



## Mount Joy Borough Administration & Finance Committee Meeting Minutes August 27, 2026, at 6:30 pm

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

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

**Others Present:** Borough Manager, Mark Pugliese, Codes & Zoning Officer, Brett Hamm, Community & Economic Development Coordinator, Rachel Stebbins and Lisa Peffley, Assistant Finance Officer/Administrative Assistant.

**Executive Session:** Youngerman announced there was no executive session held between the July 23, 2026, and August 27, 2026, Administration & Finance Committee meetings.

A **MOTION** was made by Hall, with a second by Gruber, for approval of the agenda for the July 23, 2026, Administration and Finance Committee meeting. A **MOTION** was made by Hall, with a second by Gruber, to amend the agenda to add Item 10F, a discussion on the parking lot at Gus's Keystone, with a possible motion. *Amendment carries unanimously. Main motion as amended carries unanimously.*

### Public Input Period

David Weiser, 616 Water St., spoke regarding the agenda item pertaining to Sporting Valley Feeds Removal of the Handicap Sign. He read the Committee the Codified Ordinance, number 110-4, the Americans with Disabilities Act and section 113.1 of the Borough Ordinance.

Bruce Haigh, Borough Council, West Ward, spoke regarding Charter Homes and the recording of easements on building plans and deeds. He also spoke regarding concerns from residents about stormwater and stormwater flow in Florin Hill.

Josh Deering, 33 Frank St., spoke regarding the sidewalk exemption and should reconsider that for Springville Road.

### Approval of Minutes:

On a **MOTION** by Gruber, with a second by Hall, approval was given for June 23, 2026, Administration & Finance Committee meeting. *Motion carries unanimously.*

On a **MOTION** by Hall, with a second by Gruber, approval was given for July 23, 2026, Administration & Finance Committee meeting. *Motion carries unanimously.*

### Presentation from RJ Hall by Kevin Hall and Rob Lutz

### Community & Economic Development Coordinator:

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

**Grant updates:** Stebbins reported that the AEDs were ordered this week. (EDCDI Grant) She also reported that the HAKO vehicle that was applied for under the local share grant has been picked up as a legislative grant by Senator Malone, very similar to the how the AEDs worked.

### Codes, Zoning, & Stormwater:

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

**LERTA Update** – Hall said Gruber and himself drove around town a few weeks ago mostly on the main street and other industrial and commercial areas and came up with a greatly abbreviated list from what is in the previous Ordinance.

A **MOTION** by Hall, and a second by Gruber, a request was made to send to full Council as recommended by the Planning Commission, to appoint RETTEW 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 by the Borough Solicitor. *Motion carries unanimously.*

Florin Hill Discussion:

Hamm gave an update on the Stormwater Management. He said there has been some improvement. There were some other issues/complaints that he received from residents in Florin Hill via the Homeowners Association, but Hamm said once he communicated those to Charter Homes, they were resolved. Hamm said they are hearing, and they are responding. He feels like once the project is completed a lot of the problems will go away.

There was discussion regarding the easements and deed recording of the easements. On a **MOTION** by Hall, and a second by Gruber, a request was made to send to full Council that we lift the restriction on issuing permits at Florin Hill. *Motion carries unanimously.*

#### **Administration, Budget, and Finance:**

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

On a **MOTION** by Gruber, and a second by Youngerman, a request was made to move to full Council to authorize Council President Hall, Assistant Manager Frey, and Borough Manager Pugliese (all his costs paid by PSAB) to attend the PSAB Fall Leadership Conference on October 9-11, 2026, at Bayfront, Erie. *Motion carries unanimously.*

On a **MOTION** by Gruber, and a second by Hall, a request was made to move to full Council to participate in Act 167 Plan, Phase 2 with the Lancaster County Planning Department. *Motion carries unanimously.*

Youngerman led a discussion regarding the Borough Manager position. Hall recused himself and left the room.

