brett R. Hamm, Mount Joy Borough

Codes, Zoning, & Stormwater Administrator

**MOUNT JOY BOROUGH
MEMORANDUM**



TO: Council & Mayor

FROM: Rachel Stebbins, Community & Economic Development Coordinator

DATE: December 18, 2025

RE: C&ED's Report

Highlights:

Winterfest Stats are attached
Completed Elizabethtown College Advanced Grant Writing Course

Time Breakdown:

Community & Economic Development – 55%
Grants – 35%
General (council/committee meetings, staff meetings, C&ED reports, etc.) – 10%

Activities:

1. I have attended Mount Joy Chamber Board Meeting, Mount Joy Chamber Luncheon, a Finding Grants webinar
2. Started working on Environmental Excellence Award Application for streambank restoration project
3. Compiled and distributed Winterfest statistics to downtown businesses
4. Met with Denny Brandt and business owners to compile an average price-per-square-foot on rental spaces along Main Street
5. Continue working with several property owners and real estate agents to fill vacant properties and/or acquire tenants for soon-to-be-vacant properties
6. Fielded questions for businesses and residents regarding Winterfest
7. Met with Beverly Shank at Where & When to discuss advertising options
8. Met with Allory Melhorn to review and coordinate information about various Mount Joy events
9. Assisted in gathering pricing information and getting questions answered for the Mount Joy's 175th anniversary; relayed information to committee chair
10. Looking into submission requirements for PSBA newsletter award
11. Created/scheduled Borough Facebook posts re: several area nonprofits, announcements, and events.
12. Completed course on Advanced Grant Writing through Elizabethtown College

Grants

1. Searching for grant opportunities to determine parameters, qualifications, needs, etc.
2. Searching for possible stormwater-related grants applicable to the Borough.
3. **Local Share Account – Statewide (AEDs)** - \$46,190 for 22 AED units; submitted
4. **Local Share Account – Statewide (Hako Vehicle)** - \$156,329 for Hako Vehicle for Public Works department; submitted
5. **Local Share Account – Statewide (Barricades)** - \$29,963 for water-filled barricades for Police Department and Public Works; submitted
6. **Local Share Account – Statewide (Pickle Ball Courts)** - \$30,000 for pickleball courts with \$37,000 from Rotary; submitted
7. **C2P2 Round 31** – Phase 1 for Little Chiques Park Development; DCNR \$200,000; 50/50 match; Submitted; 11/6 – confirmed with DCNR staff these have not been awarded yet; now expecting award in June
 - i. **C2P2 Round 32** – Communicated with grant analyst to discuss applying for Round 32 when we don't know the results for Round 31. Will be following up with analyst and Borough staff once Round 31 is awarded to consider how to proceed.
8. **PFBC Habitat Improvement Grant** - \$75,000 towards Little Chiques Streambank Restoration Phase 3; submitted.
9. **Multimodal Transportation Fund** – Discussed with Borough team and Engineers to determine specific projects, timeline, etc. – Submitted
10. **NIBRS Compliance Efforts Grant** – Awarded; Submitted Q3 Reports
11. **ARLE Transportation Enhancement Grant** – Awarded; sent signed contract to RETTEW for them to prepare bid documents

*****End of Report*****

Save the Date!
Winterfest
December 6th
2pm-5pm



Experience the JOY of Mount Joy

- Dining • Drinks
- Retail • Events
- History & More!

ETN




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Designing the Magic of Christmas

BY CAT SHANNON

To say Dawn Fisher loves Christmas doesn't quite capture it. For her, the holiday isn't just a season; it's a way of life. For nearly 30 years, Dawn has poured her creativity and sparkle into designing the enchanting displays at the National Christmas Center, helping countless visitors feel the magic she's always cherished.

"I've always loved Christmas," she said with a smile. "I love glittery decorations. I really like decorating inside. Outside, not so much—but inside, I just love building displays."

Dawn, who lives in Millersville, has a background in art and design. After years as an interior designer and antique shop owner



Dawn Fisher with a scene from Tudor Towne at the National Christmas Center.

Photo by Cat Shannon

in Columbia, she discovered her knack for festive window displays, one that soon led her to a new opportunity at the National Christmas Center, which opened in 1998. Her first big project at

the center became her greatest joy.

"I was in charge of setting up Tudor Towne," she said, describing the walk-through storybook scenes of animatronic woodland creatures

See Designing pg 3

Laughs Will Run Wild in "North Woods Nonsense"

BY CAT SHANNON

Can politics play for laughs? Ask the director of Elizabethtown High School Drama Club's fall production, and the answer is "yes."

"In today's political climate, this show will make everyone giggle," shared Ginger Wayde, describing "North Woods Nonsense." "We all know of someone in government who

we think could be doing a better job. We've also all heard verbal spaghetti that doesn't make any sense. We've also all spent time in the store checkout line reading headlines from the scam sheets with their ridiculous stories. Coupled with character names to fit the locale, you will spend your evening chuckling, slapping your knee or maybe even snorting."

The play will be performed

See Laughs pg 4



Seniors in the production of "North Woods Nonsense" are (from left) Alyssa DeCubellis, Jon Ainsley and Shelby Gingrich.

Gobble Up Fun at Great Turkey Chase

BY CAT SHANNON

"This is our eighth annual Turkey Chase event, and every year it gets bigger and better," said Grace Wells, race director of the 5K run/walk. The race will be held on Thanksgiving Day, Thursday, Nov. 27, at Elizabethtown Brethren in Christ Church (EBC) 996 E. High St., Elizabethtown. Day of registration will be from 8:45 to 8 a.m., and the race will start at 8:15 a.m.

"During the run/walk, the participants have the chance to fit stuffed turkeys on the coast that they can trade in at the end of the race for a Thanksgiving Day treat," Wells said. "There is a kids' run that starts at 9:15. I have a variety of distances for less than a quarter mile for younger participants to 1 mi. for those that want to go longer."

The event will also feature contests. The Family Gathering Contest will recognize the largest number of family members registered for the race, and a costume contest will award people dressed with the most Thanksgiving Day spirit.

"Every 5K race participant receives a finisher's medal. The winner will be first place overall finisher and first place age group award," Wells shared, noting that groups will be in increments of 10 years. "Kids' run participants receive their own special treat at the end of the kids' event."

Prizes have not been finalized yet, she added, but the awards are always something fun.

"We always do something Thanksgiving feast-related," she commented. "In the past, we have given out wooden kitchen spoons, cutting boards, plates and forks."

See Chase pg 5

BAIR'S DEER PROCESSING

PLENTY OF CLOSET SPACE

WRAPPING & FREEZING

• BOLOGNA • SAUSAGE • JERKY • SNACK STICKS

Hot Italian Sausage • Sweet Italian Sausage • Trail Bologna • Bratwurst • Kielbasa

Breakfast Sausage • Jalapeno & Cheese Hot Dogs • Snack Sticks • Cheese • Boiled Venison

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Winterfest Overview 2025 vs. 2024



ATTENDEES 2025

Event: approx. 2,400

ATTENDEES 2024

Event: approx. 3,250



AVERAGE VISIT LENGTH 2025

74 minutes



AVERAGE VISIT LENGTH 2024

71 minutes



VISITORS CAME FROM...

- Mount Joy
- Elizabethtown
- Marietta
- Landisville
- Manheim
- Columbia



VISITORS CAME FROM...

