

**Mount Joy Borough Council Meeting  
Agenda  
7:00 PM, Monday, December 4, 2023  
REVISED**

- 1) Call to Order – President Hall
- 2) Roll Call—Councilors, Castaldi, Eichler, Fahndrich, Ginder, Greineder, Hall, Haigh, Ruschke, Youngerman, and Mayor Bradley
- 3) Invocation- Mayor Bradley
- 4) Pledge of Allegiance – Mayor Bradley
- 5) Announcement of Executive Sessions – Announcing of Executive Session held in Council Chambers to discuss legal issue surrounding planned land development plans.
- 6) Consider a motion to approve the December 4, 2023, Borough Council Meeting Agenda.
- 7) Public Input Period - Comments of Any Borough Resident or Property Owner. Time limit of three minutes will be strictly enforced.
- 8) Presentation – Florin Hills, Blocks F & M and Phase 3 – Anthony Faranda-Diedrich, Vice President, Charter Homes
  - a) Discussion and possible motion on planned development of Blocks F & M and Phase 3 of Florin Hills.
- 9) Reports
  - a. Mayor
  - b. Police Chief
  - c. Fire Department Mount Joy
  - d. PSH Life Lion LLC.
  - e. Northwest EMS Report
  - f. EMA
  - g. Library
  - h. Zoning, Code, & Stormwater Administrator
  - i. Community & Economic Development Administrator
  - j. Public Works Department
  - k. Borough Authority Manager
  - l. Assistant Borough Manager/Finance Officer
  - m. Borough Manager
- 10) Approval of Minutes of the Regular Borough Council Meeting held on November 6, 2023, and the November 21, 2023, Special Budget Meeting.

**If you are a person requiring accommodation to participate, please contact  
Borough staff to discuss how we may best accommodate your needs.  
21 East Main Street, Mount Joy, PA 17552 • (717) 653-2300  
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11) Building Ad Hoc Committee

a) Updates Josh Deering

- i) Motion to approve the construction of a new Mount Joy Borough and Mount Joy Borough Authority municipal services complex on the tract owned by the Borough identified as 300 Orchard Road, Mount Joy, Pennsylvania, as substantially shown on the Preliminary/Final Land Development Plan Administration/Police Department Facility at 300 Orchard Road Grandview Park prepared by Kurowski & Wilson, LLC.
- ii) Motion to grant waivers from the requirements of Section 226-32.A(2)(c) of the Borough Stormwater Management Ordinance and from Section 240-62.B of the Borough Subdivision and Land Development Ordinance and, having granted such waivers, grant approval of the Preliminary/Final Land Development Plan Administration/Police Department Facility at 300 Orchard Road (Grandview Park) prepared by Kurowski & Wilson, LLC subject to the following conditions:
  - 1. Applicant shall address all outstanding comments in the review letter of the Borough Engineer dated November 1, 2023.
  - 2. Applicant shall address all outstanding issues in the letter from the Mount Joy Borough Authority Manager dated November 7, 2023.
  - 3. Applicant shall address all outstanding issues in the letter from the Borough Solicitor dated September 8, 2023.
  - 4. Applicant shall address all outstanding issues in the letter from the Lancaster County Planning Department dated November 28, 2023.
  - 5. Applicant shall address any outstanding comments of the Lancaster County Conservation District relating to the erosion and sedimentation control plan.
- iii) Motion to authorize the Borough Manager to execute the engagement letter from PFM Financial Advisors, LLC, effective November 28, 2023, for professional services relating to financing for the Borough's proposed municipal service complex and infrastructure projects including, but not limited to, streets, storm water management, and Americans with Disabilities Act accessibility projects in the form presented at this meeting.

12) Administration and Finance Committee

- a) Consider a motion to adopt resolution 2023-16, appointing the accounting firm of Boyer & Ritter, LLC as the Boroughs auditor.
- b) Consider a motion to authorize Borough staff to contact the Borough Solicitor to draft an ordinance under Act 172 to provide active members in good standing of the Fire Department mount Joy with a stipend of \$200.00 annually for tax relief.
- c) Consider a motion to increase the life insurance policy on non-uniformed employees from \$10,000 to \$15,000.
- d) Consider a motion to authorize the Codes & Zoning Officer to take enforcement action for the property of 104 Manheim Street.
- e) Informational item with possible motion regarding revisions to Borough Ordinances Chapter 195, Property Maintenance Code and Chapter 205, Rental

13) Public Works Committee

No business to come before Council.

- 14) Public Safety Committee
  - a) Consider a Motion for the conditional offer of employment to hire David Reeves as a full-time Police Officer with the Mount Joy Borough Police
- 15) Public Input Period - Comments of Any Borough Resident or Property Owner. Time limit of three minutes strictly enforced.
- 16) Any other matter proper to come before Council.
- 17) Authorization to pay bills.
- 18) Meeting and Dates of importance, see the attached calendar.
- 19) Executive Session- to discuss a legal matter regarding the filing of an unfair labor practice.
- 20) Adjourn

There will be a Special Meeting of Borough Council on **Monday, December 11, 2023, at 6:30 pm** to set the tax rate for 2024 and to adopt the 2024 Budget.

The next regular Borough Council meeting is scheduled for **7:00 PM, on Tuesday, January 2, 2024.** This meeting will be the reorganizational meeting as required by Borough Code.