



Mount Joy Borough Administration & Finance Committee Meeting Minutes March 26, 2026, at 6:30 pm

Call to Order: Youngerman called the meeting to order at 6:30pm.

Members Present: Chairman Youngerman, Councilor Hall and Councilor Gruber. Youngerman announced for the record there is a quorum present.

Others Present: Borough Manager, Mark Pugliese, Codes & Zoning Officer, Brett Hamm, Community & Economic Development Coordinator, Rachel Stebbins, and Jill Frey, Assistant Borough Manager.

Executive Session: Youngerman announced there was no executive session held after the February 26, 2026, and March 26, 2026, Administration & Finance Committee meetings.

A **MOTION** was made by Hall, with a second by Gruber to adopt the agenda. A **MOTION** was made by Youngerman motion with a second by Gruber to amend the motion to move Item 9B.1., GM Property, 401 W. Main St. Subdivision Plan, Section 240-25, Preliminary Plan, to item 9B.10, so we can consider that last. *Motion on amendment carries unanimously.* Motion on original item. *Motion as amended carries unanimously.*

Public Input Period:

Bruce Haigh, West Ward Council Member, 10.E. asked Chairman Youngerman to allow his comments to be given when we get to Item 10. E., discussion regarding Pine St. entrance to Little Chiques Park.

Josh Deering, 33 Frank St., stated that the Boro needs to do some sort of formal resolution for the home town hero banners. He said some are torn or in array and that we should establish a corridor for the banners. He said that what we have is not a good look.

Deering spoke on street cutting permits. He said there are a lot of cuts going in, one in particular is 340 Marietta Ave., and that yesterday they filled the sidewalk with asphalt. He asked if they were going to take that out and put concrete in. He asked how all the street cutting permits are emergencies. Hamm said they are not all emergencies, and that he received two emergencies. Deering took that back; that they are all emergency cuts.

Approval of Minutes:

On a **MOTION** by Gruber, with a second by Hall, approval was given for the February 26, 2026, minutes. *Motion carries unanimously.*

Auditors Update: Frey announced that the auditors will be coming to present the audit at both the Administration & Finance Committee Meeting and the Council Meeting.

Community & Economic Development Coordinator:

Community & Economic Development Report: Stebbins provided and reviewed the monthly written report and answered questions.

Stebbins reported the T-Mobile Grant for the pickleball courts has been submitted and that there should be a quick turnaround, with approval in June.

Grant updates: No further updates.

With a **MOTION** by Gruber, with a second by Hall, approval was given to move to full Council authorization for the Borough Manager to sign a proposal with Rettew for the Project Scope and fee for construction of Phase 1 of the Little Chiques Park Master Plan in the amount of \$65,100. *Motion carries unanimously.*

With a **MOTION** by Gruber, with a second by Youngerman, approval was given to move to full Council authorization for the Borough Manager to enter into a contract with "Kracker Bees", a three-piece band for the 175th Celebration. Gruber and Youngerman voted Yes. Councilor Hall voted No. *Motion carries.*

A **MOTION** was made by Hall, with a second by Gruber, to move to full Council authorization to print 30 posters for the 175th Celebration. *Motion carries unanimously.*

Discussion with possible motion of an edit/change to the Mount Joy Borough's 175th logo design. Frey suggested that there should be something to distinguish the two logos for the Borough since the anniversary is a special event. She suggested changing the color of the stitching on the 175th design.

A **MOTION** was made by Hall, with a second by Gruber, to move to full Council to adopt the color change shown on the fourth page as the official Anniversary logo. *Motion carries unanimously.*

A **MOTION** was made by Gruber, with a second by Hall, to provide elected officials and/or committee members with a polo shirt with 175th embroidered logo for the June event. Hall asked exactly who we are providing the shirts to; non-members of Council?, the Mayor?, committee members and what kind of committees? Pugliese said the shirts we get range from \$15 to \$25 per shirt. Hall said he will be voting against the Borough buying him a shirt with Borough money. Youngerman said it is less that he thought it would be and he would like to buy a shirt himself. Hall said that Council members get paid but there are volunteers that do not get paid. A **MOTION** was made by Youngerman, with a second by Gruber, to amend the motion to state that Councilor Youngerman will pay for up to three shirts for volunteers appointed to the committees. Youngerman and Gruber voted Yes. Councilor Hall voted No. *Motion carries.* Youngerman called for a vote on the main motion. Youngerman and Gruber voted Yes. Councilor Hall voted No. *Motion carries.*

A **MOTION** was made by Hall, with a second by Gruber, to move to full Council authorizing the Community & Economic Development Coordinator to apply for the MAP Grant for the new comprehensive plan. *Motion carries unanimously.*

Codes, Zoning, & Stormwater:

Land Development, Codes, Zoning, & Stormwater Administrator Report: Hamm provided and reviewed the monthly written report and answered questions.