- Mount Joy
- Maytown
- Marietta
- Elizabethtown
- Manheim
- Lancaster





**BOROUGH OF MOUNT JOY
PUBLIC WORKS DEPARTMENT
MEMORANDUM**

TO: Mark Pugliese, Borough Manager

FROM: Dennis Nissley, Public Works Director

DATE: December 31, 2025

RE: Public Works Department Activities for December 2025

Following is a list of activities for the Public Works Department for December 2025

- Parks – Leaf Cleanup and collection
- Parks – Clean up downed tree branches
- Parks/PW – Move Parks items from Florin Station to PW Maintenance building
- Parks/PW – Salted for 3 winter storm events, plowed streets for 1 storm event
- PW – Pothole repair as needed
- PW – Leaf Collection
- PW – Hired Cayden Luttrell for PW Maintenance Technician position
- Signs – Repair and replacement of missing or damaged signs as needed.
- Compost Site – Grind raw material

Meetings:

- Attend Public Works Committee meeting
- Attend Council Budget meeting
- Attend Staff meetings
- Interview 1 applicant for open PW position
- Meet with Gus's to discuss parking spaces

Projects:

- Hired contractor to install new siding and door at Lakes Pavilion/storage shed
- ADA project completed on Columbia Ave and N Barbara St

To: Mount Joy Borough Councilors, Borough Manager Pugliese & Mayor Bradley
From: Scott J. Kapcsos



December 2025 Authority Administrator Report

- The Authority has hired the following new staff members.
 - Mr. Garrett Amsbaugh - Wastewater Operator
 - Mr. Lucas Showers – Water and Sewer Maintenance Technician
 - Mr. Ryan Hamilton – Wastewater Operator
- Authority staff in conjunction with CH&N construction made repairs to a water main break and sinkhole in the 400 block of Sunset Ave.
- Efforts to establish a new Authority website are ongoing. The Authority has transitioned to a new .GOV Domain. Our new domain is mjbapa.gov.
- The Authority has submitted a grant application to DCED as part of the Local Share Account (LSA) Statewide Program for a new wheel loader at the wastewater treatment plant.
- Management staff participated in a three-session water loss management training offered by SRBC and PA DEP.

Authority staff continued review and involvement on the following projects:

- 1000 Strickler Rd (Rapho Township) Maple Press – Construction is completed. Currently in the closeout process.
- Core 5 @ I-283 Project – Construction is completed. Currently in the closeout process.
- Jura USA Hospitality Center (Rapho Township) – Construction is complete. Currently in the closeout process.
- Florin Hills Phase 3 – Blocks F&M – Construction in Progress. Revised drawings for Blocks V and Z were reviewed and a recommendation letter was provided by the Authority Engineer.
- KRM Ventures Lot 1&4 (Rapho Township) – An updated LD plan submission was received and reviewed; a comment letter was provided back to the design engineer.
- Mount Joy Borough Admin / Police Department Facility (Mount Joy Borough) – Construction in Progress.
- 30 Orchard Rd (Mount Joy Borough) – Awaiting project as-builts
- LCCTC Lot-2 – (Mount Joy Twp) – Construction in Progress
- 55 Maibach Ln – (Rapho Twp) – Construction in progress
- 1320 Strickler Rd (Paradise Energy) – Plans were approved and executed at the Authority's Nov meeting.
- 1500 East Main St (Dunkin Donuts) – Capacity request was approved. LD plan review is ongoing
- Chiques Crossing (Rapho Twp)- Conditional Right – Of – Way Agreements were executed for the proposed sanitary sewer main installation.
- KW Cornerstone 6A – Construction Cost Opinion was submitted, reviewed, and commented on.
- KW Cornerstone W4 - Construction Cost Opinion was submitted, reviewed, and commented on
- At&t cell equipment upgrade – CD drawings were provided for review. A comment response letter was provided.
- 400 East Main Street (Mount Joy Borough) – A second submission of LD plans were submitted, reviewed and commented on.

Authority in-house projects that are ongoing:

- WWTP Dystor Gas System Rehab Project – Contractor is mobilized, work is nearing completion.
- Fairview Rd Water Main Replacement Project –Mandatory Prebid meeting was held on December 16, 2025. Bids will be opened on Jan13, 2025.
- N. Market Ave (Shop) – Contracts have been executed, notice to proceed has been issued, Pre-Construction Meeting is scheduled for Jan 6, 2026.
- Carmany Rd – Water Softener Rehab Project – A construction permit was received from PA DEP for this project.
- In House Water Main Replacement Project (Portions of Martin Ave and Florin Ave) – Letters were sent to all customers who will be affected by this project. Staff completed the Tie-in for the new main on Florin Ave. Work will continue when the weather becomes more favorable to sustain consistent progress.
- Water Service Line Inventory – Efforts are ongoing to complete the verification process of all water service lines as required by PA DEP.
- Residential Meter Replacement Project – Ongoing – In progress. Letters were mailed to customers who are apart of this year's replacement project.
- Chlorine Analyzer Replacement (Carmany Water Plant) – A permit was received from PA DEP to proceed with this project. Staff is in the process of securing the required equipment and materials.
- Industrial Pre-Treatment Program – Efforts are ongoing to perform site visits of current permit holders to review their discharge to the sanitary sewer system.

To: Borough Council
From: Jill Frey - Assistant Borough Manager/Finance Officer
Date: 12/30/2025

December 1st - Attended Council meeting.

December 2nd - Attended Insurance meeting.

December 9th - Met with cleaning company for quote for the new Municipal Complex.

December 17th - Met with Morefield phone systems via teams to discuss system for the new Municipal Complex. I have reached out to Verizon with a meeting planned in the near future to receive a quote from them as well.

December 19th - Attended Borough Christmas party at The Gathering Place.

Attached you will find the following items:

Account Balance Report - A report of the reserves in our four major operating funds as of **December 30, 2025**. Keep in mind, this does not include any interest for the month of December.

Budget report from my accounting software for both General Fund and Refuse Fund through **December 30, 2025**. This includes percentages for each line item.

I have also included a budget report for General Fund through **December 20, 2025**, in the budget style format.

For the General Fund, the budget report shows we collected 96.67% of revenue and exhausted 91.72% of expenses.

For the Refuse Fund, we collected 86.88% of revenue and exhausted 97.78% of expenses.

For the year 2025 we expended a total of \$5,569,173.94 on the new Municipal Complex. I have been working on submitting documents required for the RACP Grant.

The auditors have given me preliminary paperwork in preparation for the 2025 annual audit. They will be on site the week of March 2nd, 2026.

If any of you have questions, please do not hesitate to reach out to me.

Respectfully submitted,

Jill Frey


Assistant Borough Manager/Finance Officer

MOUNT JOY BOROUGH

MEMORANDUM



TO: Council & Mayor

FROM: Mark G. Pugliese I, Borough Manager 

DATE: November 25, 2025

RE: Manager's Report

1. **Meetings I have attended the Borough Council Meeting and Public Works Committee Mtg,**
2. **PennState Life Lion LLC – PennState Life Lion has sent a preliminary agreement document that will be before the Public Safet Committee. No updates**
3. **Contract Talks – Negotiations are ongoing. We are addressing several issues that Council has highlighted. One of the more important topics is the ability to change health insurance providers. Chief Goshen and I had a virtual conference call with our attorneys. The Committee is reviewing their latest correspondence from the attorneys. I am not expecting much movement for the rest of the month due to the holidays.**
4. **Borough Handbook: The latest draft will be handed out for review and discussion for your January meeting.**
5. Reference to **BMP 107/Melhorn Basin & BMP 125/Borough Basin**, as requested, this has been placed on the Admin & Finance agenda. Again, I need to remind council/committee that there is a pending lawsuit, and comments should be limited to general steps the Borough is taking, nothing specific. I have contacted RETTEW and asked that BMP 107 be their first priority and BMP 125 be their second priority.

