

MOUNT JOY BOROUGH COUNCIL
January 2, 2024, Minutes

The Mount Joy Borough Council held its reorganizational and regular meeting on January 2, 2024, at the Mount Joy Borough Office. Mayor Timothy Bradley, Jr. called the meeting to order at 7:03 PM.

Roll Call- Present were Councilors Matthew Crider, David Eichler, Lu Ann Fahndrich, David Greineder, Bruce Haigh, William Hall, Philip Kark, Brian Youngerman, and Mayor Timothy Bradley, Jr. Staff present were Borough Manager, Mark G. Pugliese I; Assistant Borough Manager/Financial Director, Jill Frey; Public Works Director, Dennis Nissley; Codes, Zoning and Stormwater Administrator, Duane Brady, Jr; Police Chief, Robert Goshen and Administrative Assistant, Lisa Peffley. Absent was Councilor Mary Ginder.

Mayor Bradley gave the invocation, and the Pledge of Allegiance followed.

Mayor Bradley collectively administered the Oath of Office to newly elected and re-elected Borough Council members, Hall, Eichler, Greineder, Kark and Crider.

Reorganization of Borough Council

Mayor Bradley introduced the reorganization of the Mount Joy Borough Council. Mayor Bradley opened the nominations for Council President. Fahndrich made a motion to nominate Hall; the nomination was seconded by Eichler. *Motion carries 7-0 on a roll call vote. Crider, Eichler, Fahndrich, Greineder, Haigh, Kark and Youngerman voting yes, Ginder absent and Hall abstained.*

Mayor Bradley opened the nominations for Council Vice President. Fahndrich made a motion to nominate Greineder; the nomination was seconded by Hall. *Motion carries 7-0 on a roll call vote. Crider, Eichler, Fahndrich, Haigh, Kark, Youngerman and Hall voting yes, Ginder absent and Greinder abstained.*

Mayor Bradley opened the nominations for President Pro-Tem. Youngerman made a motion to nominate Eichler; the nomination was seconded by Hall. *Motion carries 7-0 on a roll call vote. Crider, Fahndrich, Greineder, Haigh, Kark, Youngerman, and Hall voting yes, Ginder absent and Eichler abstained.*

Mayor Bradley passed the gavel to President Hall to preside over the remainder of the meeting.

President Hall made appointments to the Administration and Finance Committee. Chairman, Brian Youngerman, Councilman Phillip Kark and President William Hall.

President Hall made appointments to the Public Works Committee. Chairwomen, Mary Ginder; Councilman, Bruce Haigh and Councilman David Greineder.

President Hall made appointments to the Public Safety Committee. Chairwomen, LuAnn Fahndrich: Councilman, Dave Eichler and Councilman, Matthew Crider.

In line with the Pennsylvania Borough Code, the Mayor will serve as an ex-officio member of all committees.

Hall announced there were no Executive Sessions held outside of the prior Council meeting on December 4, 2023, and Special Council meeting on December 11, 2023. Council went into Executive Session at 7:10 PM to discuss a letter from the labor attorney and to discuss a letter regarding Florin Hill agreement. Council came out of Executive Session at 7:15 PM.

On a **MOTION** by Haigh, and a second by Grenider, approval was given to accept the agenda for the January 2, 2024, Borough Council meeting. *Motion carries unanimously.*

Public Input Period

Dale Murray, 120 Farmington Wy., commented on the Florin Hill development and asked if the original plan will be the plan they will use moving forward. He said that he is pleased to see the Chiques Crossing topic on the agenda for tonight and asked that Council voice their concerns to Rapho Township and to play an active role.

Dave Christian, 227 Park Ave., said he is involved in a citizens group in opposition to the Chiques Crossing project. He feels the Borough is not being heard by Rapho Township. Some of the groups concerns are the density being proposed, traffic impact, flooding and the retaining wall proposed, and the impact it will have on Little Chiques Park and the nearby wildlife.

Sandy Christian, 227 Park Ave., said she is very concerned about the impact Chiques Crossing will have on the owl that nests at Little Chiques Park. The owl has been nesting there for years and people from all over come to see the owls year after year. She handed out photos of the owls. She said she is also concerned about the wildlife at the park and nearby areas. She said there are not many parks around our area like Little Chiques Park.

Ned Sterling, 13 W. Main St., asked what the future plans are for the Jury property and the old Darrenkamp's store. He commented on the street trees that need to be replaced.

Report of Mayor

Mayor Bradley provided and reviewed a written monthly report for December 2023.

