



Mount Joy Borough Council
Administration & Finance Committee Meeting Minutes
April 23, 2020

Members present: Chairman Youngerman, Councilor Hall, and Councilor Reese.

Others present: Borough Manager Samuel Sulkosky, Mayor Bradley, Codes and Zoning Officer, Stacie Gibbs, Josh Deering, Dominic Castaldi and Dave Schell.

Chairman Youngerman called the meeting to order at 6:34 PM.

Executive Sessions: None.

On a motion by Hall, seconded by Reese to approve the April 23, 2020 agenda. *Motion carries unanimously.*

Public Input Period:

Josh Deering, 33 Frank St., member of the Mount Joy Borough Planning Commission, commented on the Tiny Homes section of tonight's agenda stating that the Planning Commission thinks the neighborhood commercial district would be best suited for Tiny Homes. He stated that the Planning Commission also recommend changing the Tiny Home square footage from 500 to 250 square feet. Deering commented on the Florin Hill proposal discussed at the last Administration Finance Committee meeting and stated in his opinion if the Developer would have done what they were supposed to do in the beginning, we would not be having a discussion about these issues. Deering wants to know why they did not follow through with the original plan.

Dominic Castaldi, 1059 Regan St., echoed what Deering and feels the Developer of Florin Hill should have done what they said they were going to do originally. Castaldi said the residents of the Florin Hill neighborhood feel abandoned by the Developer.

On a **MOTION** by Reese, seconded by Hall, to approve the minutes from the March 26, 2020 meeting as amended by the Borough Manager for minor grammatical corrections. Gibbs questioned her name being used on page two, paragraph six. On a **MOTION** by Youngerman and a second by Reese a request was made to change the wording "Gibbs suggested" to "Charter Homes agreed to revisit the plan. *Motion carries unanimously. The main Motion carries unanimously with changes.*

Administration, Budget, and Finance:

Sulkosky led a discussion concerning a request from Principal Financial to update the Trustees of the Uniform Pension Plan and Resolution 14-20 – Updating the Trust Agreement. Principal Financial suggested the Chairperson of the Finance Committee, Vice Chairperson of the Finance Committee and the Borough Manager be listed as the Trustees. Sulkosky suggests the President of Council in place of the Vice Chairperson of the Finance Committee. Hall would like the Trustees to be by position and not by name if this is valid in Trust law. On a **MOTION** by Hall, and a second by Youngerman, a request was made to send the Resolution to full Council, changing the wording of the Trustees to "the Chairman of the Admin and Finance Committee, the President of Borough Council and the Borough Manager" and that the Borough Solicitor should receive this for a determination of whether that is a valid way of stating the Trustees. *Motions carries unanimously.* Hall would like this to be discussed with the Borough Solicitor before the May Council Meeting.

Sulkosky explained Ordinance 4-20 and Resolution No. 13-20; To Establish Penalties for Payment of Delinquent Real Estate Taxes by Resolution or Ordinance. On a **MOTION** by Hall, and a second by Youngerman, a request was made to move the Ordinance 4-20 and Resolution No. 13-20 to full Council as written. *Motion carries unanimously.*

Youngerman led a discussion of the Borough's Social Media Policy. Both the Borough Employee and Social Media Policy of Mount Joy Borough were discussed. The Mayor joined in on the discussion. There was some question on who can/should speak on behalf of the Borough and whether the Police should have their own policy. Sulkosky said Attorney Jason Hess prepared these policies and believes he also prepared the policy the Police are currently using. After discussion of both the Borough Employee and Borough policies, Hall made a **MOTION**, with a second by Reese, to move the Employee Social Media Policy as written to full Council. *Motion carries 2-1, Youngerman voting no.* Hall feels the proposed Borough Policy is still full of holes and is not comfortable sending to full Council. Reese agreed. Sulkosky said will provide the Chief a copy of the proposed Borough Policy for his thoughts and review by the police consulting firm.

A budget discussion per COVID-19 was led by Sulkosky. Sulkosky discussed economic projections due to loss of LST, EIT and Real Estate Transfer taxes. He feels the Borough should be okay regarding the Real Estate taxes. Sulkosky stated the Borough is trying to cut costs wherever it can and defer some projects until next year. Youngerman gave his thoughts on some areas that may be affected like PLGIT earnings and collections from Magistrate. He feels the big-ticket item is the EIT loss. On a **MOTION** by Hall, and second by Reese, a request was made to put all Capital Expenditures on hold until further notice. *Motion passes to Council.* Sulkosky said there are a couple of Capital Expenses that are Grant funded with deadlines that cannot be put on hold. Youngerman asked Sulkosky to go over his spreadsheet and let them know what Grant related expenditures are out there.

Manager's Report:

1. PLGIT Report and transactions were reviewed.
2. Governor signed legislation regarding virtual meetings such as SB 841.
3. May 1st construction activities have been allowed by the Governor.
4. Stay at Home order extended to May 8th.

Land Development, Zoning & Codes:

No Codes report. Will have report for Council on May 4, 2020.

Gibbs gave a brief explanation of the current zoning for Tiny Homes and Ordinance No. 5-20; amend Section 270-11 of Zoning Ordinance to allow Tiny Homes. After some discussion, On a **MOTION** by Reese, and a second by Youngerman, a request was made move Ordinance 5-20 to full Council to reduce the size of a dwelling unit from 500 square feet to 250 square feet within the Neighborhood Commercial Zoning District and recommend Council authorize the Solicitor to advertise. *Motion carries 2-1, Hall voting no.*

Grant Updates:

DCNR Grant for Chiques Creek Master Plan was submitted on April 22, 2020. A second NFWF Grant will be submitted next week for a match to the previous mentioned DCNR Grant.

Project Updates:

None

Public Input Period:

None

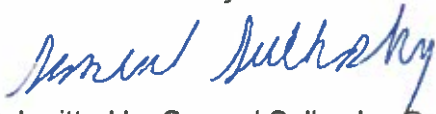
Executive Session:

None

Any Other Matters to Come Before Committee:

Sulkosky informed the Committee the Compost Site will be opening on May 4th by appointment only, and that the Borough employees were instructed wear masks and not assist residents with unloading their vehicle. The Borough employees will be there to monitor and make sure social distancing is enforced. Hall commented he feels it would be better to have set hours with an employee at the gate directing rather than by appointment. The residents are used to coming at set hours and could be hard to change this behavior. Dave Schell from 14 E. Main St, commented that he agrees with Hall.

Adjournment: On a **MOTION** by Hall, seconded by Reese, the meeting was adjourned at 9:36 pm. *Motion carries unanimously.*



Submitted by Samuel Sulkosky, Borough Manager/Secretary