

**MOUNT JOY BOROUGH COUNCIL**  
**July 10, 2017 Minutes**

The Mount Joy Borough Council held its regular meeting on July 10, 2017, at the Mount Joy Borough Office.

President Glessner called the meeting to order at 7:03 PM.

Roll Call- Present were Councilors Joshua Deering, Mary Ginder, William Hall, Jon Millar, Michael Reese, Brian Youngerman and President Glessner. Councilor Hans Seidel arrived at 7:04 PM. Also present were Borough Manager, Samuel Sulkosky; Stormwater Officer, Dave Salley; Police Chief, Maurice Williams; Zoning and Codes Officer, Stacie Gibbs and Administrative Assistant, Andrea Zell. Councilor Jake Smeltz and Mayor Timothy Bradley were absent.

President Glessner gave the invocation, and the Pledge of Allegiance followed.

President Glessner announced that executive session was held on June 5, 2017, to discuss legal matters. He also announced that an executive session will be held following the meeting.

President Glessner opened the floor for nominations for Borough Council Vice President. On a **MOTION** by Seidel, and a second by Reese, the nominations were opened for Borough Council Vice President. President Glessner nominated Brian Youngerman. Youngerman accepted the nomination. Seidel nominated Joshua Deering. Deering accepted the nomination. On a **MOTION** by Reese and a second by Millar, the nominations for were closed. Seidel said that since Youngerman is the President Pro-Tem, perhaps Council should reorganize all seats. Glessner said there is no need to reorganize at this time. Millar, Ginder, Hall, Youngerman and President Glessner voted to elect Youngerman. Seidel, Deering and Reese voted to elect Deering. Youngerman received 5 votes and was elected Vice President of Borough Council. Youngerman relinquished his role as President Pro-Tem.

President Glessner opened the floor for nominations for Borough Council President Pro-Tem. On a **MOTION** by Ginder, and a second by Reese, the nominations were opened for Borough Council President Pro-Tem. Ginder nominated Joshua Deering. Deering accepted the nomination. On a **MOTION** by Youngerman, and a second by Reese, the nominations were closed. Seidel, Millar, Ginder, Youngerman, President Glessner, Deering and Reese voted to elect Deering. Hall voted no. Deering received 7 votes and was elected President Pro-Tem of Borough Council.

President Glessner announced that Hall will be serving on the Public Safety Committee and Reese will be serving on the Administration Finance Committee.

Seidel made a **MOTION** to reorganize nominations for President of Borough Council; motion was not seconded.

On a **MOTION** by Millar, and a second by Youngerman, approval was given to accept the agenda for the July 10, 2017, Borough Council meeting.

*Motion carries unanimously.*

**Public Input Period**

Barbara O'Neil, First Presbyterian Church, invited the public to a free pancake breakfast on July 29, 2017, at the First Presbyterian Church. She said the breakfast is sponsored by the Norlanco Rheems Kiwanis Club.

Dale Murray, 120 Farmington Way, said the Main Street Mount Joy (MSMJ) manager and volunteers have dedicated their time and put many hours into helping with the new businesses in town. He said that MSMJ is one of the best things to happen to Mount Joy Borough since he has been in the area and that Brewer and the MSMJ volunteers have been making a difference in the community. Murray said that Councilor Seidel requested that MSMJ provide a profit loss statement for each year since 2013, current balance sheets and budget comparison reports. Murray said that the Mount Joy Borough portions 1% of the budget to MSMJ therefore Council has a duty to oversee their activities however this request from Councilor Seidel is unreasonable and

considered micromanaging or even harassment. Murray said that Council receives reports from MSMJ monthly. He asked that the rest of Council reign in these demands and allow the volunteers of MSMJ and the manager to do their work.

### **Report of Mayor**

Mayor Bradley provided a written monthly report for June. President Glessner read the Mayoral Recognition highlighting the Donegal High School Girls Softball Team and congratulating them on winning the State Championship.

### **Report of the Chief of Police**

Maurice Williams, Police Chief, provided and reviewed a written monthly report for May 15, 2017, through June 14, 2017. The report showed 93 traffic arrests and 31 criminal arrests for the month. There were 82 UCR reportable incidents and 486 CAD incidents for the month, with a total of 2567 incidents year to date. Monies collected by the Police Department for the month for tickets, permits, reports, and services totaled \$1,341.49. Williams said the testing process has concluded for the promotion for the vacant Sergeant position and on July 24, 2017, the Civil Service Commission will meet to validate the list of candidates. On August 7, 2017, the list will be presented to Council. Williams reported that Mayor Bradley will be the guest speaker at the next County Chiefs Association Meeting.

