



Mount Joy Borough Council
Administration & Finance Committee Meeting Minutes
June 27, 2019

Members present: Chairman Youngerman, Councilor Reese and Councilor Feuerstacke (absent).

Others present: Borough Manager Samuel Sulkosky, Nick Castaldi, Bruce Haigh and Raeann Schatz.

Chairman Youngerman called the meeting to order at 6:30 PM.

Executive Session: None.

On a motion by Reese, seconded by Youngerman to approve the June 27, 2019 agenda as presented. *Motion carries.*

Public Input Period: Haigh, representing Schatz, commented on the Borough Stormwater Detention Basin. Haigh commented that ARRO's post development calculations are not accurate. Haigh stated that you cannot send these calculations to the conservation district for approval since they do not adhere to the Borough's Ordinance. Reese commented that the Public Works Committee and the Planning Commission has recommended to Council for approval. Youngerman asked what was different now than Haigh's memo to Councilor Hall in January? Haigh responded that Melhorn Trucking basin drainage area is different.

Sulkosky stated that he was not aware of any municipality in Pennsylvania that hires a second engineer to review the work of the municipal engineer. Sulkosky stated that ARRO would be at the July 1st Council meeting to answer all engineering questions and no one on the Committee or the Borough Manager is an engineer. After questioning, Sulkosky stated that ARRO was tasked initially to conduct a thorough analysis of the current Borough Stormwater Basin. Once the analysis was completed in December 2018, ARRO was tasked to prepare a redesign or modifications of the basin to bring the basin up to a 100-year storm event. Upon additional questioning, Sulkosky stated that the statements that ARRO were not using correct calculation may not be accurate.

Raeann Schatz commented about the Gus's Restaurant parking lot and the documents that they have reviewed. Schatz stated she understands that staff is frustrated with all the RTKL requests. Schatz stated that only because they have done all this work has forced the Borough to take action. Sulkosky responded that he disagreed with that assessment. Sulkosky said that the Borough, the manager, staff and ARRO started this process in September 2018 by having ARRO conduct the basin analysis and after the results were presented in December 2018, the Borough moved forward with the basin modifications. Sulkosky stated that irrespective of the RTKL requests, that Borough has done a lot and would still be where we are right now. Sulkosky stated that the Borough spent three or four months on a basin analysis, three or four months on a redesign or modifications, written and submitted two grants for the basin modifications. Sulkosky stated that the basin modifications meet or exceed current Borough ordinance and current engineering standards. Sulkosky stated the Gus's Restaurant Agreement and the parking lot clawback provision was discussed at the Public Works Committee on May 13, 2019. The clawback of the Gus's parking lot would result in an additional 12 months delay of completing the basin modifications. Schatz commented that they are appreciative of the efforts of the Borough to address the situation. Youngerman asked about the 20-acre feet of water. Haigh said he was not looking for 20-acre feet of water.

Haigh commented that ARRO has done a good job of dealing with the limitations of the AMTRAL culvert and reducing outflow rates due to the culvert limitations. Sulkosky stated that AMTRAK will not upgrade the culvert due to the \$1,000,000 expected cost.

On a motion by Reese, seconded by Youngerman, to approve the minutes from the May 23, 2019 meeting. *Motion carries.*

Administration, Budget, and Finance:

After some discussion, on a motion by Reese, seconded by Youngerman recommending to Council Resolution No. 14-19, PLGIT Procurement Card upon removal of the phrase approved by Solicitor in paragraph one.

On a motion by Reese, seconded by Youngerman, a motion to forward Resolution No. 17-19; Flood Mitigation Program. Sulkosky reported that this was necessary due to revisions from the DCED analyst on the grant budget. This will replace Resolution No. 15-19 previously adopted by Council.

The Committee discussed the Resolution No. 18-19 on the DCED Multimodal Program Grant. Sulkosky stated that work has not started on the grant application since Council has not approved applying for the grant. Sulkosky also stated that due to the grant only including crosswalks and bus stops, the grant application and narrative will need to be totally redone. The cost of the grant will be an application fee of \$100 and staff's and engineer's time. On a motion by Reese, seconded by Youngerman to forward to Council. On a question from Youngerman, Sulkosky explained that the DCED Commonwealth Financing Agency is the most political grant process due to the seven-member board being made up of three Governor's appointments, two PA House leadership appointments and two PA Senate appointments. Sulkosky stated, based on feedback from the DCED Multimodal administrator, that the odds of being awarded a grant are better on repeat submissions if the grant scope remains the same. If the scope changes, then you are conceding that the previous grant denial was justified.

