

MOUNT JOY BOROUGH COUNCIL
October 6, 2025, Minutes

The Mount Joy Borough Council held its regular meeting on October 6, 2025.

President Hall called the meeting to order at 7:00 PM.

Roll Call- Present were Councilors, David Eichler, Lu Ann Fahndrich, Mary Ginder, William Hall, Bruce Haigh, Philip Kark, Mitchell Scordo, Brian Youngerman and Mayor Timothy Bradley, Jr. Staff present were Manager, Mark G. Pugliese I; Assistant Borough Manager/Financial Director, Jill Frey; Chief Goshen; Public Works Director, Dennis Nissley; Codes and Zoning Officer, Brett Hamm; and Administrative Assistant, Lisa Peffley. Absent was David Greineder and Grants, Projects, Community & Economic Development Administrator, Rachel Stebbins.

Mayor Bradley gave the invocation, and the Pledge of Allegiance followed.

Executive Session – There were no Executive Sessions held by Council between September 8, 2025, and October 6, 2025. There will be an Executive Session towards the end of the meeting to discuss police contract negotiations as well as a legal matter concerning a civil suit that had been filed against the Borough as well as surrounding municipalities.

On a **MOTION** by Haigh, and a second by Ginder a request was made to accept the agenda for the October 6, 2025, Council meeting. An **AMENDMENT** by Kark, and a second by Youngerman, a request was made to strike item 15i from the agenda. *Amendment passes.* An **AMENDMENT** by Haigh, and a second by Youngman, a request was made to add Update on Florin Hill permit under 15 on the agenda. *Amendment passes. Main motion as amended carries.*

Mayor Bradley commended and recognized Officer Tyson Woods and Officer Mason Shelley and present them with the Life Saving Award for their actions to a life threatening emergency that occurred on July 14, 2025.

Public Input Period

Rae Ann Schatz, 1090 W. Main St., thanked the Administrative and Finance Committee for moving the removal of the 13 parking spaces to full Council tonight. She is asking Council to do the right thing tonight when this comes up.

Joanne Pinkerton, Rotary Club, presented the proposed fund-raising campaign to Council. Rotary provided a pamphlet to all Council members with the details of the proposed fund-raising campaign. After the presentation and discussion, some Council members along with the mayor have strong feelings regarding the sponsors name being on the brick/paver that has the service member name on it. They do not like that. They suggested a stand-alone plaque with all the sponsors names listed there instead. Council asked the Borough Manager and Rotary to get a price for that and come back and discuss it further.

Report of Mayor

Mayor Bradley provided his report to Council for the month of September 2025.

Report of the Chief of Police

Robert Goshen, Police Chief, provided a monthly written report for August 1, 2025, through August 31, 2025. The report showed 48 traffic arrests and 23 criminal arrests for the month. There was a total of 611 incidents for the month of August, with a total of 4,946 incidents year to date. President Hall commended Chief Goshen for the Officer initiated engagements regarding traffic arrests.

Report of Fire Department Mount Joy (FDMJ)

Brett Hamm, FDMJ Fire Chief, provided a written monthly report for August 2025.

Report of PSH Life Lion LLC

Provided a written monthly report for August 2025.

Report of EMA

No report provided.

Report of the Milanof-Schock Library (MSL)

Joseph McIlhenney provided a written report for August 2025.

Report of Codes/ Zoning & Stormwater Administrator

Brett Hamm, Codes, Zoning & Stormwater Administrator, provided a written monthly report for September 2025.

Report of Grants, Projects, and Community & Economic Development Administrator

Rachel Stebbins, Grants, Projects, and Community & Economic Development Administrator provided a written monthly report for September 2025.

Report of Public Works Director

Dennis Nissley, Public Works Director, provided a written monthly report for September 2025.

Report of the Borough Authority Manager

Scott Kapcsos, Borough Authority Manager, provided a written report for September 2025.

Report of the Assistant Borough Manager/Finance Officer

Jill Frey, Assistant Borough Manager/Finance Officer, proved a written report for September 2025.

Report of the Borough Manager

Mark G Pugliese I, Borough Manager, provided a written monthly report for September 2025.

Approval of the Minutes of the Previous Meeting

On a **MOTION** by Kark, and a second by Haigh, approval was given for the minutes of the regular Borough Council meeting held on September 8, 2025. *Motion carries unanimously.*

Building Ad Hoc Committee

Deering gave an update on the progress of the new Municipal Building. Hall acknowledge the Manager approved change orders.

On a **MOTION** by Youngerman, and a second by Kark, a request was made to approve adding the names of Council Members, ad Hoc Committee Members, and Staff who served in their capacity from the date that Council approved the new Municipal Services Building forward to the date of completion. *Motion carries unanimously.*

175th Anniversary Ad Hoc Committee

Eichler said that the main topic since last month's meeting is the cost, vendors and location of the fireworks.

Administration and Finance Committee

Hall acknowledged receipt of the PLGIT report.

On a **MOTION** by Youngerman, and a second by Kark, a request was made to approve the request to authorize the signing of the liability certificate for the Church of God for the Winterfest. *Motion carries unanimously.*

Council acknowledged receipt of the Non-uniform Pension and Police Pension Minimum Municipal Obligation (MMO).