Reese congratulated the Police Department on the number of cases that have been closed. Williams said that Hoskings has been doing a fantastic job.

### **Report of Fire Department Mount Joy (FDMJ)**

Phil Colvin, FDMJ Fire Chief, provided and reviewed a written monthly report for May.

### **Report of Main Street Mount Joy (MSMJ)**

Kim Brewer, MSMJ Manager, provided and reviewed a written monthly report for June. Brewer said the Car Show is scheduled for July 29, 2017, and the Movies in the Park events dates are scheduled for the summer. Brewer said that MSMJ has two full-time employees gifted to us from Nordstroms. She explained that Nordstroms pays MSMJ \$10.00 per hour for the two full-time volunteer employees up to \$5,000.00 for the year. Brewer said the Twisted Bine Brewery will be located at 93 East Main Street. She said that MSMJ will be applying for an anchor building grant and a world development grant. Brewer explained that the money will be a loan from MSMJ to the Twisted Bine Brewery to help them to bring the building up to code.

Deering asked how the public can be notified of the dates of the MSMJ board meetings. Brewer said the dates can be added to the newly implemented calendar on the website.

Youngerman said that MSMJ has the support of the majority of Council. Youngerman asked why the designation grant is on hold due to the anchor building grant. Brewer explained that there is only one person writing the grants and it is very time consuming so the priority is the anchor building grant. She said that these grants are a way to give this business a better loan and also a way to keep economic development money in our community. Brewer said she appreciates the encouraging words from Youngerman.

Sulkosky complimented Brewer and Gibbs for all of their work with the property at 93 East Main Street.

Hall pointed out that Council spent time asking multiple questions to MSMJ and FDMJ receives much more money than MSMJ but Council did not ask the Fire Chief any questions. Hall said he believes Council needs to allow MSMJ to do their job without bombarding them with requests. Hall thanked Brewer for the work that she does for MSMJ.

### **Report of the Milanof-Schock Library (MSL)**

Barbara Basile, Executive Director of Milanof-Schock Library, provided and reviewed a written monthly report for May. Basile thanked Brewer and her volunteers for adding value to the community and helping to create a terrific place to call home. Basile announced that there will be two events in August. "Rock Your Socks Off with Stan Tucker" is scheduled for August 19, 2017, and the annual benefit auction will take place on Friday, August 25, 2017, at the Gathering Place. She said tickets are available for both events. Basile reported that MSL made close to \$20,000.00 at the book sale in June.

### **Report of Codes and Zoning Officer**

Stacie Gibbs, Codes and Zoning Officer, provided and reviewed a written monthly report for June. Gibbs announced that the dedication for Old Standby Park and the ribbon cutting ceremony is postponed. Gibbs said work will begin on the inlet at the Rotary Park trail and sidewalk connection this week.

### **Report of Stormwater Officer**

Dave Salley, Stormwater Enforcement Officer, provided and reviewed a written monthly report for May. Salley announced that Mount Joy Borough was granted a Best Management Practices (BMP) implementation grant of \$105,000.00 for two projects. He explained that the projects will meet the Pollutant Reduction Plan (PRP) for the next 5 years. Salley said the Pollutant Reduction Plan (PRP) is posted on the Borough website. He explained that comments must be submitted in writing by August 4, 2017, and the Borough engineer, ARRO, will be attending the next Borough Council Meeting on August 7, 2017, to address the comments. Salley said staff is working on the Smart Growth Transportation Grant and the Automated Red-Light Enforcement Grant in an effort to attain as much grant money as possible.

Seidel complimented the Borough staff on a job well done. Glessner echoed Seidel's comments.

Youngerman said the PRP is a complicated document and he commended Salley on helping Council to understand the presented material. Youngerman thanked Salley, Nissley and Gibbs for their efforts on the grants.

### **Report of the Borough Authority Manager**

John Leaman, Authority Manager, provided a written monthly report for June.

### **Report of the Borough Manager**

Samuel Sulkosky, Borough Manager, provided and reviewed a written monthly report for June. Sulkosky reported that the PLIGIT accounts were set up.

Seidel asked if Sulkosky believes it would be beneficial to have the Borough office collect taxes in 2018. Sulkosky said it can be discussed further.