The Committee discussed Resolution No. 19-19; the DCED Keystone Communities Program (KCP) Grant for façade improvements as request by MSMJ in the amount of \$50,000. On a motion by Reese, seconded by Youngerman, to forward to Council. Motion carries.

The Committee discussed the relocation of the Wines and Spirits Store from the Darrenkamps Plaza to the Giant Plaza.

Sulkosky stated that Ordinance No 3-19 is already been advertised and is for informational purposes.

The Committee discussed the Waste Industries Change Order request to implement a charge for single stream recycling which Waste Industries which asked for \$50 per ton. Sulkosky recommends splitting the difference of \$25 per ton. Sulkosky further explained that the Borough has not paid this over the past year but it was paid by Waste Industries. Sulkosky explained this is due to the Chinese recycling industry collapse in early 2018. Where the single stream recyclable was low cost or no cost, that has changed to waste companies now being charged. Reese makes a motion to forward the Waste Industries Change Order to full Council, seconded by Youngerman. Motion carries.

Evaluation/Salary Review – Councilor Reese commented that he received no comments.

Manager's Report:

1. Sulkosky reviewed the PLGIT transactions.
2. Marietta Avenue Project – Pennsy Supply was the lowest responsible bidder.
3. Jacob Street Bridge is in the process of being removed.
4. PSAB Conference attendance and received the Borough PSAB awards for website and newsletter.
5. RG Hall will be attending July 25, 2019 A & F Committee meeting.
6. The PEMA HMGP, the DCED FMP and DCED GRTP Grant applications were successfully submitted. Sulkosky reported that Letters of Support were received from Congressman Smucker, State Senator Aument, State Representative Hickernell, Lancaster County Board of Commissioners, East Donegal, Mount Joy and Rapho Townships.
7. Sulkosky reported that PennDOT's Jenn Granger could not attend the July 1, 2019 Council meeting due to a scheduling conflict.
8. Lancaster County Elections Office did send more 409 additional voter registration letters on June 13, 2019 due a glitch in the Statewide Universal registry of Electors (SURE).
9. PennDOT Way finder is for the process of locating signs for the train station.
10. Sulkosky reviewed the Marietta Avenue Project bid results where Pennsy Supply was low bidder.
11. Sulkosky reviewed the PennBid for the Florin Building and recommended that Council reject the bids.
12. Sulkosky reviewed the PennDOT Winter Maintenance 5-year Agreement that is up for renewal. Due to the due date of August 2, 2019, this would need a recommendation by the A & F Committee. On a motion by Youngerman, seconded by Reese, to forward the agreement to Council. Motion carries.
13. Budget Report was reviewed by the Committee.

The Committee discussed the Labor Attorney vacancy. The Committee asked the Borough Manager to initiate the process of contacting potential Labor Attorneys and gathering qualifications and resumes.

The committee discussed the ARRO Project Description of the Borough Stormwater Detention Basin.

The Committee discussed the PennDOT – Jenn Granger meeting. Sulkosky stated that Ms. Granger could meet anytime in July other than July 1st which would be a required advertised Special meeting.

Land Development, Zoning & Codes:

Codes Report was provided in writing.

The Committee discussed the Laurel Harvest Labs request for a 90-day extension. On a motion by Reese, seconded by Youngerman to forward the Laurel Harvest Labs extension request to full Council. Motion carries.

Public Input Period: None

Executive Session: None

Other items:

The Committee discussed the Public Works Department sidewalk CS Datum Map. The maps show the existing sidewalks and non-existing sidewalks. The Committee questioned the validity, legality and lack of the criteria of the proposed street exemptions sidewalk ordinance amendments. Youngerman will send an email to the Borough manager requesting that the projector and sidewalk maps be available for the Council meeting on July 1, 2019. The Committee discussed potential financing options that could be available for the cost of sidewalks. Reese commented that the sidewalk exemption is an appeasement effort for those that do not want to pay for sidewalks. The Committee discussed the traffic study number of 50 vehicles per day which is an arbitrary number. The Committee discussed other sidewalk options such as capping the 10% Borough Code assessment fee, limiting to streets scheduled to be paved in the current or next year.

Adjournment:

On a motion by Reese, seconded by Youngerman, all in favor, the meeting was adjourned at 8:29 pm.



Submitted by Samuel Sulkosky, Borough Manager/Secretary