Report of the Chief of Police

Robert Goshen, Police Chief, provided and reviewed a written monthly report for November 1, 2023, through November 30, 2023. The report showed 20 traffic arrests and 26 criminal arrests for the month. There was a total of 487 incidents for the month of November, with a total of 7,222 incidents year to date.

Report of Fire Department Mount Joy (FDMJ)

Brett Hamm, FDMJ Fire Chief, provided and reviewed a written monthly report for November 2023.

Report of PSH Life Lion LLC

No report provided.

Northwest EMS

Provided a report for January - November 2023.

Report of EMA

No report provided.

Report of the Milanof-Schock Library (MSL)

Joseph McIlhenney provided a written monthly report for November 2023.

Report of Codes/ Zoning & Stormwater Administrator

Duane Bradey, Jr., Codes, Zoning & Stormwater Administrator, provided a written monthly report for December 2023.

Grants, Projects, and Community & Economic Development Administrator

No report provided. Pugliese commented that the position was posted in house and will be advertised this week.

Report of Public Works Director

Dennis Nissley, Public Works Director, provided and reviewed a written monthly report for December 2023.

Report of the Borough Authority Manager

Scott Kapcsos, Authority Manager, provided a written monthly report for December 2023.

Report of the Assistant Borough Manager/Finance Officer

Jill Frey, Assistant Borough Manager/Finance Officer provided a written monthly report for December 2023.

Report of the Borough Manager

Mark G Pugliese I, Borough Manager, provided and reviewed a written monthly report for December 2023.

Approval of the Minutes of the Previous Meeting

On a **MOTION** by Greineder, and a second by Youngerman, approval was given for the minutes of the regular Borough Council meeting held on December 4, 2023. *Motion carries unanimously.*

On a **MOTION** by Greineder, and a second by Youngerman, approval was given for the minutes of the Special Borough Council meeting held on December 11, 2023. *Motion carries unanimously.*

Building Ad Hoc Committee

Deering, Chairman, gave an update stating they are moving forward with the CD phase. Additional test pits were done, and that data is currently with the engineer. They are working on improving the ratio that was previously discussed. The roof structure support is still being analyzed and there has been discussion around that. The bi-weekly meeting with all the parties and engineers will be starting this week.

Administration and Finance Committee

On a **MOTION** by Youngerman, and a second by Greineder, a request was made to approve Resolution No. 2024-01, Council appointments to various Boards, Commissions, Authority, Committees as well as individuals and firms to specified positions. *Motion carries unanimously.*

On a **MOTION** by Youngerman, and a second by Greineder, a request was made to approve Resolution 2024-02 acknowledging receipt and commitment to complete Connects 2040 Grant, School Lane Active Transportation Project *Motion carries unanimously.*

On a **MOTION** by Youngerman, and a second by Greineder, a request was made to acknowledge receipt of a letter from Cargill of notice to apply for renewal of State Permit No. 36-03116 regarding air quality operations. *Motion carries unanimously.*

On a **MOTION** by Youngerman, and a second by Greineder, a request was made to extend the Police Chief's MOU to January 5, 2026. *Motion carries unanimously.*

On a **MOTION** by Youngerman, and a second by Greineder, a request was made to extend the Borough Manager's MOU to January 5, 2026. *Motion carries unanimously.*

On a **MOTION** by Youngerman, and a second by Greineder, a request was made to accept Duane Brady's Letter of Resignation with his last day of employment being January 12, 2024. *Motion carries, Hall and Eichler voting No.*

On a **MOTION** by Youngerman, and a second by Greineder, a request was made to authorize staff to advertise the position of Zoning, Codes & Stormwater Administrator. *Motion carries unanimously.*

Discussion to authorize the Borough Solicitor to move forward on Florin Hill Agreement. Hall gave Council members a deadline of close of business, January 12, 2024, to provide Borough Manager with questions or comments to include in the letter to the Solicitor.

On a **MOTION** by Youngerman, and a second by Greineder, a request was made to authorize the Borough Manager to send a letter to Mount Joy Township that Borough Council endorses and offers full support of their proposed change to the Mount Joy Township Official Map- Sheet 3 Recreational Facilities. *Motion carries unanimously.*

On a **MOTION** by Youngerman, and a second by Greineder, a request was made to adopt Resolution 2024-03 reducing employee contributions to the police Pension Fund. *Motion carries unanimously.*

Discussion on Borough's position on Chiques Crossing proposed development in Rapho Township
President Hall turned the gavel over to Vice President Greineder.

