



**Mount Joy Borough Council
Meeting Agenda
7:00 PM, Monday, September 14, 2026**

1. Call to Order
2. Roll Call—Councilors, Deering, Eichler, Gruber, Hall, Haigh, Hollcraft, Kark, Trave, Youngerman, and Mayor Bradley
3. Invocation- Mayor Bradley
4. Pledge of Allegiance
5. Announcement of Executive Sessions – No Executive sessions of full council were held between August 3, 2026 and September 14, 2026.
6. Consider a motion to approve the September 14, 2026, Borough Council Meeting Agenda.
7. Public Input Period - Comments of Any Borough Resident or Property Owner. Time limit of three minutes per individual.
8. Reports
 - a. Mayor
 - b. Police Chief
 - c. Fire Department Mount Joy
 - d. PSH Life Lion LLC.
 - e. EMA
 - f. Library
 - g. Zoning, Code, & Stormwater Administrator
 - h. Community & Economic Development Administrator
 - i. Public Works Department
 - j. Borough Authority Manager
 - k. Assistant Borough Manager/Finance Officer
 - l. Borough Manager
9. Approval of Minutes
 - a. Approval of the Special Borough Council Meeting held on July 23, 2026.
 - b. Approval of the Regular Borough Council Meetings held on August 3, 2026.
10. Building Ad Hoc Committee
 - a. Updates – Josh Deering
 - b. Punch List update

If you are a person requiring accommodations to participate, please contact
Borough staff to discuss how we may best accommodate your needs.
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- c. Discussion with possible motion regarding stormwater issue and the possibility of having another engineering firm recalculate stormwater runoff from the building.
 - d. Discussion with possible motion regarding the amended draft agreement between the Borough and the Borough Authority.
- 11. 175th Ad Hoc Committee – Final update.
- 12. Chiques Crossing Ad Hoc Committee Update.
- 13. Administration and Finance Committee
 - a. Janus School Sketch Plan - As approved by Committee, motion to approve an application from the Janus School for a subdivision of a tract of land and development of 35 single-family homes and related improvements at 205 Lefever Road.
 - b. Janus School – consider a motion to waive the requirement to process a second land development plan for 205 Lefever Rd.
 - c. Florin Hill - Consider a motion to lift the moratorium on the issuing of building permits for Florin Hill. (See item #15.c.)
 - d. Donegal Comprehensive Plan – As approved by the Committee and the Planning Commission, motion to appoint RETTEW Engineering as the engineering and planning consultant for the Donegal Comprehensive Plan and authorize staff to negotiate and execute an agreement with RETTEW, subject to the approval of the Borough Solicitor.
 - e. PSAB Fall Leadership Conference – As approved by Committee, motion to authorize Council President Hall, Assistant Manager Frey and Borough Manager Pugliese to attend the PSAB Fall Leadership Conference on October 9 – 11, 2026 at Bayfront, Erie, and to pay for or reimburse expenses as provided by Section 701 of the Borough Code. [Note: PSAB will pay for all expenses for the Borough Manager.]
 - f. ACT 167 – Consider a motion to participate in the Act 167 Plan, Phase 2 with the Lancaster County Planning Department
 - g. Borough Manager Position – Discussion with possible motion as stated below.
 - i. As approved by Committee, motion to direct staff to post the manager's position in-house. (Note: Borough Handbook states 5 days prior to advertising,)
 - ii. As approved by Committee, direct staff to post the manager's position on the Borough's web site for a period as determined by the Borough Manager.
 - iii. As approved by Committee, motion to advertise the short version of the manager's job description. (Note: Full job description would be posted on the website and available in reception area.)
 - iv. As approved by Committee, motion to direct the Borough Manager compile a list of screening questions for manager candidates.
 - v. As approved by Committee, a Committee of Council will conduct first screening prior to in-person interviews of full Council.

- vi. As approved by Committee, motion to direct the Borough Manager to compile a list of media that the manager's position could be advertised.
 - h. Sporting Valley Feeds – As approved by Committee, motion to direct staff to take all necessary corrective action regarding the handicap parking sign on the property.
 - i. Marijuana Dispensing Facilitates – As approved by Committee, motion to direct staff to update Borough Ordinances to regulate Medical Marijuana Dispensing Facilities within the Borough.
 - j. Gus's Keystone Diner /BMP 125 – As approved by Committee, Authorize the Borough Solicitor to send a final letter to Mr. & Mrs. Kourgelis, owners of Gus's Keystone Diner, regarding the alterations to their parking lot/BMP 125. (see item 15.d.)
 - k. Budget – Budget Calendar distributed.
14. Public Safety Committee
- a. Manheim Borough Farm Show – As approved by Committee, motion to approve the request for assistance from Borough Fire Police for the Manheim Borough Farm Show Parade.
15. Public Works Committee
- a. Florin Park Concept Plan – Discussion with possible motion on the Florin Park Concept Plan as provided by the Parks and Recreation Advisory Board.
 - b. Lakes - As approved by Committee, motion to set a deadline for the Lakes HOA to complete the 2 ADA ramps at the Lakes Trail and Farmington Way.
 - c. Florin Hill – As approved by Committee, motion to take further action against Floring Hill/CHN regarding Notice of Violation. (see item #13.c.)
 - d. Gus's Keystone Diner - As approved by Committee, motion to authorize staff to consult with the Borough Solicitor regarding legal & enforcement options available to the Borough should Gus's Keysonte Diner fail to correct BMP 125. (see item 13.j.)
16. Public Input Period - Comments of Any Borough Resident or Property Owner. Time limit of three minutes per individual.
17. Any other matter proper to come before Council.
- a. Discussion with possible motion regarding the Guardian Barrier Services Junes 11, 2026 PCSM Report.
18. Motion to acknowledge the payment of bills.
19. Meetings and dates of importance, see attached calendar.
20. Executive Session
21. Adjourn

The next full Council Meeting is scheduled for 7 PM, on Monday, October 5, 2026.