### **Approval of the Minutes of the Previous Meeting**

On a **MOTION** by Reese, and a second by Youngerman, approval was given for the minutes of the regular Borough Council meeting held on June 5, 2017.

*Motion carries unanimously.*

On a **MOTION** by Ginder, and a second by Millar, a request was made to approve the minutes of the Special Council Meeting held on June 21, 2017.

Deering said Smeltz name was incorrectly spelled on the Roll Call.

*Motion carries. Seidel and Youngerman abstained.*

On a **MOTION** by Reese, and a second by Ginder, approval was given for the minutes of the Joint Council Meeting held on June 21, 2017.

*Motion carries. Seidel and Youngerman abstained.*

### **Administration and Finance Committee**

On a **MOTION** by Youngerman, and a second by Reese, approval was given for the Mount Joy Borough Road Use Agreement between Mount Joy Borough and Transcontinental Gas Pipeline Co. in the form submitted to the Council by the Borough's Solicitor and that the Council approve the execution of the Agreement subject to and following: (1) execution of the Agreement in its current form by an authorized representative of Transco, which indicates a begin and end date under Paragraph 4 which is satisfactory to Borough Council; (2) receipt of security and escrow funds in the amounts set forth in the Agreement; and (3) receipt of a certificate of insurance indicating insurance coverage as required in the Agreement.

*Motion carries unanimously.*

### **Report of the Public Safety Committee**

On a **MOTION** by Reese, and a second by Deering, approval was given for Resolution 16-17, a Resolution of Borough Council to allow the suspension of a banner across SR 230 from September 11, 2017 to September 14, 2017 near the Borough Offices at 21 East Main Street, Mount Joy.

*Motion carries unanimously.*

On a **MOTION** by Reese, and a second by Deering, approval was given to authorize Chief Williams to obtain the proper clearances from PennDOT for Main Street for the Clydesdale event on September 7, 2017.

*Motion carries unanimously.*

On a **MOTION** by Reese, and a second by Deering, approval was given for a handicap parking space for 23 Marietta Avenue, Mount Joy PA.

*Motion carries unanimously.*

On a **MOTION** by Reese, and a second by Deering, approval was given for Main Street Mount Joy for exemption from the Borough Noise Ordinance to hold "Movies in the Park" events at Memorial Park for the dates of July 14, July 28, August 4, August 11, August 25 and August 26, 2017, from 8:00 PM to 11:00 PM.

Seidel suggested that a date range be given to MSMJ instead of them having to supply specific dates to Council for approval. Sulkosky asked Brewer if the dates provided will be sufficient. Brewer said yes.

*Motion carries unanimously.*

### **Report of the Public Works Committee**

Dennis Nissley, Public Works Director, provided a written monthly report for June. Dave Salley reviewed the report. Salley stated that nine properties on South Plum Street did not get a contract therefore SM Johns will complete the work and an invoice will be sent to the property owners. Salley said a new feature has been added to the website for residents to report a Public Works concern.

Deering said he saw the new feature on the website and it looks great.

On a **MOTION** by Seidel, and a second by Millar, approval was given to authorize Kids' Joy Land Community Day, September 24, 2017, and their request for an exemption from noise ordinance.

*Motion carries unanimously.*

On a **MOTION** by Seidel, and a second by Millar, approval was given to the Mount Joy Chamber of Commerce to hold Music in the Park with a food truck at Memorial Park on the evenings of Sunday, July 30; Sunday, August 6; Sunday, August 13; and Sunday, August 20 (with an ice cream social beginning at 5 pm). Music in the Park is sponsored by local businesses, individuals and the Chamber.

*Motion carries unanimously.*

### **Public Input Period**

Kim Brewer, MSMJ, announced that the last movie that will be shown during the Movies in the Park will be Beauty and the Beast.

Ned Sterling, 13 West Main Street, asked for an update on the appeal that Turkey Hill filed. Sulkosky said there is not an update at this time. Sterling asked for an update from the Transportation Committee. Deering said there is not an update at this time.

### **Any other matter proper to come before Council**

Seidel said he recently sent an email to Council regarding new reporting he requested from MSMJ. He explained that he wanted to view a full year profit loss statement, a current balance sheet and budget comparison similar to the one that Council receives monthly from the Borough. He said the reason he would like to see these reports is for oversight. He believes this request is warranted due to MSMJ having an accountant and the history of grievances the public has had with MSMJ. Glessner said he requested that the MSMJ manager work with the Borough Council liaison to come up with a report that is fitting for Council.