RETTEW has gathered information for BMP 107. The more information they receive the more precise the recommendation will be. This passed Tuesday & Wednesday there were surveyors out surveying BMP 107.

The Borough Solicitor drafted and sent a letter to Gus's Keystone Family Restaurant advising that of the Boroughs' intent to reclaim the parking spaces on Borough property and that the Borough is willing to sit down and discuss this with them. Dennis and I met with Gus's owners and briefly stated that our engineers are looking at options.

AMTRAK – Working with Congressman Smucker's Office to address BMP 107. I received an updated letter from Congressman Smucker's office indicating that they have contacted AMTRK and are waiting for a response.

I received a 4th letter from Congressman Smucker office indication that they had contacted AMTRAK a second time. I also had a phone call and email exchanges with the Manager, Government Affairs-Northeast. I provide location mapping as well as photographs of the end wall. I also provided her with names of several individuals to whom I have spoken with over the years, including those that no longer work for AMTRAK. **I have received correspondence from AMTRAK that they will look at the end wall and remove any obstructions during the first 2 weeks of December (Mrs. Shatz stated that she did observed worker at 125.) and then come back in the spring to do necessary repairs.**

6. **Municipal Services Complex** – The building is coming along, and you are able to tell what rooms what are. Should any Councilors wish to go through the site, please let me know and I will make arrangements for that.
- **Furniture proposal will be before Committee.**
 - **Key schedule approved.**
 - **Card access & Security Camera contracts have been signed.**
 - **New Completion date is April 16th.**
 - **Started working on needed phone system, IT, and janitorial serves for the new building.**
7. **Radios-** No update on the radios themselves. As for exterior antennas on the new building, the radio vender never provided the needed drawings or narrative for the antennas. Contractors have since already drywalled over the desired areas. We are hopeful that HT's will work properly within the building.
8. **RACP Update -** Ms. Fry and I have been working on preparing documents for uploading into the system.
9. **Rt 772 Re-Route** - I had made a request of PennDOT to meet with the Borough at the intersection of Manheim St/ New Haven St/Main Street (PA 230). Following the on-site meeting, my request was to meet back at our building to review possible fixes as well as relocating of Rt 772 in the borough. I did not receive a response. **No updates.**
10. **Grants**
- a. **DCED Multimodal Transportation Fund Grant - 2021** – Closing out. Total grant was \$424,325.
 - b. **RACP Grant 2022/2023** – See Item 8.
 - c. **Lancaster County Community Foundation/Lancaster Clean Water Partners (Reserve Swale)** – Closed out. Total grant was for \$20,000.
 - d. **Clean Water Partners/Foundation** –Phase 1 & 2 closed out. Total grant was for \$929,059.
 - e. **Clean Water Partners/Foundation – Phase 3** – Contractor given notice to proceed. We are still working on the last of the easements. Grant is for \$429,000.
 - f. **902 Grant** -. RETTEW is working on Bid Documents. Grant is for \$200,000
 - g. **ARLE Transportation Enhancement Grant**- RETTEW working on bidding documents. Grant is for \$297,800.
 - h. **DCED WRPP Grant**-. Submitted, No Updates
 - i. **PA Fish & Boat Commission** -. Submitted, no updates.
 - j. **MTF Grant** – Submitted for \$942,725. No update
 - k. **Pickle Ball Court** – See Local Shares Grant. Application to be submitted. By the end of the month.
 - l. **Local Shares Grant**. Four applications submitted for total of \$262,482. (barriers/AEDs/Hako Vehicle/Pickle Ball)
 - m. **C2P2 Grant** - For updates to Little Chiques Park, submitted in amount of \$213,000.

11. **Shovel Ready Projects** -No updates.
12. **Schatz v. Borough of Mount Joy** - No updates from Borough's law firm.
13. **Florin Hills** – PA DEP issued revised NPDES Permit.
14. **Borough Solicitor** – Staff and I have been working on numerous projects with the Borough Solicitor.
 - a. **Ordinance for Curbs and sidewalk. No updates**
 - b. **E-Bikes – No updates**
15. **Chiques Crossing** – I'm am expecting some sort of a submittal to Rapho Township in the near future. **No updates**
16. **Flood Mitigation & Response Plan** - Met with staff and EMA to review locations of know flooding issues, locations of basement flooding that FDMJ pumped out to create and heat map. EMA is looking to find data from 2018 event to add to the heat map. This should give staff physical data to look at and to start working on low hanging fruit. Work in progress. **No updates.**
17. **Website** - Council received a quote from CivicPlus during budget meetings that covered website design, tracking Right To know Requests, and Social Media Archiving. I am also having discussions with a local individual that would just be website design. **Information forth coming.**
18. **Local Legislators Meeting** – I attended the virtual local legislators meeting hosted by Lititz Borough. Rep. Jones was in attendance, but Senator Malone was not. Topics discussed included E-Bikes, E-Bikes on the NE River Trail, Human Waster being trucked into and used on local farms, land use authority staying at local level, Data Centers, legal notices on websites, desired amendments to Right-To-Know law, Sun Shine Act flexibility, PennDOT and stormwater, Civil service rules, and skill games.

As always, please feel free to contact me if you have any questions.

******End of Report******

Click [here](#) if you are having trouble viewing this message.



Pennsylvania Local
Government
Investment Trust

Current Investment Rates & Benefits

December 29, 2025

PLGIT 7-Day Yields¹

PLGIT-Class

3.60%

Reserve Class

3.69%

PLGIT/PRIME

3.84%

PLGIT/TERM²

Maturity	Net Rate
90 Days	3.72%
180 Days	3.69%
270 Days	3.67%

PLGIT CD Purchase Program²

Maturity	Net Rate
90 Days	3.90%
180 Days	4.00%
270 Days	3.95%

Rates can change daily. Our investment rates and options may be worth a look if you haven't checked in a while!

BOROUGH OF MOUNT JOY
Lancaster County, Pennsylvania
RESOLUTION NO. 2026-01

A RESOLUTION OF THE BOROUGH COUNCIL OF THE BOROUGH OF MOUNT JOY,
LANCASTER COUNTY, PENNSYLVANIA, APPOINTING AND/OR REAPPOINTING
MEMBERS OF VARIOUS BOARDS, COMMISSIONS AND POSITIONS WITHIN THE
BOROUGH ORGANIZATION.

WHEREAS, the Borough of Mount Joy has appointed persons to various positions whose terms expire as of the January 1, 2026;

WHEREAS, Borough Council acknowledges the expiration of these terms;

WHEREAS, Borough Council desires to appoint persons/firms to fill the positions which will expire;

NOW, THEREFORE, BE IT RESOLVED by the Borough Council of the Borough of Mount Joy, Lancaster County, Pennsylvania, as follows:

The Council of the Borough of Mount Joy appoints or reappoints, as the case may be, the following individuals and firms to the positions for the terms as presented hereinafter:

Vacancy Board Chairperson	Robert R. Jerman	1 Year	Term expires 1/1/2027
Engineer	RETTEW Engineering	2 Year	Term expires 1/1/2028
Borough Manager	Mark G. Pugliese I	2 years	Term expires 1/1/2028
Chief of Police	Robert Goshen	2 years	Term expires 1/1/2028
Solicitor	Morgan, Hallgren, Crosswell & Kane, PC	2 Year	Term expires 1/1/2028
Auditor	Boyer & Ritter, LLC	2 Year	Term expires 1/1/2028
Authority	Paul Ruffini	5 years	Term expires 1/1/2031
Borough Planning Commission	Joshua Deering	4 Years	Term expires 1/1/2030
Borough Planning Commission	Brian Dolphin	4 Years	Term expires 1/1/2030
Borough Planning Commission	Kyle Miller	4 Years	Term expires 1/1/2030
Zoning Hearing Board	Thomas Paul	5 Years	Term expires 1/1/2031
Zoning Hearing Solicitor	Goodman & Kenneff	2 Years	Term expires 1/1/2028
Civil Service Commission	Jay M Mueller, Jr.	6 Years	Term expires 1/1/2031
Borough Secretary	Mark G. Pugliese I	2 years	Term expires 1/1/2028