On a **MOTION** by Gruber, and a second by Youngerman, a request was made to move to full Council to use the short version of the Borough Manager position with the two amended items of day-to-day duties and 5-years of municipal leadership experience. *Motion carries. Hall recused himself.*

On a **MOTION** by Youngerman, and a second by Gruber, a request was made to move to full Council the internal posting of the Borough Manager's position as soon as practicable. *Motion carries. Hall recused himself.*

On a **MOTION** by Youngerman, and a second by Gruber, a request was made to move to full Council to the post on the Borough website at the earliest allowable time the position of Manager for a period to be determined by the Manager. *Motion carries. Hall recused himself.*

On a **MOTION** by Youngerman, and a second by Gruber, a request was made to move to full Council that Administration and Finance Committee members conduct screening interviews prior to next live interviews with Council members. *Motion carries. Hall recused himself.*

On a **MOTION** by Youngerman, and a second by Gruber, a request was made to move to full Council that the Manager shall compile a list of screening and interview questions for Manager candidates with input from Council. *Motion carries. Hall recused himself.*

On a **MOTION** by Youngerman, and a second by Gruber, a request was made to move to full Council that the Manager advertise the position of Manager in media of his choosing based upon input from Council, including Boroughs Association website, Boroughs Association magazine, Municipal League website, LNP, Monster.com, Indeed.com, announcement to LCBA, Borough Facebook and the Merchandiser. *Motion carries. Hall recused himself.*

On a **MOTION** by Youngerman, and a second by Gruber, a request was made to move to full Council that the Borough Manager job description for posting and advertising using the July 26, 2021 version with input from Council members. *Motion carries. Hall recused himself.*

Hall rejoined the meeting at this time.

On a **MOTION** by Hall and a second by Gruber, a request was made to move to full Council to take necessary corrective action in ordinances or wherever necessary, to allow for enforcement of the handicap parking space at Sporting Valley Fees and throughout the Borough. *Motion carries unanimously.*

Discussion on the parking lot at Gus's Keystone – Pugliese informed Committee members of the response from the Solicitor.

On a **MOTION** by Hall and a second by Gruber, a request was made to move to full Council to have the solicitor send another letter to Gus's Keystone and that they cite the terms of the 2010 agreement. *Motion carries unanimously.*

**New Municipal Services Building:**

Pugliese said details are in his report regarding updates.

Pugliese gave an update regarding the Mount Joy Borough Authority Proposed Terms and Conditions and Use Agreement for the New Municipal Building. Pugliese said it is with Scott and his thoughts were to have Scott sign it and then the Borough sign it.

**Public Input:**

Josh Deering, 33 Frank St., asked when the Committee is going to action on 13-15 E Main Street and 21-23 E Main Street.

Bruce Haigh, Borough Council, West Ward, asked if the sale of the Borough properties at 13-15 E Main Street and 21-23 E Main Street be put on the September Council agenda.

**Executive Session – None**

**Any Other Matter to Come Before the Committee:**

On a **MOTION** by Hall, and a second by Gruber, a request was made to send to full Council discussion with possible motion to move forward with the sale of the Borough properties between 13-23 E Main Street, all of the properties. *Motion carries unanimously.*

Hamm informed the Committee that someone had inquired if the property formerly known as the Copper Cup, would be permitted to be used as a medical marijuana dispensary be a permitted use. He said the table of permitted uses would be a retail store. He questions whether a marijuana dispensary meets the definition because the definition says use in which merchandise is sold or rented to the general public. His opinion is that the general public can not go in there and by medical marijuana from a dispensary without a prescription. He said that is not the opinion of the Zoning Hearing Board solicitor. But at this point anyone that would ask, his opinion is that it does not meet a retail store definition and that they can appeal it to the Zoning Hearing Board if they would like to. Hamm suggests that the Borough may want to update the ordinance to address medical marijuana dispensaries.

On a **MOTION** by Hall and a second by Gruber, a request was made to send to full Council to regulate zoning on medical marijuana dispensaries. *Motion carries unanimously.*

On a **MOTION** by Hall, and a second by Gruber, approval was given to adjourn the meeting at 9:52 pm. *Motion carries unanimously.*

Respectfully submitted,

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

Mark I Pugliese  
Borough Manager/Secretary