Hall asked if each Council member can individually request information from entities that the Borough supports. Glessner said yes but it would be more efficient for a liaison to coordinate the request or the Borough Manager. Seidel said his request was sent to the MSMJ liaison. Reese said he does not believe that a monthly financial report needs to be provided but he does feel that a yearly report should be generated. Sulkosky agreed that one person should generate the requests to the entities. Ginder said that Seidel went through the appropriate channels for the information he requested. She also said it is important for the tax payers to know how their money is being spent. Ginder suggested that a specific person be assigned to collect the requests

and communicate with the entities that we are requesting the information from. Seidel said he supports MSMJ and what they do with bringing in businesses and creating events for our community to enjoy. He does not believe the request is too much to ask because Council's job is to monitor which is what we are tasked to do. Glessner asked Seidel if he received a response from Smeltz, MSMJ liaison, in regards to the request. Seidel said no. Reese said we are asking more of MSMJ than we are of MSL. Reese asked Seidel if he wanted to have MSL report their financials monthly. Seidel said no and MSL is not solely supported by the Borough.

Youngerman said the Administration and Finance Committee is requesting that all committees begin to work on a preliminary budget and look to the extra cost that are coming down the pike.

Deering said Drohan Brick is hosting a fundraiser for the dog park on Wednesday, July 19, 2017, at their location on Manheim Mount Joy Road.

**Authorization to Pay Bills**

On a **MOTION** by Youngerman, and a second by Deering, the Council approved paying the bills as presented.

GENERAL FUND	\$	120,199.21
REFUSE/RECYCLING	\$	43,745.38
CAPITAL IMPROVEMENTS FUND	\$	31,170.91
HIGHWAY AID FUND	\$	17,052.84
ESCROW FUND	\$	562.03
JOY LAND ACCOUNT	\$	-
GRAND TOTAL EXPENDITURES	\$	212,730.37

*Motion carries unanimously.*

**Meetings and dates of importance**

See the white calendar for the month of July 2017.

Council went into executive session at 8:58 PM and came out at 9:40 PM.

President Glessner stated that legal issues were discussed and no decisions were made.

Manager Sulkosky informed Council that there is a current issue with the Marietta Avenue Pedestrian Project. Due to PennDOT's request to narrow the road because of traffic calming concerns, this caused a conflict with 1,300 feet of Mount Joy Borough Authority's water lines. Sulkosky outlined for Council the steps the he and Public Works Director Dennis Nissley have taken to address the situation. These steps included:

1. Working with Robert Bini and Lauri Ahlskog, Lancaster County Transportation Planning Office, to reprogram funds on the TIP for utility costs.
2. Met with Doug Murphy, Project Manager with PennDOT, on funding issues and redesign options.
3. Met on numerous occasions with John Leaman and Joe Ardini of the Mount Joy Authority on the water line conflict.

Sulkosky said all options have been explored and we are down to the last viable option. Based on recommendations from Doug Murphy of PennDOT, the Borough's engineer, ARRO, has prepared a third redesign of the project. This version has reduced the conflict with the Authority's water line to 350 feet from the previous 1,300 feet conflict. Working with the Authority, an option to minimize water line relocation costs has been identified. This would involve the Borough and Authority working together on labor and materials. Sulkosky stated that if this work was bid out it would cost an estimated \$120,000. Using Borough and Authority labor and equipment, the cost could be reduced to about \$80,000. Sulkosky explained that the Authority has been cooperative in this development but is disappointed that the situation has been forced onto the Borough/Authority's to address.

There was a period of discussion between the manager and Council in regards to the age of the water pipes, liability of a blow out of the water lines, widening the road back to the original width, proceeding with the project without relocation of the water lines, elimination of sidewalk on one side of the street, previous capital project of the Authority on adjoining sections of Marietta Avenue and the cooperative relationship between the Borough and Authority. Sulkosky answered the questions except the liability of the Borough Authority in case of a water

line blowout in which Sulkosky stated that he would need to get some additional professional advice. Sulkosky reported to Council that on his initiative that he made a suggestion to the Authority to split the cost of the project on a 50% basis. Sulkosky stated that if he did not hear an objection from any Councilor, he would restate a 50% cost sharing with the Authority. No objection was given.

**Adjournment**

On a **MOTION** by Seidel, and a second by Reese, approval was given to adjourn the meeting at 10:03 PM. *Motion carries unanimously.*

Respectfully Submitted,



Samuel Sulkosky  
Borough Manager/Secretary