Open Records Officer (ALT)	Mark G. Pugliese	2 years	Term expires 1/1/2028
Zoning, Codes, & Stormwater Administrator	Brett Hamm	2 years	Term expires 1/1/2028
Borough Treasurer	Scott Kapcsos	2 years	Term expires 1/1/2028
Assistant Borough Treasurer	Lisa Peffley	2 Years	Term expires 1/1/2028
Community & Economic Development Coordinator	Rachel Stebbins	2 years	Term expires 1/1/2028
HIPAA Officer	Jill Frey	2 years	Term expires 1/1/2028
Finance Officer	Jill Frey	2 years	Term expires 1/1/2028
Assistant Finance Officer	Lisa Peffley	2 years	Term expires 1/1/2028
Depository	Northwest Bank	2 years	Term expires 1/1/2028
Depository	Pennsylvania Local Government Investment Trust (PLGIT)	2 years	Term expires 1/1/2028
Tax Collector	County of Lancaster	1 year	Term expires 1/1/2027
Building Codes Appeals Board	Robert Marker	3 years	Term expires 1/1/2029

DULY ADOPTED this 5th day of January 2026, by the Borough Council of the Borough of Mount Joy in lawful session duly assembled.

Attest: _____
(Assistant) Borough Secretary

Council (Vice) President

[BOROUGH SEAL]

Mount Joy Borough Council

15g

Memorandum of Understanding (MOU) Terms of Employment for the Position of Borough Manager

THIS MEMORANDUM of the term of employment for Mark G. Pugliese I (Employee) as Borough Manager by Mount Joy Borough (Borough or Employer), Lancaster County, Pennsylvania is made and endorsed by the parties hereto on the dates indicated below based on the following terms and conditions of employment.

1. **EMPLOYMENT STATUS:** Employee is employed as a non-civil service, at-will Manager. Employee is also a non-bargaining unit, exempt employee under the Fair Labor Standards Act and is not eligible for overtime pay. This issue is discussed in more detail under paragraph 8 of this MOU. Because employee is not part of any bargaining unit, this MOU sets forth your terms and conditions of employment.
2. **DUTIES:** Employee shall perform the duties of the Manager as established by the job description for the position of Manager, as may be amended in the future, as well as such other legally permissible and proper essential duties and functions as assigned /required by statutory law and as the Council shall, from time-to-time, assign.
3. **SALARY:** Employee's annual salary shall be based on the performance of the Manager and shall be determined by the Borough Council.
4. **RELOCATION:** Chapter 40 of the Code of Ordinances requires the manager to establish a permanent residence in the Borough. Council waives that requirement.
5. **BENEFITS:** While an active employee, employee shall be entitled to all health care and other insurance benefits available to the Borough's non-uniformed employees as set forth, inter alia, in the Borough's Employee Handbook, as amended from time to time.
6. **LEAVE TIME:** While an active employee, employee shall be entitled to all categories of leave time available to the Borough's non-uniformed employees as set forth, inter alia, in the Borough's Employee Handbook, as amended from time to time.

As a recognition of prior municipal service, the Borough will provide employee 20 days (four weeks) of vacation starting January 1, 2022, after which employee will accrue vacation normally.

7. **PENSION BENEFITS:** Employee shall be entitled to participate in the existing Non-Uniformed Employees' Pension Plan of the Borough. Both parties agree to make any necessary contributions in accordance with the existing or future requirements of the existing Non-Uniformed Employees' Pension Plan.
8. **OVERTIME/COMPENSATORY TIME:** Employee is considered an exempt, salaried management employee for purposes of the Fair Labor Standards Act, as well as for purposes of any other applicable state and federal labor and employment laws and regulations. Employee's current annual base salary is intended to compensate said employee for all the work time which may be necessary to perform employee's job, regardless of the number of hours actually worked, and overtime pay is not available to employee. Council anticipates that employee will be in the Borough office (or performing tasks for the Borough at meetings out of the office) during the Borough's normal business hours of 7:00 am to 4:00 pm to enable employee to meet with other Borough employees, to meet with or interact with citizens and other persons having business with the Borough, and to respond to inquiries from members of Council. If employee is required to attend to Borough business outside of normal business hours, including but not limited to attendance at Council and Committee meetings,

employee will be entitled to compensatory time at the rate of one hour for each hour spent outside of normal business hours. Employee must keep a record of all compensatory time accrued and approved and also provide such information to Council as part of your regular Manager's Report. Employee must use such compensatory time within sixty (60) days after it is accrued, and use of compensatory time must not interfere with normal Borough operations. If employee plans to use compensatory time, employee must notify the Borough office that he is doing so and provide a schedule of when employee will be in the office. Any use of compensatory time in excess of four hours in a single day will require approval of the Council President. Compensatory time not used within sixty (60) days, unless Council agrees to a carry over, will be lost. Employee shall not be entitled to any payment for compensatory time upon separation from employment.

9. **DIRECT REPORT:** Consistent with the terms of the Borough Code, employee shall be responsible to Borough Council for the discharge of his duties as Manager.
10. **OUTSIDE EMPLOYMENT:** No outside employment by employee is authorized unless approved in advance by Borough Council and in no case shall any outside employment interfere with employee's duties as Manager. If employee does engage in outside employment the Borough, then requests the following:
 - a. The Borough must approve, in advance, any outside employment.
 - b. For each outside employment engagement, please indicate how employee will be using leave time to ensure that the Borough is not paying him while employee is engaged in outside employment.
 - c. Employee will further be expected to understand that any arrangement for outside employment must not conflict with the Borough's interest or Borough employment and that any compensation received will not conflict with any law or regulation governing public officials.
11. **USE OF CELLULAR TELEPHONE:** Employee's use of a Borough- issued cellular telephone must be limited to official business, and any personal use that results in additional costs to the Borough shall be reimbursed by the Manager.
12. **PERFORMANCE REVIEW:** Borough Council will perform at least an annual (and perhaps more frequently, based on Council's view) review of employee as Manager to determine employee's performance as Manager. Council believes that this review is necessary to ensure that employee, as Manager, and Council are mutually accountable to the performance standards set and to set a baseline for discussions regarding employee's future compensation as Manager. Employee will be reviewed on his adherence to the essential functions of employee's job description, employee's adherence to the budget as set by Council, and employee's adherence to any goals set by Council and communicated to employee. These goals may be amended from time to time but they presently include, and are not limited to, the following:
 - a. Working cooperatively with the Mayor and Borough Council.
 - b. Attending all regular meetings of Borough Council and additional meetings, when requested
 - c. Adhering to the annual Budget set by Council and advising Council if the Budget exceeds the Budget prior to expenditure in excess of any particular budget line.
 - d. Promptly and regularly advising Borough Council or its designated committee of all disciplinary actions above level of oral reprimand.

