



Mount Joy Borough Council
Administration & Finance Committee Meeting Minutes
March 26, 2020

Members present: Chairman Youngerman, Councilor Hall, and Councilor Reese, entered the meeting shortly after the adoption of the Agenda.

Others present: Borough Manager Samuel Sulkosky, Mayor Bradley, Codes and Zoning Officer, Stacie Gibbs, Josh Deering, Dominic Castaldi and Nicole Cradic, Amanda Kilroy and Megan Senkowski from Trout CPA, Charles Courtney, McNees Law, Mark Kuroski, K & W Engineering, Anthony Faranda-Diedrich of Charter homes.

Chairman Youngerman called the meeting to order at 7:05 PM.

Executive Sessions: None.

On a motion by Hall, seconded by Youngerman to approve the March 26, 2020 agenda. *Motion carries.*

Public Input Period:

Mike Green, 401 Sagamore Hill, outgoing HOA President of Florin Hill, spoke regarding the upcoming item on tonight's Agenda for Florin Hill.

Brian Bechtold, 317 Brittany Ln., current Vice President of the HOA of Florin Hill, echoed much of what Green said concerning Florin Hill and the common areas, parking issues and traffic congestion.

Josh Deering, 33 Frank St., member of the Mount Joy Borough Planning Commission, also spoke regarding the Florin Hill item on tonight's Agenda stating that no member of the Commission could recommend moving this item up to Council.

Dominic Castaldi, 1059 Regan St., said he supports the decision of the Planning Commission not to recommend the revised plan for Florin Hill go to Council. He also echoes the concerns of Green and Bechtold.

On a motion by Reese, seconded by Hall to get it on the floor even though he was not in attendance, to approve the minutes from the February 27, 2020 meeting. *Motion carries. Hall abstained due to his absence at that meeting.*

Administration, Budget, and Finance:

Megan Senkowski, Trout, Ebersole & Groff, LLP, provided a written report and gave an oral presentation on the Borough's financial statements and supplementary information for the year end 2019. Megan Senkowski and fellow auditor, Nicole Cradic, answered related questions pertaining to the 2019 Audit.

On a **MOTION** by Reese, and a second by Hall, a request was made to approve the draft presentation with two minor corrections to Council. *Motion carries.*

At this point Chairman Youngerman made the decision to skip ahead to item 7B on tonight's Agenda, Florin Hill Phase 1 & 2B revised Subdivision Plan for Blocks F & M. After the discussion of this item he will then go back to the items prior to 7B on the Agenda.

Land Development, Zoning & Codes:

Youngerman would like to approach this item as a discussion rather than a Motion at this point. Reese commented that the Borough's Solicitor and Engineer does not recommend approving this plan at this time as it is presented. Gibbs said this revised Subdivision Plan is separate from any discussion in the past regarding dedication of streets. She does not recall any comments from the Borough's Solicitor or Engineer saying the Borough should not approve the Plan. Reese thought there was a concern about a Stormwater issue. Gibbs stated she does not believe there are any stormwater issues.

Charles Courtney, from McNeese Law, Mark Kuroski, from K & W Engineering, Anthony Faranda-Diedrich from Charter Homes made the following comments.

Faranda-Diedrich stated the goal is to get the project moving again.

Kuroski from K & W Engineering, discussed the most recent plans dated March 5, 2020, specific to Lot F & Lot M. It is basically changing the unit types. Most recent letter from ARRO dated March 9, 2020, had nominal changes and they were addressed. There was also a review letter from ARRO regarding some sanitary questions. Both items in the letters are currently being addressed for resubmission to the Borough early next week.

Courtney commented that he attended Planning Commission meeting and it was abundantly clear there is a lot of frustration regarding this project. He understands that the dedication of the streets is very important to the residents and the Borough. They want to move ahead and get Phases 1 & 2 completed. He stated the changes in the market is what prompted the Plan changes.

There was discussion of a macadam area currently being used for parking that would be taken away with the new Plan. Faranda-Diedrich stated he believes that the area was put there originally for parking because the original plans did not have garages or driveways. Charter commented the homes being built with the new Plan would have driveways and garages for parking therefore that area would not be needed. Mayor Bradley questioned if the original intent was for parking on both sides of the street for residents who do not have driveways or garages. The answerer was yes. That being said Mayor Bradley feels if you would allow parking on both sides of the streets given the width you not be able to maintain public safety due to the fact that they would not be able to get fire apparatus through there. Faranda-Diedrich agreed with the Mayor. The Mayor feels that the parking area is necessary due to the high density in that area. Faranda-Diedrich and Courtney said they would be willing to discuss this with Kuroski and the Borough and see how they could maintain those spaces.

Charter Homes agreed to revisit the plan and see if there is a way to maintain the macadam area and bring the plan back to the April Administration Finance Committee meeting and then to the May Borough Council meeting.

Courtney would be happy to grant another extension until the April Administration and Finance meeting.

Hall asked if there is a formal way the Borough must request an extension. Courtney said he will email something to Gibbs.

Sulkosky will put it on the April Administration and Finance Committee Agenda if ready.

On a **MOTION** by Youngerman, and a second by Reese, a request was made to recommend to Council the Mount Joy Country Homes release of financial security in the amount of \$16,138 for Phase 1A, the remaining \$3,000 for Phase 1B, and the remaining \$7,920 for Phase 2A. *Motion carries. Youngerman and Reese voting yes, Hall voting no.*

Codes Report was provided in writing.

Returning to the Administration, Budget and Finance section of the Agenda:

The Committee discussed the social media and Facebook policies. The Borough's Solicitor suggested the Borough mirror the Police Department policy. Hall feels the Borough needs to get the Facebook page up and running as soon as possible due to the current situation. Mayor Bradley agrees and feels whoever is authorized to post things on website should also be able to post items on the Facebook page at this time.

Sulkosky suggested trying it as a one directional for getting information out to the residents for now and see how it goes. Reese agrees with Sulkosky.

On a **MOTION** by Youngerman, and a second by Reese, a request was made that this Committee move to Council a motion that the Borough Manager post to the Facebook page anything deemed to be a notification and that we not comment on anything posted by the public. *Motion carries unanimously.*

Executive Session: None

Adjournment: On a motion by Hall, seconded by Reese, the meeting was adjourned at 9:53 pm. *Motion carries. Hall and Reese voting yes. Youngerman voting no.*



Submitted by Samuel Sulkosky, Borough Manager/Secretary