GM Property, 401 W. Main St. Subdivision Plan:

Todd Smeigh, from D.C. Gohn, presented the subdivision plan for GM Property. He explained the elements of the property; size, and intent. He said the owners want to keep the residence a residence and that they have no use for it. He said there are numerous waivers that go with this plan. He said as for the improvement of existing streets, particularly the curbs and sidewalks, he recommends the applicant enter into an agreement that would defer road improvements to a time the Borough deems the road improvements are feasible. Youngerman asked if it was brought before the planning commission. Todd said yes. Youngerman asked if the planning commission chairman would like to say anything. Hall said it was reviewed by the planning commission in February and the minutes are available. Deering said the only thing planning commission talked about was the stormwater, the parking lot and the yard drain and the maintenance of that. He said they already met the zoning hearing board requirements to make sure the contractor use is allowed within the zone. Hamm said it required a special exception from the zoning hearing board, which was obtained.

Youngerman said item 9.i. is being deferred to item 9.x.

9.1 A **MOTION** was made by Hall, with a second by Gruber, to move to full Council Section 240-43.H.4 – Improvement of Existing Streets. As recommended by the Borough Engineer, consider a motion to move to full Council, the approval of a waiver of the requirement to improve West Main Street to the ultimate width and provide additional rights-of-way and associated street improvements with the justification that they are in good repair, and no improvements are proposed with this plan. *Motion carries unanimously.*

9.2 A **MOTION** was made by Hall, with a second by Gruber, to move to full Council Section 240-43.H.4 – Improvement of Existing Streets. As recommended by the Borough Engineer, consider a motion to move to full Council to deny the request to not provide additional right-of-way on Springville Road and recommend the applicant show the existing dwelling as an existing dimensional nonconformity. *Motion carries unanimously.*

NOTE: The applicant proposed additional right-of-way of 8.5 feet to be offered dedication to Mount Joy Borough along Springville Road at the appropriate time in the future has been added to the plans.

9.3 A **MOTION** was made by Hall, with a second by Gruber, to move to full Council Section 240-43.H.4 – Improvement of Existing Streets. As recommended by the Borough Engineer, consider a motion to move to full Council to deny the request to waive improvements including curb and sidewalk on Springville Road and recommend the applicant enter into an agreement that would defer road improvements to a time the Borough would deem such road improvements as feasible.

NOTE: The applicant requests that the Borough Solicitor prepare a Deferral Agreement that would defer road improvements and additional right-of-way to a time when the Borough deems road improvements are feasible.

Youngerman asked if Springville is on the list of exempt streets for curbs and sidewalks. Hamm researched and found Springville Rd. is on the list of exemption for curb and sidewalk. Smeigh said he can withdraw the request. Hall said there is no need for a waiver on this item and withdrew his MOTION.

9.4 A **MOTION** was made by Hall, with a second by Gruber, to move to full Council, Section 240-55.G – Landscaping and Street Trees. As recommended by the Borough Engineer, consider a motion to move to full Council to approve the applicants' request to waive the requirement to provide additional trees and landscaping with the justification provided. *Motion carries unanimously.*

9.5 A **MOTION** was made by Hall, with a second by Gruber, to move to full Council, Section 240-57 – Public Dedication of Park and Recreation Land. As recommended by the Borough Engineer, consider a motion to move to full Council the approval of the waiver of the requirement to provide land for dedication or pay fee in lieu of for park and recreational use with the justification provided. *Motion carries unanimously.*

9.6 A **MOTION** was made by Hall, with a second by Gruber, to move to full Council, Section 240-62.A.1 – Wetland Study. As recommended by the borough engineer, consider a motion to move to full Council the approval of the waiver request of the requirement to provide a wetland study and in the alternative, provide a reference to the National Wetland Inventory with the justification that the property is developed and not in close proximity to a water course. *Motion carries unanimously.*

9.7 A **MOTION** was made by Gruber to move to full Council, as recommended by the Borough Engineer, to consider a motion to move to full Council approval of the final subdivision plan for 401 West Main Street, provided that all comments are addressed to the satisfaction of the Borough Engineer, Borough Solicitor and Borough Staff. *Motion dies for lack of Second.*

Hall said that when we moved item 9.1 to effectively, item 9.9, we have not yet approved what we need to do the preliminary and final plan together, so approving the final plan without the permission to skip the preliminary plan is out of order.