On a **MOTION** by Hall, and a second by Youngerman, a request was made to direct staff to engage technical experts as they see fit to include a flood manager and a traffic engineer to study and represent the Borough's interest to reduce or eliminate all negative impacts of the proposed Chiques Crossing development to include by not limited to flooding, traffic, public safety, environmental, and recreational areas. An **AMENDMENT** by Haigh, and a second by Hall, to add the Solicitor and health and welfare. Amendment passes. *Main motion carries as amended.*

Vice President Greineder turned the gavel back over to President Hall.

Report of the Public Safety Committee

On a **MOTION** by Fahndrich, and a second by Eichler request was made to authorize the Borough Manager to sign the Regional Urban Search and Rescue Volunteer Participation Form for the EM Coordinator. Fahndrich retracted her motion.

On a **MOTION** by Fahndrich and a second by Eichler a request was made to authorize the Borough Manager to sign the Regional Urban Search and rescue Volunteer Participation Form for Philip A. Colvin. *Motion carries unanimously.*

On a **MOTION** by Fahndrich and a second by Eichler a request was made to adopt the On Street Parking Study recommendations for the intersection of Wood Street and South Market Avenue. *Motion carries unanimously.*

Report of the Public Works Committee

On a **MOTION** by Haigh, and a seconded by Greineder, a request was made to authorize the Borough Manager to draft a letter to the PA Attorney General concerning the workmanship of DB Utilities. *Motin carries unanimously.*

Discussion with possible motion regarding a letter from Borough Solicitor regarding the Reuter property, 209 Old Market Street, giving the property owner 60 days' notice to complete repairs to the stormwater swale at the side of the property or the borough will complete/have work completed and invoice the property owner.

On a **MOTION** by Haigh, and a seconded by Fahndrich a request was made to have the Borough's Solicitor contact the property owner's attorney and negotiate an agreeable settlement. *Motion defeated on a Roll Call vote. Crider, Fahndrich and Haigh voting Yes. Eichler, Greineder, Kark, Youngerman, and Hall voting No.*

On a **MOTION** by Haigh, and a second by Kark, a request was made to authorize the Public Works Department to go onto the property and remove the sediment from there and complete the improvements as well. An **AMENDMENT** by Youngerman, and a second by Haigh, to change the main motion to include an agreement with the property owner that they maintain the stormwater management swale in perpetuity. *Amendment is agreed to and the main motion carries as amended.*

Discussion and possible motion regarding the Borough Authority constructing new facility building and consolidation of Public Works & Parks Departments in the current Public Works facility and obtaining value assessment on current parks building. After discussion this was sent back to Public Works Committee with instruction to come back with direction at the February Council meeting. On a **MOTION** by Haigh, a request was made to authorize the Borough Manager to obtain an appraisal of the Parks Building and the Public Works Building. *Motion dies due to lack of second.*

On a **MOTION** by Haigh, and a second by Greineder, a request was made to allow the Donegal Alumni Band to install a memorial bench for Glenn Leib at Borough Park. *Motion carries unanimously.*

Public Input Period

Dale Murray, 120 Farmington Wy., thanked Council for taking action on the Chiques Crossing topic. He gave his opinion on the traffic study. He asked Council to not hesitate on opposing the project if they are not comfortable with it.

Josh Deering, 33 Frank St., asked about the status of the Mount Joy Community Foundation, are there any meetings going on; has there been any movement or what is going on with it. Also, he asked who is currently on it. He asked if the members on that committee were appointed by Council.

Any other matter proper to come before Council

None

Authorization to Acknowledge the Payment of Bills

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

GENERAL FUND	\$	182,683.99
REFUSE/RECYCLING	\$	79,483.80
CAPITAL IMPROVEMENTS FUND	\$	375,809.66
HIGHWAY AID FUND	\$	200,000.00
ESCROW FUND	\$	6,055.76
JOY LAND ACCOUNT	\$	-
GRAND TOTAL EXPENDITURES	\$	844,033.21

Motion carries unanimously.

Meetings and dates of importance

See the white calendar for the month of January 2024.

Executive Session None.

Adjournment

On a **MOTION** by Greineder, and a second by Haigh, approval was given to adjourn the meeting at 10:41 PM. *Motion carries unanimously.*

Respectfully Submitted,

A handwritten signature in black ink, appearing to read 'MGP', written in a cursive style.

Mark G. Pugliese I
Borough Manager/Secretary

