



Mount Joy Borough

Administration & Finance Committee Meeting With Full Council Minutes

June 25, 2026, at 6:30 pm

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

Members Present: Councilors Deering, Gruber, Hall, Kark, and Chairman Youngerman were present. Youngerman noted for the record that five members of Council are present, representing a quorum. Mayor Bradley arrived via zoon at 6:33pm. Councilor Haigh and Mayor Bradley arrived in person at 6:42pm. Councilor Eichler arrived at 7:10pm. Mayor Bradley had to leave at 7:14pm and returned at 7:43pm.

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

Executive Session: Youngerman announced there was no executive session held between the May 28, 2026, and June 25, 2026, Administration & Finance Committee meetings.

A **MOTION** was made by Hall, with a second by Gruber, for approval of the agenda for the June 25, 2026, Administration and Finance Committee meeting. A **MOTION** was made by Hall, with a second by Deering, to amend the agenda to move item 11, discussion on the 175th Celebration, to now be item 6.5. *Amendment carries unanimously.* Youngerman called for a vote on the main motion. *Main motion carries unanimously.*

Public Input Period:

Ray Tyrone, 400 E. Main St., said he is looking to build and could benefit from the LERTA Ordinance and would like to see the LERTA Ordinance be extended. Youngerman mentioned about Council's fee-in-lieu of the parks and rec fee. Tyrone said he is aware.

Change Order:

A **MOTION** was made by Deering, with a second by Gruber, to approve Change Order (CO) for Harris Technology/Verkada, intercom/keypad/access buttons for the security gate and installing buttons at receptionist locations to allow parties in the respective sides of the building at a total cost of \$21,784.02.

Deering noted that there are items he thought would be in the bid but somehow were excluded. Kark stated that the actual bid is listing items that do not add up to what is being stated here. He said that page 2 of the contract lists cameras and access control systems. He asked if this is part of it or is it not correct. Reed spoke of the cell block buttons, the siren strobe and the viewing station. Kark said these items are not talked about in the change order. Pugliese said he has dealt with this before and can see what Kark has mentioned. Hall said he is not ready for a vote and needs clarity with all this. Deering said we can go back for clarification and have it back for the July 6, 2026, Council meeting. Kark said to check the prevailing wages as well.

Deering and Gruber withdrew their MOTION.

175th Celebration – General Discussion

Pugliese said the Police Dept. will be excluded from the open house, as it is not yet complete or secure. He said for the Borough side, the reception area over to the conference room and into Council will be open. He said we do not have the manpower to allow people into the Police side. Mayor Bradley said there are legal requirements that must be met for people to be into the Police side of the building and it would be problematic all around.

A **MOTION** was made by Hall, with a second by Deering, to approve that all activities for the 175th Celebration will exclude all portions of the Police Dept. *Motion carries unanimously.*

Discussion continued concerning the high possibility of rain for the 175th event. Eichler said Saturday is looking to be an impact day and we anticipate rain. He said it looks like it will clear out by 4pm, but will be a mud pit and we do not know how we will get the trailer for the band in. He said that with the drone show, if cancelled, we have a year to re-schedule. Ferne Silberman, Mount Joy Chamber, said that the weather is the weather and we cannot control it. She said we need to post pone the event, maybe hold it on Labor Day weekend. Phil Colvin, FDMJ, said he spoke to the National Weather Service, and they said it could rain all day with the possibility of thunderstorms. Hall said that even if the rain stops, it is going to be a mess.

A **MOTION** was made by Hall, with a second by Deering, for approval to postpone the 175th Celebration to whatever rain date Council chooses. *Motion carries unanimously.*

A **MOTION** was made by Haigh, with a second by Gruber, to allow the Historical Society and Library permission to use the 175th Borough logo as a fund raiser provided funds go back to those organizations. A **MOTION** was made by Deering, with a second by Haigh, to amend the motion to let the Historical Society and the Library use the 175th Borough logo as recommended in the previous approved motion, limited to apparel sales and until the end of the year. *Amendment carries unanimously.* Youngerman called for a vote on the main motion. *Main motion carries unanimously.*

Approval of Minutes:

A **MOTION** was made by Hall, and a second by Gruber to approve the minutes for March 26, 2026, Administration & Finance Committee meeting. Youngerman made a correction to change the name Pug to Pugliese on the top of page 4. *Motion with correction carries unanimously.*

A **MOTION** was made by Youngerman, with a second by Gruber to change the minutes for March 26, 2026, Administration & Finance Committee meeting, the name Youngerman to read, a member of the Authority board, on the bottom of page 3. *Motion with correction carries unanimously.*

A **MOTION** was made by Gruber, and a second by Youngerman, to approve the minutes for May 28, 2026, Administration & Finance Committee meeting. *Motion carries unanimously.*

Youngerman stated that we have a gentleman here with an agenda item that pertains to him that has to leave at 8pm. He asked Hall how to properly make that happen.

