

Mount Joy Borough Council
Special Meeting Minutes
November 30, 2016

The Mount Joy Borough Council held a special meeting on November 30, 2015, at the Mount Joy Borough Office.

President Glessner called the meeting to order at 6:30 PM. President Glessner established a meeting time limit until 9:30 pm.

Roll Call - Present were: Councilors Deering, Ginder, Murray, Reese, Seidel, Smeltz, Youngerman and President Glessner. Councilor Millar arrived at 6:37 pm. Mayor Bradley was absent.

Also present were; Public Works Director, Dennis Nissley; Police Chief, Maurice Williams, Jr., Borough Manager, Samuel Sulkosky, Codes Officer Stacie Gibbs, Parks Department Brian Brubaker. Members of the public present were Dave Schell, Lisa Farwell, Kim Brewer (MSMJ), Leon Bixler, Sheri Bare, Jeff Bare, Sharon Myers, Sue Sterling, Tena Hoffer, Debra Waters, Ned Sterling and Kim Bair.

Public Input Period

Ned Sterling stated that he was here in support of MSMJ.

Jamie Lull was attending in support of MSMJ as a business owner.

Councilor Seidel asked if he could address the citizens making comment. Councilor Smeltz objected, it is their time to talk.

Lisa Farwell, President of MSMJ, read a letter requesting \$45,000 for 2016, needed Keystone Designation which is very important, would utilize a bookkeeper more for reports and future funding for grant. Ms. Farwell cited statistics for last year. MSMJ assists with additional jobs, assists businesses, façade grants, permits and events in town. She is proud of the their work and the level of dedication of volunteers,

Sam Allen, owner of Bubes Brewery, is in support of the MSMJ which is a great support for new businesses. Businesses look into the Main Street program when considering moving into the town. We need cooperation from the Borough to be part of the MSMJ program. This is a small investment in the town's future and tax dollars are well spent.

Tena Hoffer spoke in support of MSMJ . As a business owner who appreciates all they have done.

Mayita Hoyos of Mayita's Boutique spoke in favor of keeping the MSMJ program. Mayita moved her business here from Elizabethtown 1 ½ years ago due to MSMJ. MSMJ has helped to keep her business growing. Mayita is not sure if she should keep her business here in Mount Joy. It's time to work together and the MSMJ program has really helped her business.

Kim Brewer,MSMJ Manager, told Mayita that they (MSMJ) are not going anywhere. People like these are the reason she stays. Ms. Brewer gave her report to Council She asked Council to ask her about economic development and business recruitment. She stated that she worked Joy's Tavern for 1 ½ years to bring them to town. We have worked on the Gerberich-Payne building for a number of years and have talked to a number of people. Bob Marker has given over \$10,000 of his own time. We have a great group of volunteers. I would love to answer any questions.

End of Public Input Period

Consider a motion to establish Union Community Bank Account as the depository for Borough employees Health Savings Accounts (HSA) non-public funds, authorized signatures and employer paid HSA service charges. Borough Manager Sulkosky explained that this was needed due to the establishment of Health Saving Accounts (HSA) on behalf of the employees. There will be a \$4.50 monthly charge that the motion states will be

paid by the Borough. The Borough is currently paying \$5 monthly service fee for the HRA accounts in place currently. This will actually be \$.50 less.

Youngerman made the motion, seconded by Murray to establish Union Community Bank Account as the depository for Borough employees Health Savings Accounts (HSA) non-public funds, authorized signatures and employer paid HSA service charges. Motioned carried unanimously.

Budget Discussion

Dennis Nissley, Public Works Director, explained the 5 year plan of projects that have previously been provided to Council. Councilor Murray believes this needs brought to Council to discuss 5 year plan as to whether this is what we would support. Councilor Seidel said Dennis plan projections are in line with the Authority's projects. Councilor Smeltz thinks this relates to balancing the budget considering the \$120,000 Street/Lighting put in the General Fund. If we are proposing that we need to see the impact on the 5 year plan. Councilor Deering said I thought we talked about this already. Councilor Murray thinks that moving the Street Lighting back to the Highway Aid Fund does not affect the next couple of years of paving projects. Murray said he would favor moving \$60,000 from 01.434.000 (Street/Lighting) back to the Highway Aid Fund. Councilors Reese and Seidel were not in favor of it believing it would postpone road work.

Councilor Seidel thinks that we will be under budget in revenue for the year.

President Glessner asked Brian Brubaker if he had anything to add. Brian invited Council to be more involved and come and see what the Parks Department is doing. Councilor Reese inquired that Parks budget was \$11,500 over last year's budget and who made this recommendation? Councilor Murray said there was a wage analysis and went by those recommendations. Councilor Smeltz talked about line item 01.492.100 and wanted an explanation.

Councilor Youngerman said a portion is to pay down debt plus additional monies in capital to maintain surplus. Councilor Murray said the increase of \$18,300 is for actual projects.

Councilor Youngerman explained the paying off a various debt last year which allowed the Borough to reduce line item 01.471.100 by \$93,254. Youngerman would have liked to see some of the \$93,254 in savings be used to pay down additional debt.