9.8 A **MOTION** was made by Hall, with a second by Gruber, to send to full Council the approval of the final subdivision plan for 401 West Mail Street, provided all comments are addressed to the satisfaction of the Borough engineer, Borough solicitor, and Borough staff. A **MOTION** was made by Hall, with a second by Gruber, for an amendment to allow the approval of a waiver of the requirement to provide a preliminary plan, and then the alternative moved directly to the final plan and Hall said he would have that at the front end of the motion. Youngerman called for a vote on the amendment. Youngerman and Gruber voted Yes. Councilor Hall voted No. *Motion carries.*

Youngerman said that according to the MPC, Section 305, there is a 90-day window where Council has to act or the item is deemed approved, the plan is deemed approved. He asked if anyone knew when the clock started. He said it seems Council is always limited in making decisions. Smeigh said he would be happy to issue a letter granting additional time within to act, such as 60 days/ Youngerman said he would be in favor of that. Smeigh said he would get a letter to the Manager and the Zoning Officer tomorrow. A **MOTION** was made by Youngerman, with a second by Gruber, for an amendment to the end of the new number 8 to state, "subject to a 60-day extension granted by the applicant". Youngerman and Gruber voted Yes. Councilor Hall voted No. *Motion carries.*

Youngerman called for a vote on the original motion amended two times. Youngerman and Gruber voted Yes. Councilor Hall voted No. *Motion carries.*

NOTE: GM Property Solutions, 401, 409, and 413 West Main Street – Rezoning Request. Hearing scheduled for April 6, 2026.

A **MOTION** was made by Hall, with a second by Gruber, to send to full Council to allow staff to temporarily utilize an inspection service of their choice until such time that Council may appoint an inspection firm. *Motion carries unanimously.*

Administration, Budget, and Finance:

Manager's Report: Pugliese provided and reviewed the monthly written report and answered any questions.

Youngerman noted that the PLGIT monthly report was provided.

Discussion with possible motion regarding a closer and more informed working relationship with the Borough Authority: Youngerman thanked members of the Authority board and Scott Kapcsos for being in attendance tonight. Youngerman said since he is the one spearheading this concept he would like to discuss a closer and more informed working relationship with the Borough Authority. Hall said he would agree that the relationship has drifted apart but does not think this is the forum to address it. He said it is kind of a blindsided issue, and he is not sure a public outing is the right way to go about it. Youngerman said that the passive approach does not seem to be working. Authority Board Member Rebman agreed with Hall and asks what Council he is looking for from the Authority. Authority Board Member Melhorn wants to know what Youngerman's motives are. Melhorn said he is not going about this the correct way. Youngerman asked about LCBC connection and said he didn't know about that. Rebman said it is all preliminary. Youngerman asked how he could better interact and be informed. Hall said he can ask leadership to come together and have a discussion instead of calling them out. Youngerman said that was not his intention to call them out. Rebman said that it seems that Youngerman thinks the Authority has secrets, and there are no secrets. Youngerman asked if the Authority would possibly want the Borough to secure the Authority bonds again. A member of the Authority Board said for the record, "not at this time" for any further borrowing from the Authority. Hall said he feels Melhorn and Rebman are keeping their cool, but we keep rubbing salt in the wound. This seems like a public inquisition, not like two entities seeing if they are cooperating with each other. Rebman

said to bring back dual meetings. Melhorn said he wants the committee to be aware of the fact that we have a great team with the water and sewer Authority; better than any other time; they are the best team. Youngerman apologized for any misunderstanding and did not mean to offend anyone. He said the Authority are making a lot of decisions that affect the Borough. Rebman said there are a lot of higher powers they have to answer to. Pugliese said there are things the Borough has not included the Authority in either, for example, the 902 Grant. The Borough also has to try to keep the Authority informed as well. Youngerman thanked all for coming and shook hands.

Informational – Pugliese announced P3B Holdings, LLC, will be proposing two 3-story residential buildings consisting of 72 total units on a 5.20-acre site located at 202 Fairview St., at the old pool site. Hall said to make sure their homework is done before he comes to the Borough.