A **MOTION** was made by Hall, with a second by Gruber, to amend the agenda to move item 10G concerning Mr. Yoder for action now to provide consideration for time restraints. *Motion carries unanimously.*

A **MOTION** was made by Hall, with a second by Gruber, to move to full Council the appointment of James Yoder as an alternate to the Planning Commission. *Motion carries unanimously.*

Community & Economic Development Coordinator:

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

Grant updates: Stebbins reviewed updates from written report.

Pugliese reported that he asked Stebbins to provide an article to a PA magazine concerning what the Borough is doing at Little Chiques Park.

Codes, Zoning, & Stormwater:

Land Development, Codes, Zoning, & Stormwater Administrator Report: Hamm provided and reviewed the monthly written report. Hamm added that he attended a meeting with the Lancaster Clean Water partners and there was discussion about stormwater fees and the State determined the fee is considered a tax. So, unless some significant action is taken by the State representatives, that is not going to change.

Guardian Barrier Service, between 1040 E. Main St.

In attendance was Brian Cooley, engineer from D.C.Gohn, and owner of Guardian Barrier and resident of 511 Bruce Ave., Brian Dolphin. Cooley explained the scope and intent of the project at 1040 E. Main St. He reviewed the stormwater plan at the site and the requested modifications concerning curbs, traffic study, loading ratios and volume control. Youngerman suggested we will take one item at a time.

Section 240-46.C.1 – Curbing

As recommended by the Borough Engineer, request to consider a motion to send to full Council to approve the applicants request of a modification of the requirement to provide curbing along street frontage, access drive, and parking lot landscape areas and in the alternative, only provide curb at the parking spaces and sidewalk with the justification that there is no curb in the immediate area along E Main St (SR230) and the access drives and paved area allow for stormwater management sheet flow.

Youngerman said, for the record, that the first item regarding curbing should be deferred and not entirely waived so that we do not lose the ability to require the curbing at a time it becomes appropriate. Mayor Bradley said that, as in the past, he has mentioned that deferments often get lost in time. He said this deferment does not seem problematic because when it comes to curbing the Borough will decide whether it wants to curb the whole length of the street and can capture this particular institution then. Cooley stated that the request is strictly for areas of truck parking in the back, or more interior curbing and not curbing along Rt 230, which was deferred as part of the subdivision, and that agreement was already

recorded. Hall asked for clarity; that on the subdivision, the Borough already deferred the curb along E. Main St. Cooley said that is correct.

A **MOTION** was made by Hall, with a second by Gruber, to move to full Council, to approve the applicants request of a modification of the requirement to provide curbing along parking lot landscape areas and that the engineer provide clarity on what they are and to get that in writing before the full Council meeting. *Motion carries unanimously.*

Section 240-62.B – Traffic Study

As recommended by the Borough Engineer, consider a motion to move to full Council to approve the applicants request of a modification of the requirement to provide a traffic study for the nonresidential developments with buildings exceeding 1,000 square feet of usable space and in the alternative, prepare a Transportation Impact Assessment with the justification that PennDOT indicated the assessment is warranted with review of the driveway scoping application.

Youngerman asked what the cost is. Cooley said \$6,000-\$7,000. Youngerman asked what the difference is between a Traffic Study and a Transportation Impact Assessment. Cooley said assessment is not necessarily looking at the regional design. He said the study goes out maybe a mile or two where the assessment just assesses the site and anything directly adjacent to it, so it would consider only close intersections.

A **MOTION** was made by Hall, with a second by Gruber, to send to full Council to approve the applicants request for a modification of the requirement to provide a traffic study for non-residential developments with building exceeding 1,000 square feet of usable space and in the alternative, prepare a Transportation Impact Assessment with the justification that PennDOT indicated the assessment is warranted with review of the driveway scoping application. *Motion carries 2 to 1. Youngerman voting no.*

Section 226-32.A.2.c – Loading Ratios

As recommended by the Borough Engineer, consider a motion to move to full Council to approve the applicants request of a modification of the requirement that the maximum allowable loading ratios in karst areas shall be 5:1 total drainage area ratio and 3:1 impervious drainage area ratio. In the alternative, the applicant has proposed three facilities with ratios exceeding these maximum requirements.