Borough Manager Sulkosky listed the capital projects being funded by the line item 01.492.100 Transfer to Capital Fund such as Police Department SUV for \$45,000, PW 2018 purchase of Tahoe for \$14,000, KJL bathrooms for \$30,000 Computer replacement for \$4,800, John Deere mower for \$4,800, \$12,500 for roof replacement Parks Department, Exmark mower for \$8,000.

Chief Williams explained the 5 year vehicle rotation/replacement policy and answered Council's questions on the use of police vehicles..

Councilor Seidel stated the Police and Public Works replace vehicles in a similar way.

Councilor Youngerman explained the windfall of the sales of the shopping center resulted in increased income for 2016. Youngerman explained that excess monies were used to pay down debt.

Councilor Seidel asked to table Highway Aid Fund and move on to other things.

Councilor Youngerman stated it used to be a smaller figure from Highway Aid for Street Lighting. Any move to have Street Lighting moved out of Highway Aid is good and \$60,000 is reasonable.

President Glessner stated we can come back to Street Lighting at a later time.

If you are a person that requires accommodations to participate, please contact Borough staff to discuss how we may best accommodate your needs.

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Councilor Deering asked what percentage was used for calculation of the real estate collection. Manager Sulkosky stated 97%. Deering motioned to change that to 98%, seconded by Councilor Reese. Motion carries unanimously.

Councilor Murray requested that the real estate calculation formula be listed on the budget. Manager Sulkosky agreed to add the real estate calculation formula to the budget spreadsheets appropriate cell.

Councilors asked for more details about line items 01.400.450, 01.400.300 and 01.400.311.

Councilor Ginder asked if the MJ Historical Society was still storing Borough records. President Glessner answered yes. Councilor Reese made a motion to approve contributions under section 456 as listed. Councilor Deering, if you make changes need a motion if no changes then we do not need a motion. Councilor Reese withdrew the motion.

Kim Brewer (MSMJ) requested that line items 01.392.017 and 01.400.185 be eliminated. MSMJ will be handling their own payroll in 2017 thus these line items would not be necessary.

Councilor Murray discussed line item 01.463.000 and the increase are due reports needed as part of the Keystone designation process. Murray said additional reporting due to the Keystone designation will have additional contracted services expense.

Manager Sulkosky state the Keystone designation would possibly bring in additional grant dollars and be viewed more favorably in the awarding of grants

MSMJ Manager Brewer listed all the things MSMJ does. Pennsylvania Downtown Center (PDC) is impressed with all that we do. Brewer answered numerous questions concerning increased grant opportunities with Keystone designation, amount of volunteerism, donated services, capital campaign, bylaws on website, percentage of Main Street programs with Keystone designation (10%), business recruiting efforts and process, new businesses attracted this year and business retention efforts.

Dave Schell, MSMJ Vice President, asked how would we be affected if all business spots were filled.

Councilor Deering responded "would love that".

Councilor Seidel said line of questioning is going to affect our decision on the \$5,000 increase.

Sulkosky reminded Council that the Borough does not have an economic development department or staff. Sulkosky noted the amount of volunteers and time which can be used for matching grants with in kind contributions for local match.

Kim Brewer said acceptance of grants is greater with designation program.

Councilor Smelts stated "good people that don't see value, good people that do see value. What good is a LERTA if you can't market it? People concerned about direction, conclusion and professionalism. Personality conflicts exist everywhere. Look at results. It is good to ask questions. If you can spend a little money and get results, that is a good thing. Maybe there needs to be a continuing presence from Council with MSMJ. Volunteer to do that. Want to support it or wouldn't be here if wasn't working. Put vote into this and work to resolve issues this coming year.

Councilor Deering said heard same thing last year and didn't see results he was expecting.

Brewer said Bill Fontanna said he would facilitate meetings to address issues but heard no one wanted to come.

Councilor Reese stated bylaws and monthly figures were never given and should have as an organization.

Brewer said all reports were given to Scott Hershey in 3 different forms and at Administration and Finance Committee meetings.

If you are a person that requires accommodations to participate, please contact Borough staff to discuss how we may best accommodate your needs. 3

Councilor Reese said okay, didn't get them.

Councilor Youngerman stated a lot of discussion for little funding. We will get empty store fronts if you don't want to support.

Reese questioned the 5 year commitment as per the MSMJ Resolution.

Councilor Murray said we can't do that.

Councilor Murray started that we had \$39,079 left as a deficit.

Councilor Murray made a motion to move \$39,079 in the Street Lighting line item 01.434.000 to Highway Aid Fund line item 434.000. Seconded by Councilor Reese. Motion carries unanimously.

Councilor Rees made a motion we adopt as a Proposed Budget and advertise as such. Councilor Murray seconded. Motion carries unanimously.

President Glessner announced that a Special Council meeting will be held on December 19, 2016 at 6:30 pm to adopt the 2017 Budget. The previously schedule Public Safety Committee meeting will begin immediately following the adjournment of the Special Council meeting.

Any other Matter proper to come before Council

There being no further business, Council adjourned the meeting at 9:07 PM.

Respectfully Submitted,



Samuel Sulkosky
Borough Manager/Secretary