- e. Implementing and adhering to directives and policy guidance provided by the Mayor and by Borough Council in the manner and the timeframes set forth therein.
- f. Demonstrating the ability to work with existing personnel, Department Heads and appointed professionals in a manner which creates a team approach to problem solving where all points of view are respected and regular communication achieved.
- g. Meeting the expectations of your job description as incorporated by reference herein.
13. **BONDING:** The Borough shall bear the full cost of any fidelity or other bonds required of employee under any law, ordinance, or contract.
14. **INDEMNIFICATION:** Unless it has been judicially determined that an act of the Manager caused a tortuous injury, and that such act constituted a crime, actual fraud, actual malice, or willful misconduct, the Borough shall defend, save harmless and indemnify employee against any tort, contract, statutory, or other liability, claim, demand or other legal action, whether groundless or otherwise, arising out of, or in any way relating to, an act, or an omission to act, occurring in or as a result of employee's duties as Borough Manager. This obligation applies without regard to whether the liability involved is covered by insurance and it applies without regard to whether the liability results from judicial decision by the Borough or its insurer to compromise or settle a claim, suit, complaint, or other legal allegation unless otherwise earlier terminated as set forth herein.
15. **SEVERABILITY:** If any section, provision, or any portion thereof of this Agreement is held to be unconstitutional, invalid, or unenforceable, the remainder of this Agreement shall not be affected and shall remain in full force and effect.
16. **GENERAL PROVISIONS:** The parties further agree that the foregoing comprise the terms and conditions of employment. Notwithstanding the foregoing, this MOU, which outlines the terms and conditions of employment as Manager shall not be construed as a contract nor is it a guarantee of any specific term of employment, salary, or other benefit. Any provisions, compensation or benefits contained in any other prior letter, any discussion or any other document previously addressing the terms and conditions of employment were (and are) void and, therefore, had no legal effect as of the date of this Agreement.
17. **TERM:** Consistent with Section 1142(b)(2) of the Borough Code, this Agreement shall be in effect as of January 1, 2026, and will terminate no later than two years after the effective date of the agreement or the date of the organizational meeting of council following the next municipal election, whichever occurs first. Notwithstanding the term of this Agreement, employee will remain an at-will employee and, consistent with Section 1142(b)(3) of the Borough Code, this Agreement does not guarantee employment through the term of this Agreement or confer upon employee any legal remedy based on specific performance.

Council (Vice) President (Employer)

Date

Mark G. Pugliese I (Employee)

Date

Mount Joy Borough Council

Memorandum of Understanding

(MOU)

Terms and Conditions for Employment as Police Chief

THIS MEMORANDUM of the terms of employment for Robert Goshen ("Goshen"), Chief of Police ("Chief" or "Employee") by Mount Joy Borough ("Borough" or "Employer"), Lancaster County, Pennsylvania, in the Borough's Police Department ("Department") is made and endorsed by the parties hereto on the dates indicated below based on the following terms and conditions of employment (the Employee and the Borough shall be collectively referred to as the "Parties"):

WITNESSETH:

WHEREAS, Employer and Employee recognize that the position of Police Chief is not included in the police bargaining unit represented by the Mount Joy Borough Police Officers Association ("Union" or "Association") and,

WHEREAS, subject to the above and to the other conditions hereinafter set Employer and Employee desire to memorialize the terms of their understanding of the terms and conditions of employment of Goshen as the Borough's Police Chief; and

NOW, THEREFORE, Employer and Employee agree to the following terms and conditions of employment which will apply for so long as Employee is employed by the Employer as a Police Chief or until changed by mutual agreement:

I. EMPLOYMENT.

- A. Parties agree that the terms of employment commence on January 1, 2024 Goshen, as Police Chief, shall perform the functions and duties of that position as defined and modified from time to time, by the Borough including supervising and managing the Borough's police officers, enforcing the laws of the Commonwealth and performing supervisory, investigative and patrol duties as operationally needed and directed by the Borough.
- B. Employee agrees that he will at all times faithfully and to the best of

his abilities perform his duties as Chief Administrative Officer of the Mount Joy Police Department to the reasonable satisfaction of the Mayor and Borough Council.

II. TERM.

- A. Employer and Employee recognize that under applicable laws, regulations, and ordinances, the position of Police Chief is a position not covered by the collective bargaining agreement and that the Employee serves at the pleasure of the Borough Council. The terms of this MOU and the Police Chief's performance shall be reviewed by the Borough Council and Mayor on an annual basis.

III. COMPENSATION and BENEFITS.

- A. The Employee will exercise his duties with full faith, fidelity, loyalty, and allegiance to the Commonwealth of Pennsylvania, the Borough and its taxpayers and residents.
- B. Goshen's salary shall be determined on an annual basis by Borough Council. Goshen is an exempt management employee and is not entitled to overtime pay or any other benefits listed in the collective bargaining agreement unless those benefits are specifically listed in this MOU.
- C. Goshen shall be entitled to the same health and prescription benefits that are provided to the Borough's police union employees under the police collective bargaining agreement. Goshen shall pay the same health care contribution and prescription co-pays that are payable by the Borough's police employees under the police collective bargaining agreement. Goshen, if he so desires shall have the right to opt out of Borough health benefits upon providing written notice to the Borough that he has health coverage from another source.
- D. Goshen shall be entitled to life and disability insurance provided by the Borough.
- E. Goshen shall be subject to the Borough's leave policies including accrual of leave policies. Should employee resign or retire from Borough employment and provide ninety (90) days' notice of said resignation or retirement employee shall be paid his accrued unused leave. Employee shall not be paid his accrued leave if he

fails to provide this notice.

- F. Goshen shall be entitled to all holidays which shall be accrued on the date the holiday occurs. If Goshen works the holiday he shall be entitled to a day off subject to the approval of the Mayor.
- G. Goshen shall be provided four (4) weeks of annual vacation. Vacation shall be earned throughout the year whereby Goshen shall be entitled to two weeks on January 1 and the balance on June 1. Goshen shall be permitted to carry over each year a maximum of one week of vacation that must be used in the next calendar year. Any vacation between September 1 and December 15 must be preapproved by the Mayor.
- H. Goshen shall be entitled to participate in the police pension plan and make the same pension contributions as required in the police collective bargaining agreement.
- I. **OVERTIME/COMPENSATORY TIME:** Goshen is considered an exempt, salaried management employee for purposes of the Fair Labor Standards Act, as well as for purposes of any other applicable state and federal labor and employment laws and regulations. Employee's current annual base salary is intended to compensate said employee for all the work time which may be necessary to perform employee's job, regardless of the number of hours actually worked, and overtime pay is not available to employee.

If employee is required to attend to Borough business outside of normal business hours, including but not limited to attendance at Council and Committee meetings, attendance at special events and their planning, and to represent the Borough in an official capacity employee will be entitled to compensatory time at the rate of one hour for each hour spent outside of normal business hours.

Goshen must keep a record of all compensatory time accrued and approved, and also provide such information to the mayor via a verified and approved timekeeping program in which the mayor will have direct access to.

Goshen must use such compensatory time within sixty (60) days after it is accrued, and use of compensatory time must not interfere with normal Police operations.

If employee plans to use compensatory time, employee must notify the Police Department office that he is doing so and provide a schedule of when employee will be in the office. Any use of compensatory time in excess of four hours in a single day will require approval of the mayor. Compensatory time not used within sixty (60) days will be lost. Employee shall not be entitled to any payment for compensatory time upon separation from employment.