Discussion with possible motion regarding Pine St. entrance to Little Chiques Park. Youngerman announced and called Bruce Haigh to talk. Haigh had handouts for the committee members. Haigh said Scott Kapcsos has been very helpful providing information. He said the drawing the committee was given is from a conditional agreement between Vista Block and the Authority, meaning there has been no engineering, no studies, no plans or anything else. He said there is a shaded area that Vista Block claims they own. Haigh said that the Borough SALDO requires a 30-foot-wide easement. From the Authority's perspective, if there were to be a sanitary sewer line only, they can use 20 feet. He said this is going in front of the Zoning Hearing Board in Rapho Township on April 7, 2026, the day after our Borough Council meeting. He said that Vista Block is going to present to the ZHB for a special exception, to put the sewer line through the floodplain. Rapho Township can only grant that special exception to the center of the creek because that is theirs. They cannot grant any exception from the center of the creek into Mount Joy Borough where we control the SALDO and the zoning. He said the concern is the extension of Pine Street. He said we have maintained it and reviewed it as an entrance to the park. Haigh said he is asking the committee to make a motion for discussion at Borough Council to have either the Solicitor or somebody from Borough Council represent the Borough at the Zoning Hearing Board on the special exception. He said that two years ago we said we were going to oppose this and we should be opposing it in front of the ZHB in Rapho Township.

New Municipal Services Building:

Deering said there are some concerns and issues with the completion of the building. He said there are no lights at the flag poles. He said the GC says to refer to the EC, and the EC says to refer to the GC. The button boxes are at the front doors, but there is no switch or actuator at the second door. He said we have the same problem with the Council chamber doors. He said there are no door bells for the reception area for admin or PD. He said there are no access points in Council Chambers for the Wi-fi.

A **MOTION** was made by Hall, with a second by Youngerman, to send to full Council that immediately after the conclusion of the April Council meeting, we fire Crabtree Rohrbaugh Associates as the architect, and that they are asked to turn over all files and records to an architect of our choosing. *Motion carries unanimously.*

A **MOTION** was made by Hall, with a second by Gruber, to send to full Council that we have our Solicitor look at the potential to sue Crabtree Rohrbaugh Associate for professional misconduct for designing a building that is not ADA compliant. *Motion carries unanimously.*

A **MOTION** was made by Hall, with a second by Gruber, to send to full Council to not grant any additional change orders at this time. Hall stated that when we move into the building, and we get our new architect, we figure things out then. *Motion carries unanimously.*

Deering also said the outside brick of the building was supposed to have black speckles in it and the wrong brick was used. Hall said these items are unacceptable. Deering said there is a meeting tomorrow at 10am on-site if anyone would like to attend.

A **MOTION** was made by Gruber, with a second by Hall, to send to full Council approval of the plaque for the new Municipal Service Building. Hall stated, to be clear, with Crabtree taken off of the plaque. *Motion carries unanimously.*

Discussion with possible motion regarding Borough graphics for Council Chambers. Pugliese said he got two estimates, one from Carper's Signs and one from YGS, where Josh Deering works. He said there is a cost difference. He said he asked Josele about it being a conflict of interest and she said that unless he is receiving direct credit, there is no conflict.

A **MOTION** was made by Gruber regarding Borough graphics for Council Chambers and that we use the option we have available? Or? Motion dies for lack of second. Youngerman said we need more clarification. Deering explained the options given to the committee for the graphics available.

A **MOTION** was made by Hall, with a second by Gruber, to send to full Council to use YGF Print Solutions with option #2 as the creation of the sign for Council Chambers. *Motion carries unanimously.*

Discussion of the Mount Joy Borough Authority proposed terms and conditions and use agreement for the new municipal building. Pugliese stated the solicitor for the Authority drafted some points they would like to see within the agreement and it has been given to Josele to draft an appropriate agreement.

Discussion with possible motion regarding moving the map displays from current chambers to the new service complex. NOTE: Council already voted to permit Historical Society to hang informative signs in Council Chambers.

A **MOTION** was made by Hall, with a second by Gruber, to send to full Council to move all the maps that are hanging in this chamber as we can fit and seem appropriate. *Motion carries unanimously.*

Public Input:

Bruce Haigh, Borough Council, West Ward, said he has two things he would like somebody to give an update on at the next Borough Council meeting. 1. What is the status of the pending possible renting of this property to the Donegal School District for office space for a year. 2. When and where are we hiring an appropriate individual to advise Borough as to what to do with the properties on Main Street?

Josh Deering, 33 Frank St., said maybe what we can do with the Authority is give each other's minutes to the other organization for inclusion in their packets. Like we get the Authority Manager's report, we could also have the minutes from the previous meeting.

Any Other Matter to Come Before the Committee:

Pugliese provided a memo to the committee.

A **MOTION** was made by Hall, with a second by Gruber, approval was given to adjourn the meeting at 9:42pm. *Motion carries unanimously.*

Respectfully submitted,



Mark I Pugliese
Borough Manager/Secretary