Youngerman asked if they are able to manage the stormwater according to our Ordinance. Cooley said it can be managed per the Ordinance and per the MPDES permit requirements. Youngerman asked where the stormwater is going. Cooley said that all the stormwater drains to the low point on Mount Joy Wire's property, adjacent to Amtrak.

A **MOTION** was made Hall, with a second by Gruber, to move to full Council to approve the applicants request of a modification of the requirement that the maximum allowable loading ratios in Karst areas shall be 5:1 total drainage area ration and 3:1 impervious drainage area ratio. In the alternative, the applicant has proposed three facilities with ratios exceeding these maximum requirements. *Motion carries 2 to 1. Youngerman voting no.*

Section 226-32.A.1 – Volume Control

As recommended by the Borough Engineer, consider a motion to move to full Council to approve the applicants request for a modification of the requirement to meet the Borough's Volume Control requirements. In the alternative, the applicant has proposed the usage of Managed Release Concept (MRC) facilities.

Cooley explained the details and requirements of the MRC. Youngerman asked if the MRC was suggested by our Engineer. Cooley said no, the MRC is a Department of Environmental Protection alternative.

A **MOTION** was made by Gruber, with a second by Hall, to move to full Council to approve the applicants' request for a modification of the requirement to meet the Borough's Volume Control requirements. In the alternative, the applicant has proposed the usage of Managed Release Concept (MRC) facilities. *Motion carries 2 to 1. Youngerman voting no.*

A **MOTION** was made by Gruber, with a second by Hall, to move to full Council the approval of the preliminary/final subdivision and land development plan for Guardian Barriers, 1040 E. Main St., Mount Joy, providing that all outstanding comments are addressed to the satisfaction of the Borough Engineer, Borough Solicitor and Borough Staff. *Motion carries unanimously.*

Discussion with possible motion regarding the LERTA list.

Pugliese provided the LERTA Ordinance from 2021 that expires the end of July 2026. He said that we can extend it for another 5 years and that the County and School District also have to approve it. He said we can also change the list of properties. Hall said he is not sure if all the properties should be on the list or not, but the concept of the LERTA is important. Mayor Bradley stated that he is the one who initially proposed the LERTA Ordinance with the driving force being the Gerberich-Payne Shoe Factory and it tremendously helped that project. He said he agrees that the list needs to be carefully looked at and cleaned up. The Committee directed the Manager to send out an email and ask for input on how to handle the LERTA list, how one gets on the list, and the Ordinance, and update Council with the results.

Administration, Budget, and Finance:

Manager's Report: Pugliese provided and reviewed a monthly written report.

Youngerman noted that the PLGIT monthly report was provided.

Update of Pine Street entrance to Little Chiques Park:

Mark spoke of the Pine St. entrance and that he had correspondence with Mr. Conrad and our Solicitor and our Engineer concerning that area. He said he thinks we can still do what is in the plans even if we do not utilize that area.

Discussion of Little Chiques Creek Bridge Rehabilitation Project:

Pugliese stated that they are going to be rehabilitating the Little Chiques Bridge that Amtrak uses over the creek. He said the reason it is before us is because there used to be some type of a track there, behind Landscape Impressions, it is a small lot area, but apparently there was some type of runoff from what used to be a mill across from Hummer's Meats. Pugliese asked if Council feels there is any historical value to the small area. If there is, it is not likely that it will be disturbed. He said they are going to either put a gravel road back or wooden mats down and thinks it is a non-issue for the Borough. Youngerman asked if anyone wants to make a motion to bring it to full Council. No motion was made.

Chiques Crossing – Rapho Township Conditional Use Hearing:

Pugliese asked when the conditional use hearing is scheduled. Haigh said August 6, 2026, and goes in front of the Rapho Township Planning Commission in July.