- J. This MOU sets out Goshen's pay and benefits which shall be reviewed annually at the end of each calendar year to determine any adjustment to pay and benefits for the next calendar year. Annual increases shall be based on Employee's overall performance, including annual performance evaluations, daily performance observations made by Borough Council and the Mayor. Any pay increase shall be determined by Borough Council in its discretion.
- K. Employer shall reimburse Employee for all necessary and reasonable business expenses, including dues for work related organization(s), incurred in the performance of Employee's duties and in accordance with the Borough's policies governing reimbursement of expenses as established or as amended from time to time. Approval for expenditures shall be brought before and approved by Borough Council prior to the same being incurred.
- L. The Employee will be provided twenty-four (24) hour use of a department vehicle in his official capacity, which will include driving to and from work to home. The vehicle may only be used for official use related to the duties of the Police Chief. Insurance, fuel, maintenance, and repairs to this vehicle will be paid by the Department. Employee is required to comply with all Borough policies regarding the use of such vehicle, including any existing or future policy regarding cell/smart phone use or the use of other technology while operating the vehicle.
- M. The Borough shall provide employee with uniforms and related items in accordance with a standard issue of uniform items to be determined by the Borough. Such items are to be used only in connection with police service to the Borough. The Borough may, at its sole discretion, repair or replace, upon request by an

employee, any uniform item no longer fit for service. Such item, if deemed to be unsuitable for service, shall be returned to the Borough and the Borough shall authorize the purchase of a replacement item in kind. The Borough shall pay for the cleaning of all uniform items in accordance with the rules and regulations to be determined by the Borough. All uniforms and related items issued by the Borough are the property of the Borough and shall be returned to the Borough upon termination of employment.

- N. Employee will be provided an internet capable phone by the Borough which will be purchased by and monthly fees paid by the Borough. Employee shall use this phone for work-related purposes and comply with any Borough policies regarding technology/phone usage. Employee will be permitted reasonable personal use of this phone subject to Borough policies. The Borough Council and the Mayor shall have the right to review the phone usage to ensure that all phone usage is in compliance with Borough policies.
- O. Employer agrees to pay such professional and civic dues and for such professional subscriptions of the Employee as are necessary for the Employee's performance of his duties as Police Chief as established and approved by the Mayor.
- P. The expenses of attending educational seminars and professional conferences or meetings shall not be reimbursed unless prior approval of the Mayor or Borough Council is sought and obtained. Any seminar, conference, or meeting attended by the Employee at his own expense must be attended during the Employee's own time or vacation time unless prior approval of Borough Council is obtained to attend, without loss of compensation or vacation time. Reimbursement of any expense shall be approved by Borough Council or its designee.
- Q. Employee duties shall be his sole full-time employment and Employee shall not perform any work for any other employer including consulting services without the express pre-approval of Borough Council.

V. PERFORMANCE EVALUATION.

- A. Employer or Employer's designee shall review and evaluate the performance of Employee annually beginning in 2020; Employer shall provide the Employee with a copy of the evaluation and give the Employee the opportunity to discuss said evaluation with the reviewer. Employee may supplement the evaluation with a written response to the Employer within thirty (30) days of Employee's annual review.
- B. The Mayor shall, from time to time, attempt to define such goals and performance objectives as are necessary for proper management of the Department and the implementation of the Department's policies. Such goals and objectives may be reduced to writing and may be formulated in consultation with the Employee.

VI LIABILITY INSURANCE.

- A. The Borough shall provide, at no cost to the employee, liability insurance to provide insurance coverage consistent with applicable law for any liability resulting from employee's good faith execution of his Borough police duties. Employee's liability policy coverage levels shall be the same as the coverage levels provided to bargaining unit employees.

VII. MISCELLANEOUS.

- A. Governing Law. This Memorandum shall be construed and interpreted in accordance with the laws of the Commonwealth of Pennsylvania.
- B. Entire Agreement. This Memorandum contains the entire agreement between the parties. There are no oral or written terms other than those herein contained. This Memorandum may not be modified unless approved in writing and signed by the parties. Employee is not entitled to any benefit or term of compensation not listed herein.

IN WITNESS WHEREOF, the parties have executed **this Memorandum** on the 5th day of January, 2026.

Mount Joy Borough

By: _____
President, Mount Joy Borough Council

Date Signed: _____

By: _____
Robert Goshen

Date Signed: _____

17a.

Mount Joy Borough
2024 Roadway Project
029613000
2026 Budget Estimate

Contract 1 - Paving:		Unit	Unit Cost	Estimated Quantity	Estimate Cost	Budget (110%)
Description						
Mobilization and Demobilization	LS	\$27,500.00		1	\$27,500.00	
Traffic Control	LS	\$35,700.00		1	\$35,700.00	
Milling – profile mill full width, up to 2" depth	SY	\$2.15		16,635	\$35,765.25	
Milling – mill full width, up to 11" depth	SY	\$2.15		475	\$1,021.25	
Furnish and place 6" PA 2A subbase, complete in place	TON	\$50.00		145	\$7,250.00	
Base Repair: Sawcut, excavate 4" depth, remove material, place 4" depth, Superpave Asphalt Mixture Design Binder Course, 25 mm, PG 64S-22, 0.3 to 30 million ESALs, complete in place	SY	\$35.00		275	\$9,625.00	
Base Repair Subbase: Excavate 8" depth, furnish and place 8" PA 2A subbase, complete in place	SY	\$25.00		195	\$4,875.00	
Paving Fabric, complete in place	SY	\$3.55		16,635	\$59,054.25	
Superpave Asphalt Mixture Design Binder Course, 25 mm, PG 64S-22, 0.3 to 30 million ESALs, 3" depth, complete in place	TON	\$135.00		95	\$12,825.00	
Superpave Asphalt Mixture Design Leveling Course, PG 64S-22, 0.3 to 3.0 Million ESALs, 9.5 mm, SRL - L, complete in place	Ton	\$95.00		795	\$75,525.00	
Superpave Asphalt Mixture Design Wearing Course, PG 64S-22, 0.3 to 3.0 Million ESALs, 9.5 mm, 1.5" depth, SRL - M, complete in place	Ton	\$98.00		1,620	\$158,760.00	
Thermoplastic White Crosswalk Line, 6" line width, complete in place	LF	\$8.00		432	\$3,456.00	
Thermoplastic White Stop Bar, 24" line width, complete in place	LF	\$20.00		33	\$660.00	
Double yellow painted lines, 4" line width, complete in place	LF	\$1.50		310	\$465.00	
Thermoplastic Speed Table Pavement Markings, 12" line width	LF	\$12.50		208	\$2,600.00	
Traffic Sign - W17-1 and W13-1P, complete in place	SF	\$65.00		45	\$2,925.00	
Manhole frame and cover replacement - saw cut, excavate to existing manhole cone section, remove existing frame, cover and adjustments, provided concrete grade adjustment rings, install new frame and cover, place PA 2A subbase, up to 10" depth, Superpave Asphalt Mix Binder Course, 25mm, PG 64S-22, 0.3 to < 30 Million ESALs, 8" depth	Ea	\$2,250.00		20	\$45,000.00	
Water valve box adjustment - saw cut, excavate, provided valve box extension, Superpave Asphalt Mix Binder Course, 25mm, PG 64S-22, 0.3 to < 30 Million ESALs in excavated area	Ea	\$575.00		34	\$19,550.00	
ADA Curb Ramp – Concrete curb, including removal of existing curb, complete in place	LF	\$115.00		185	\$21,275.00	
ADA Curb Ramp – Concrete sidewalk, including removal of existing sidewalk and walking trail as necessary, complete in place	SF	\$30.00		680	\$20,400.00	
ADA Curb Ramp – Detectable warning surface (DWS), complete in place	SF	\$60.00		80	\$4,800.00	

Contract 1 - Paving:

<u>Description</u>	<u>Unit</u>	<u>Unit Cost</u>	<u>Estimated Quantity</u>	<u>Estimate Cost</u>	Budget (110%)
ADA Curb Ramp – Topsoil, seed, and mulch, complete in place	SY	\$50.00	5	\$250.00	
ADA Curb Ramp – Borough Pavement Restoration: 6" depth PA 2A stone subbase, 5" depth Superpave Asphalt Mixture Design Binder Course, PG 64S-22, 0.3 to < 30 Million ESALs, 25mm, complete in place	SY	\$75.00	21	\$1,575.00	
Removal of existing 18" CMP to be abandoned, full depth stone backfill, pavement restoration - Superpave Asphalt Mix Binder Course, 25mm, PG 64S-22, 0.3 to < 30 Million ESALs, 4" depth, complete in place	LF	\$95.00	28	\$2,660.00	
15" HDPE, including excavation, removal of existing inlets, full depth stone backfill, and pavement restoration - Superpave Asphalt Mix Binder Course, 25mm, PG 64S-22, 0.3 to < 30 Million ESALs, 4" depth, complete in-place	LF	\$175.00	26	\$4,550.00	
24" HDPE, including excavation, removal of existing inlets, full depth stone backfill, and pavement restoration - Superpave Asphalt Mix Binder Course, 25mm, PG 64S-22, 0.3 to < 30 Million ESALs, 4" depth, complete in-place	LF	\$200.00	136	\$27,200.00	
Type M Inlet, including excavation, full depth stone bacfill, pavement restoration - Superpave Asphalt Mix Binder Course, 25mm, PG 64S-22, 0.3 to < 30 Million ESALs, 4" depth, complete in place	Ea	\$4,500.00	2	\$9,000.00	
Type C Inlet, including, excavation, removal of existing inlets, full depth stone bacfill, pavement restoration - Superpave Asphalt Mix Binder Course, 25mm, PG 64S-22, 0.3 to < 30 Million ESALs, 4" depth, complete in place	Ea	\$4,500.00	4	\$18,000.00	
				<u>\$549,066.75</u>	\$604,000.00



PROBABLE CONSTRUCTION COST OPINION

MOUNT JOY BOROUGH

Project No. 0296105486

November 20, 2025

COMPUTED BY: MRK

CHECKED BY: JDS

RETTEW ASSOCIATES, INC.

LANCASTER, PA

S. Market Avenue Improvements

ITEM	DESCRIPTION	UNIT	QUANTITY	UNIT COST	TOTAL COST
Storm Sewer Improvements:					
1	Mobilization and demobilization	LS	1	\$ 19,200.00	\$ 19,200.00
2	Traffic Control	LS	1	\$ 24,900.00	\$ 24,900.00
3	Lawn restoration, complete in place	LS	1	\$ 6,500.00	\$ 6,500.00
4	Tree removal, complete in place	Ea	3	\$ 3,500.00	\$ 10,500.00
5	12" HDPE, including excavation, full depth stone backfill, and temporary paving, complete in-place	LF	0	\$ 155.00	\$ -
6	15" HDPE, including excavation, full depth stone backfill, and temporary paving, complete in-place	LF	170	\$ 165.00	\$ 28,050.00
7	18" HDPE, including excavation, full depth stone backfill, and temporary paving, complete in-place	LF	1,076	\$ 200.00	\$ 215,200.00
8	Connect to existing inlet, including saw cutting existing box, pipe connection, and parging connection, complete in place	EA	1	\$ 1,500.00	\$ 1,500.00
9	Type C Inlet, complete in place	Ea	14	\$ 4,500.00	\$ 63,000.00
10	Type M Inlet, complete in place	Ea	2	\$ 4,250.00	\$ 8,500.00
11	Storm Manhole, complete in place	Ea	1	\$ 4,000.00	\$ 4,000.00
12	Storm Manhole, Oversize Box, complete in place	Ea	1	\$ 7,500.00	\$ 7,500.00
13	Remove existing inlet, full depth stone backfill, temporary pavement restoration, complete in place	Ea	2	\$ 1,500.00	\$ 3,000.00
14	Remove existing pipe, full depth stone backfill, temporary pavement restoration, complete in place	LF	125	\$ 35.00	\$ 4,375.00
15	Curb Replacement, including removal of existing, new curb, complete in-place	LF	165	\$ 115.00	\$ 18,975.00
16	Sidewalk Replacement, including removal of existing, new sidewalk, complete in-place	SF	105	\$ 30.00	\$ 3,150.00
17	Waterline service relocation	LS	1	\$ 3,000.00	\$ 3,000.00
18	Pavement Restoration, complete in place	SY	36	\$ 135.00	\$ 4,860.00
	Storm Sewer Improvement Sub-Total				\$ 426,210.00
	Contingency (+/-10%)				\$ 42,690.00
	Storm Sewer Improvement Total				\$ 468,900.00
Roadway Improvements:					
101	Mobilization and demobilization	LS	1	\$ 20,100.00	\$ 20,100.00
102	Traffic Control	LS	1	\$ 26,100.00	\$ 26,100.00
103	Demolition	LS	1	\$ 7,500.00	\$ 7,500.00
104	Removal of material prior to Full Depth Reclamation, 6" depth	SY	1,520	\$ 6.50	\$ 9,880.00
105	Pavement removal, remove existing pavement beyond the proposed curb, 4" depth, install topsoil to form uniform grade from sidewalk to top of curb, seed and mulch complete in place	SY	305	\$ 30.00	\$ 9,150.00

S. Market Avenue Improvements

ITEM	DESCRIPTION	UNIT	QUANTITY	UNIT COST	TOTAL COST
106	Base Repair Subbase: Excavate 8" depth, furnish and place 8" PA 2A subbase, complete in place	SY	100	\$ 35.00	\$ 3,500.00
107	Subbase Repair: excavate 8" depth, install class 4 geotextile, place and compact 8" depth AASHTO No. 1 stone, complete in-place	SY	175	\$ 40.00	\$ 7,000.00
108	Full depth reclamation, minimum 8" depth	SY	5,560	\$ 7.25	\$ 40,310.00
109	Full depth reclamation, cement additive	Ton	170	\$ 190.00	\$ 32,300.00
110	Full depth reclamation, mix design and testing	LS	1	\$ 7,500.00	\$ 7,500.00
111	Superpave Asphalt Mixture Design Binder Course, PG 64S-22, 0.3 to <30 Million ESALs, 25 mm, 4" depth, complete in place	Ton	1,400	\$ 90.00	\$ 126,000.00
112	Superpave Asphalt Mixture Design Wearing Course, PG 64S-22, 0.3 to <3.0 Million ESALs, 9.5 mm, 2" depth, SRL - M, complete in place	Ton	730	\$ 115.00	\$ 83,950.00
	Driveway reconstruction,: excavate 6" depth, 6" PA 2A subbase	SY	220	\$ 35.00	\$ 7,700.00
113	Manhole frame and cover replacement - saw cut, excavate to existing manhole cone section, remove existing frame, cover and adjustments, provided concrete grade adjustment rings, install new frame and cover, place PA 2A subbase, up to 10" depth, Superpave Asphalt Mix Binder Course, 25mm, PG 64S-22, 0.3 to < 30 Million ESALs, 8" depth	Ea	5	\$ 2,650.00	\$ 13,250.00
114	Water valve box adjustment - saw cut, excavate, provided valve box extension, Superpave Asphalt Mix Binder Course, 25mm, PG 64S-22, 0.3 to < 30 Million ESALs in excavated area	Ea	6	\$ 850.00	\$ 5,100.00
115	ADA Curb Ramp – Concrete curb, including removal of existing curb, complete in place	LF	155	\$ 115.00	\$ 17,825.00
116	ADA Curb Ramp – Concrete sidewalk, including removal of existing sidewalk, complete in place	SF	775	\$ 30.00	\$ 23,250.00
117	ADA Curb Ramp – Detectable warning surface (DWS), complete in place	SF	90	\$ 50.00	\$ 4,500.00
118	ADA Curb Ramp – Topsoil, seed, and mulch, complete in place	SY	30	\$ 50.00	\$ 1,500.00
119	Thermoplastic White Crosswalk Line, 6" line width, complete in place	LF	105	\$ 8.00	\$ 840.00
	Roadway Improvement Sub-Total				\$ 447,255.00
	Contingency (+/-10%)				\$ 44,745.00
	Roadway Improvement Total				\$ 492,000.00

