



Mount Joy Borough Council
Administration & Finance Committee Meeting Minutes
January 26, 2017

Members present: Chairman Youngerman, Council President Glessner and Councilor Murray

Others present: Samuel Sulkosky, Borough Manager, Kim Brewer, MSMJ, Kay Mann, Don Mann, Andrew Dodge, and Josh Deering

Chairman Youngerman called the meeting to order at 6:30 PM.

On a MOTION by Murray and second by Glessner, the agenda to be approved as presented. *Motion carries unanimously.*

Public Input Period

Manager Sulkosky informed the Committee that some members of the public were present due to item 7B.

Chairman Youngerman asked the Committee if all agreed to move item 7B up on the agenda. All agreed.

The Minutes of the December 28, 2016, regular meeting were approved as presented on a motion by Murray and seconded by Glessner, Motion carried unanimously.

Administration, Budget, and Finance:

Manager Sulkosky presented to Council an Investment Policy which is specifically geared towards municipal governments. The Committee discussed the investment policy and made modifications to Item II.1 inserting may for will in first sentence. The Committee modified Item IV.3 by combining sentences 1 and 2 to read Authority to manage and operate the investment program is granted to the Borough Manager. The Committee modified Item VII.2 to define acronym GFOA with Government Finance Officers Association.

The Committee discussed Act 10 of 2016 and Act 72 requirements as they relate to municipal governments. Act 72 provides for collateralization of invested funds. Act 10 provided for expansion of permitted investments. The Committee discussed interest rates offered by different financial institutions (7). The Committee reviewed the rates and products offered by PA Local Government Investment Trust (PLGIT) and 6 other financial institutions. PLGIT rates were competitive with all other financial institutions presented. Councilor Murray and Youngerman discussed the difference between the Term and CD Purchase Program. Councilor Youngerman stated he would check with PLGIT and inquire about the difference. The Committee agreed to have the Manager prepare a Resolution No. 5-17 to present to the entire Council for consideration.

Land Development, Zoning & Codes:

Agenda Item 7.B: Retail and manufacturing of medicine and pharmaceuticals (medical marijuana) in certain zoning districts was moved to this section of the meeting. Kay Mann, Kegel, Kelin, Almy & Lord, stated she was here along with Don Mann, Donsco Inc, and Andrew Dodge, Laurel Harvest Labs, to answer any questions from the Committee.

Kay Mann indicated that the group is attending the meeting in order to answer any questions that Council has concerning permitted by right uses of pharmaceuticals.

Manager Sulkosky stated that there was one meeting between the Borough and the investment group. Sulkosky stated that he had an individual telephone conversation with each member of the Administration and Finance Committee in order to inform the Committee of this potential development.

Councilor Youngerman asked the investment group why Mount Joy Borough?

Kay Mann stated that she and Don had a professional relationship with Mr. Dodge and his partners. The investment group has experience developing similar sites in other states

Mr. Dodge stated that as a native of Lancaster County, his family has been involved in manufacturing within Lancaster County for decades. This opportunity was a natural fit for his manufacturing experience. Mr. Dodge stated that he had family members that had medical issues that he felt would have benefitted from Act 16 passed by the Commonwealth of Pennsylvania in 2016.

Councilor Murray stated that he had a hard time reconciling that although this is a law passed by the state of Pennsylvania, it is not legal under US Federal law.

Mr. Dodge indicated that in the 26 states that have passed laws, he is not aware of a single arrest for medical purposes. He felt Attorney General Nominee Sessions indicated in his confirmation hearing that the federal government was not interested in initiated criminal enforcement. Besides, the manufacturer would be at risk and not the municipality. Mr. Dodge further explained that this would be a manufacturing facility which would transport the product throughout the state. This would not be a dispensary but strictly manufacturing. This would create about 100 shovel ready jobs, involved a 50,000 square foot building with 24 hour security and create 30 or more permanent jobs at \$30,000 annual salary. Mr. Dodge indicated that the Amtrak State improvements were one of the factors in their decision.

Manager Sulkosky pointed out that the other person at the meeting was Councilor Deering.

Kim Brewer, MSMJ, stated that this was the future. MSMJ does not have an issue with this type of development.