A **MOTION** was made by Gruber, with a second by Youngerman, to send to full Council that Mount Joy Borough Council directs the Borough Solicitor to make the Borough an objector party to the Vista Block Chiques Crossing Conditional Use Hearing. Councilor Youngerman said that doing so costs little to nothing but does preserve rights for us and he would not like to see those rights extinguished. Mayor Bradley said there would be costs involved because we are utilizing our Solicitor. Youngerman called for a vote. *Motion carries unanimously.*

A **MOTION** was made by Gruber, with a second by Youngerman, to send to full Council that Mount Joy Borough Council engage the services of a professional in traffic engineering and a professional in stormwater hydrology and floodplain mapping to assist the Borough and Borough Solicitor in objecting the Vista Block Chiques Crossing development. Councilor Haigh provided a handout for justification. Pugliese said we did get a report from a traffic engineer and a report on the stormwater floodplain. He said he can give that to our Solicitor to review. Youngerman called for a vote *Motion carries unanimously.*

A **MOTION** was made by Gruber, with a second by Youngerman, to send to full Council that Mount Joy Borough Council direct the Borough Solicitor to file a "Quit Claim" for the disputed extension of Pine Street, Mount Joy Borough. Hall said his concern is who actually owns the land. Youngerman called for a vote. *Motion carries 2 to 1. Hall voting no.*

Discussion regarding accepting Credit Cards:

Pugliese said it was brought to his attention that the Authority is moving forward with credit card payments and being able to accept payments at the receptionist window. Youngerman asked if there are any fees. Pugliese said there is a minimum fee. He said we accept credit cards now, but people do it over the website and we have not been doing it at the window. He said that now as people come in to pay their water/sewer bills with a credit card at the window, if they try and pay trash bills the same way, they cannot. Pugliese said that right now it would be some fact finding for the Borough to talk with the company that would process the cards at the window. Hall asked when the Authority is going to start this. Pugliese said on Monday.

A **MOTION** was made by Hall, with a second by Gruber, to send to full Council that the Mount Joy Borough will accept credit card payments at the window for trash bills and key fobs. Mayor Bradley asked if there are other types of payments that could be included. Pugliese said we have pavilion reservations, permit fees, etc. Mayor Bradley said that he feels it is odd to limit what folks are paying by credit card. Pugliese said if we have the system, we will pass the processing fee on the people. Hall withdrew his motion.

A **MOTION** was made by hall, with a second by Gruber, to send to full Council that the Mount Joy Borough will accept credit card payments at the window for all fees, licenses, bills, key fobs, rentals, etc. and pass the processing fees on the user. *Motion carries unanimously.*

Discussion of the Administrative Assistant position:

Pugliese said that we have in the 2026 budget to hire an additional Administrative Assistant which was in the budget to start in April. He said he did not have the time to start the advertising and interviewing and everything. He said the push for this was to help out with codes and zoning. He said that even with the part-time person in Codes and Zoning, he is doing more than just inspections and they are still overwhelmed. Pugliese said he wanted to make sure everyone was ok with moving forward on this. Hall said it was already approved.

New Municipal Services Building:

Updates – No new updates that were not already discussed.

Change Orders – Pugliese reported that the total change orders to date is \$40,823. He said the total if the prior discussion on the work for Harris Technologies/Verkada was approved would be \$62,607.

Update on Mount Joy Borough Authority Proposed Terms and Conditions and Use Agreement for New Municipal Building. Pugliese reported that he spoke with the Authority Manager and was told their Attorney is fine with the agreement that our Attorney wrote. He said he just wants to add verbiage as far as what happens at the end of 25 years and wants to negotiate a new agreement at that time. Mayor Bradley said that he would want to ensure we are not in some way locked in after 25 years. He also asked that, in the agreement, does it give priority to one of the two institutions as far as policy is concerned as it pertains to the building itself and that we have say as to what is happening with those things.

Public Input:

Josh Deering, 33 Frank St., spoke concerning the LERTA Ordinance. He said that LERTA has been in the news a lot over the last few months and recent years. He said a large project where millions are invested shifts the tax burden onto the rest of the residents of the community. He said that is what LERTA does and when you are talking big numbers like that, it adds up. He also said that the last time this came up it took 4 months to approve what we had and does not see any way possible that this could happen before it expires the end of July. He said if we know of someone that is looking to apply for the LERTA, they need to make it happen now within the month of July.

Executive Session – No Executive Session.

Any Other Matter to Come Before the Committee:

Hall mentioned the quarterly meeting of the Lancaster County Borough's Association will be held here, at the new Municipal building on Wednesday, July 22, 2026. He said he hopes for a large turnout.

On a **MOTION** by Hall, and a second by Gruber, approval was given to adjourn the meeting at 9:47 pm. *Motion carries unanimously.*

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'M I Pugliese', written over a light blue rectangular background.

Mark I Pugliese
Borough Manager/Secretary