S. Market Avenue Improvement Grand Total**\$ 960,900.00**

RETTEW Associates, Inc. is not a construction contractor and therefore probable construction cost opinions are made on the basis of RETTEW's experience and qualifications as an engineer and represent RETTEW's best judgment as an experienced and qualified design professional generally familiar with the industry. This requires RETTEW to make a number of assumption as to actual conditions which will be encountered on the site; the specific decisions of other design professionals engaged; the means and methods of construction the contractor will employ; contractors' techniques in determining prices and market conditions at the time, and other factors over which RETTEW has no control. Given these assumptions which must be made, RETTEW states that the above probable construction cost opinion is a fair and reasonable estimate for construction costs but cannot and does not guarantee that actual construction cost will not vary from the Probable Construction Cost Opinion prepared by RETTEW.

Notes:

1. Estimate does not include homeowner curb and sidewalk
2. Estimate includes small contingency for curb replacement for storm sewer installation, required replacement may vary due to site conditions
3. Storm sewer design based upon utility depth, hydraulic analysis not completed at this time
4. ADA curb ramps anticipated as part of Borough's project



MOUNT JOY BOROUGH

21 EAST MAIN ST MOUNT JOY, PA 17552

Ph: (717) 653-2300

Fax: (717) 653-6680

17c.

November 10, 2025

CHARTER HOMES at FLORIN HILL I
332 N. ARCH ST.
LANCASTER, PA 17603

Subject: Stormwater Violation Notice
Violation: 226.81 – Prohibited discharges and connections
Location: MOUNT JOY BOROUGH
Parcel ID: 4509432100000

Property Owner,

You are hereby notified that you have violated Chapter 226, of the Mount Joy Borough Stormwater Management Ordinance (the "Ordinance"), Article VIII, Prohibitions, adopted on April 7, 2014 as Ordinance No 2-14. The Section or Sections of the Ordinance which have been violated are listed below.

Sediment laden stormwater run-off from Florin Hills-Phase 3 has been observed on multiple occasions since the beginning of this project. Pictures were taken of sediment laden stormwater runoff that entered multiple stormwater inlets on multiple occasions most recently on 10/30/25 and 11/9/25.

Since the beginning of earth moving activities numerous similar violations have been observed and/or reported to have occurred on 4/4/25, 5/4/25, 5/5/25, 5/6/25, 5/13/25, 5/14/25, 5/28/25, 6/10/25, 6/23/25, 6/24/25 & 6/25/25.

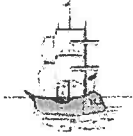
ARTICLE VIII. PROHIBITIONS

§ 226-81. Prohibited discharges and connections.

B. No person shall allow, or cause to allow, discharges into a regulated small MS4, or discharges into surface waters of this Commonwealth, which are not composed entirely of stormwater, except (1) as provided in §226-81.D below and (2) discharged allowed under state or federal permit.

For each violation of the provisions of this chapter, the owner, agent, lessee, or contractor or any other person who commits, takes part in, or assists in any such violation shall be liable upon conviction thereof in a summary proceeding to pay a fine of not less than \$200.00 nor more than \$1,000.00 for each offense, together with the costs of prosecution. In accordance with Section 3321(6) of the Borough Code, any person found guilty of violating this Ordinance may be assessed reasonable attorney's fees incurred by the Borough in the enforcement proceeding. Each day or portion thereof in which a violation exists shall be considered a separate violation of this Ordinance, and each Section of this Ordinance which is violated shall be considered a separate violation.

The Borough may also institute suits to restrain, prevent, or abate a violation of this Ordinance in equity or at law. Such proceedings in equity or at law may be initiated before any court of competent jurisdiction. In cases of emergency where, in the opinion of the court, the circumstances of the case require immediate abatement of the unlawful conduct, the court may, in its decree, fix a reasonable time during which the person responsible for the unlawful conduct shall correct or abate the same. The

**MOUNT JOY BOROUGH****21 EAST MAIN ST MOUNT JOY, PA 17552****Ph: (717) 653-2300****Fax: (717) 653-6680**

expense of such proceedings shall be recoverable from the violator in such manner as may now or hereafter be provided by law. In accordance with Section 3321(6) of the Borough Code, any person found guilty of violating this Ordinance may be assessed reasonable attorney's fees incurred by the Borough in the enforcement proceeding.

Borough Council may also take actions relating to suspension or revocation of permits set forth in §226-92.

Borough Council may, by resolution, appoint a code enforcement officer to enforce this Ordinance and may authorize such code officer to institute summary criminal proceedings without prior action by Borough Council.

Any person, partnership, corporation or organization aggrieved by any action of the Borough may appeal to Borough Council within 30 days from the date of the action appealed from. Any such appeal shall be governed by the procedures of Article V of the Local Agency Law, 2 Pa. C.S. §501 et seq.

BRETT R. HAMM
ZONING, CODES & STORM WATER ADMINISTRATOR
MOUNT JOY BOROUGH

19a.

BOROUGH OF MOUNT JOY

Lancaster County, Pennsylvania

RESOLUTION NO. 2026-03

A RESOLUTION OF THE BOROUGH COUNCIL OF THE BOROUGH OF MOUNT JOY, LANCASTER COUNTY, PENNSYLVANIA, DECLARING ITS INTENT TO FOLLOW THE SCHEDULES AND PROCEDURES FOR DISPOSITION OF RECORDS AS SET FORTH IN THE MUNICIPAL RECORDS MANUAL APPROVED ON DECEMBER 16, 2008, AND AMENDED ON JULY 23, 2009 AND MARCH 28, 2019.

WHEREAS, a Local Government Records Committee was created by Act 428 of 1968 and empowered thereby to make rules and regulations for records disposition: and,

WHEREAS, the Municipal Records Manual was approved by said committee on December 16, 2008: and,

WHEREAS, the Borough of Mount Joy desires to dispose of records according to statutory requirements including the following records;

1. Listed on Exhibit A

NOW, THEREFORE, BE RESOLVED by the Borough Council of the Borough of Mount Joy Lancaster County, Pennsylvania, that it intends to follow the schedules and procedures for disposition of records as set forth in the Municipal Records Manual.

DULY ADOPTED this 5th day January 2026, by the Borough Council of the Borough of Mount Joy, Lancaster County, Pennsylvania in session duly assembled.

ATTEST

(Assistant) Borough Secretary





Council (Vice) President

SEAL



January 2026



Sun	Mon	Tue	Wed	Thu	Fri	Sat
				1  Office Closed New Years Day	2	3
4	5 Council 7PM Christmas Tree Collection 	6 Christmas Tree Collection 	7 Christmas Tree Collection 	8	9	10
11	12 Public Works 6:30 PM	13	14 Plan. Comm. 6:30 PM	15	16	17
18	19 Building Ad-Hoc 5:30 PM	20 Authority 4 PM	21	22 Admin. Fin. 6:30 PM	23	24
25	26 Public Safety 6:30pm Civil Service Comm 5:30 (as needed)	27 Parks & Rec 6:30 PM	28 ZHB 7 PM	29	30	31