Don Mann indicated that the Borough had approached Donsco about rezoning his property as Light Commercial which he agreed to do. Donsco had 20 acres of undeveloped land that they have been trying to sell for some time. This project would be about 10 of those 20 acres.

Manager Sulkosky explained that the license that the group is seeking would be an Academic Clinical Research Center which would have an affiliation with one Pennsylvania's 8 medical universities.

Council discussed the Permitted by Right uses Memo dated January 23, 2017. Discussion ensued about item 18 where staff recommended that the consideration be given to prohibit dispensaries in Neighborhood Commercial zoning district. Councilor Murray inquired whether items 13 and 18 required any action. The Committee after some discussion agreed to take steps to prohibit dispensaries in the Neighborhood Commercial zoning district.

MSMJ Director Kim Brewer indicated that in talking to Ms. Gibbs that the Commercial Business District and General Business District would not change with respect to dispensaries.

Kim Brewer stated that she had checked with some downtown businesses and reported that they did not have any issues with a dispensary on Main Street.

Manager's Report:

Manager Sulkosky presented a written report to the committee. Sulkosky said, due to an inquiry from the Historical Society, we need to discuss what to do with the Borough's records stored at the Historical Society. After a discussion, it was agreed upon to leave the records with the Historical Society.

Rail Enhancement:

Sulkosky reported that there was a meeting with Wagman Construction held on January 24, 2017. Sulkosky asked Ms. Brewer, who was in attendance, to give a report. Ms. Brewer stated that staff provided numerous suggestions on possible location of temporary office space. Ms. Brewer showed Wagman officials locations that afternoon.

Sulkosky reported that PennDOT will be paving the former Church of God parking lot with a temporary paving as soon as weather permits.

Jacobs Street Bridge:

Sulkosky reported that Borough staff met with the Lancaster County Transportation Planning Commission (LCTPC) for guidance in the next steps in the project. Transportation Planning of Lancaster County Planning Commission will assist the Borough with the project and seek to enlist the technical expertise of PennDOT District 8 for the bid document preparation, bidding, pre-construction, construction and inspection processes. Sulkosky reported that he contacted 5 engineering firms to discuss working for the Borough on this project.

Other items:

Sulkosky informed the Committee that the Public Safety Committee has approved moving to the full Council the MSMJ Memorial Day Parade request.

The Committee was reminded that the PLCB Hearing on the Noise Ordinance is scheduled for February 9, 2017 at 10:00 am.

The Committee was provided an application from Mitchell Maurer for the position of substitute cleaning which will be on an as needed basis with no guarantee of hours and no benefits. The committee discussed what type of background checks was appropriate for the position. It was agreed to have the application complete a credit and background check.

The Committee held a discussion concerning the resignation of EMA Director Ken Barto and the proposed succession plan of Matt Kratz being considered for the position. Sulkosky noted that in an upcoming Council meeting that a Resolution will need to be passed by Council in order to recommend for a Gubernatorial appointment a new Emergency Management Coordinator.

Sulkosky reported that Resolution No. 3-17 A Resolution Authorizing MSMJ to file an Application for Keystone Communities Main Street Program Designation would be on Council's Agenda on February 6, 2017.

Sulkosky reported that Resolution No. 4-17 allowing for the suspension of a banner for the Friends of the Milanoff-Schock Library at 21 East Main Street for May 30 to June 10, 2017 would be on Council's Agenda on February 6, 2017.

Land Development, Zoning & Codes:

A written report dated January 23, 2017 was provided to the committee.

Brewer reported that on the Gerberich-Payne building, there was ongoing dialogue with possible USDA grants available on the potential project.

Public Input Period:

Josh Deering inquired about Marietta Avenue Paving Project and whether this was going to be done in 2017.

Executive Session:

The Committee went into Executive Session at 9:25 pm to discuss personnel issues. The Committee exited Executive Session at 9:55 pm. The Committee announced no decisions were made and the Administration and Finance Committee would meet at 7:15 pm on February 15, 2017 in Executive Session to discuss personnel issues.

The Committee went into Executive Session at 7:17 PM on February 15, 2017 and exited Executive Session at 8:51 pm. The Committee said personnel issues were discussed and no decisions were made.

No other matters came before the committee.

The meeting was adjourned at 9:58 pm

Submitted by: Samuel Sulkosky, Borough Secretary