On a **MOTION** by Youngerman, and a second by Kark, a request was made to advertise and accept RFPs from realtors for properties on Main Street owned by the Borough. An **AMENDMENT** by Haigh, and a second by Youngerman, to strike the words "from realtors" from the original motion. *Amendment carries. Main motion carries as amended 6-2 on a roll call vote. Eichler, Ginder, Haigh, Kark, Youngerman, and Hall voting Yes. Fahndrich, and Scordo voting No.*

On a **MOTION** by Youngerman, and a second by Kark, a request was made to adopt Resolution 2025-15, a resolution to support small investment area planning for the area designated as LERTA properties within the Borough. *Motion carries unanimously.*

On a **MOTION** by Youngerman, and a second by Kark, a request was made to set the base pay rate for non-uniform staff at 2% for 2026. *Motion carries unanimously.*

On a **MOTION** by Youngerman, and a second by Kark, a request was made to have the solicitor prepare a letter for Gus's Keystone Diner advising of the Borough's intent to reclaim the 13 parking spaces located on Borough property per an agreement and that the Borough is willing to meet to discuss this matter. An **AMENDMENT** by Youngerman, and a second by Kark, to replace the words Gus's Keystone Diner with Constantine Kourgelis and Eleni Kourgelis. *Amendment passes. Main motion carries as amended. Councilor Haigh recused himself due to conflict of interest.*

There were no additional comments on BMP125. (Councilor Haigh recused himself from that discussion) Pugliese said he was to set priority with Rettew regarding BMP107 and BMP 125 with BMP 107 top priority and BMP 125 being second. Hall commented that he feels BMP 107 is the culprit. He is looking forward to Rettew's report.

On a **MOTION** by Youngerman, and a second by Kark, a request was made to appoint Nick Castaldi as a member of the Zoning Hearing Board and appoint James Boudier as an alternate member of the Zoning Hearing Board. *Motion carries unanimously.*

On a **MOTION** by Youngerman, and a second by Kark, a request was made to adopt memo of staff meeting requirements. *Motion carries unanimously.*

Pugliese gave an update on Florin Hill permits per Councilor Haigh's request to add it to the agenda. Pugliese stated that DEP did a review and found 83 items that need to be addressed. This letter was also sent to CHN. Haigh gave a more technical version of the update. Youngerman asked if they are still able to continue to build houses with these items that need to be addressed. On a **MOTION** by Youngerman, and a second by Haigh, a request was made that the Borough shall issue no further building permits for Charter Homes, Phase 3. Mayor Bradley stated that the motion may be out of order due to this agenda item only being added this evening and being that it is a pretty substantive action being taken by Council and it doesn't fulfill the requirement in terms of how long it has been advertised. Hall state point well taken and the motion is out of order.

At this point Hall handed the gavel over to Councilor Eichler, Pro Tem.

Public Safety Committee

No Business to come before Council

Public Works Committee

On a **MOTION** by Ginder, and a second by Haigh, a request was made to authorize the removal of a tree on the SE corner of High Street Square due to blocking the RRFB. *Motion carries unanimously.*

On a **MOTION** by Ginder, and a second by Haigh, a request was made to include Kindred Spirit Oak tree to the approved street tree list and plant one of them at 20 E Main ST and one at 53 E Main St. *Motion carries unanimously.*

On a **MOTION** by Ginder, and a second by Haigh, a request was made to accept the offer from Paul Duncan who is volunteering to maintain the tree plantings within the Streambank Restoration Project. *Motion carries unanimously.*

On a **MOTION** by Ginder, and a second by Haigh, a request was made to approve Resolution 2025-14, a resolution authorizing the sale of various equipment on Municibid. *Motion carries unanimously.*

On a **MOTION** by Ginder, and a second by Haigh, a request was made to approve change order to 2025 Roadway Project Contract 1-ADA Curb Ramps. *Motion carries unanimously.*

Public Input Period

Rae Ann Schatz, 1090 W. Main St., thanked Council for moving things forward.

Josh Deering, 33 Frank St., asked how the property at 13-15 E Main Street would be sold, would it get divided and if so how or would it be sold as one.

Any other matter proper to come before Council

Youngerman said he is looking forward to the upcoming Spooktacular event. He said if any Council member would like to join him in handy out candy, they are welcome to do so. If any Council member would like to donate candy, they can drop it off at the Borough Office.

Pugliese informed Council of the date for the Borough Employees Appreciation Picnic, October 24, 2025, and the date for the Borough Employee Holiday dinner, December 19, 2025.

Authorization to Acknowledge the Payment of Bills

On a **MOTION** by Youngerman, and a second by Kark, Council approved paying the bills as presented.

GENERAL FUND	\$	198,284.67
REFUSE/RECYCLING	\$	77,315.77
CAPITAL IMPROVEMENTS FUND	\$	542,267.24
HIGHWAY AID FUND	\$	-
ESCROW FUND	\$	-
JOY LAND ACCOUNT	\$	-
GRAND TOTAL EXPENDITURES	\$	817,867.68

Motion carries unanimously.

Meetings and dates of importance

See the orange calendar for the month of October.

Executive Session

Council went into Executive Session at 9:01PM to discuss police contract negotiations and a legal matter. Council came out of Executive Session at 11:16PM. On a **MOTION** by Kark, and a second by Eichler, authorizing the Borough Solicitor to sign the "Stipulation for Entry of Consent Judgement" on behalf of the Borough. *Motion carries unanimously.*

Adjournment

On a **MOTION** by Youngerman, and a second by Kark, approval was given to adjourn the meeting at 11:18PM. *Motion carries unanimously.*

Respectfully Submitted,



Mark G. Pugliese I
Borough Manager/Secretary