

MOUNT JOY BOROUGH COUNCIL
June 6, 2022, Minutes

The Mount Joy Borough Council held its regular meeting on June 6, 2022.

President Hall called the meeting to order at 7:00 PM.

Roll Call- Present were Councilors, Dominic Castaldi, David Eichler, Lu Ann Fahndrich, Mary Ginder, Bruce Haigh, Eric Roering, Bob Ruschke, Brian Youngerman, President Hall and Mayor Bradley, Jr. Staff present were Borough Manager, Mark G. Pugliese I; Assistant Borough Manager/Finance Director, Jill Frey; Public Works Director, Dennis Nissley; Police Chief, Robert Goshen and Administrative Assistant, Lisa Peffley. Also in attendance was Robert Moyer from Commonwealth Codes Inspection Services, interim Codes and Zoning Officer in Gibbs absence. Absent was Codes and Zoning Officer, Stacie Gibbs.

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

President Hall said there is no need for an Executive Session at tonight's meeting.

On a **MOTION** by Eichler, and a second by Ginder, a request was made to accept the agenda for the June 6, 2022, Borough Council meeting. Hall noted there are two number sixes on the agenda so the approval of the agenda will be 5A and Public Input will remain as 6. An **AMENDMENT** by Eichler, and a second by Ruschke, a request was made to move Item 8 to the July Council Meeting. *Amendment adopted. Main Motion carries as amended.*

Hall announced that Council will be potentially at some point broadcasting meetings online. There will not be any participation online. With the new system all public comment must be presented at the podium, and you will need to make sure the red light at the top of the microphone is on before speaking.

Public Input Period

Dale Murray, 120 Farmington Wy., spoke about the Mayor's comments last month where he suggested an economically feasible proposal as an alternative and wanted to know if it got any consideration by the Building Ad Hoc Committee. He commented on the cost of the new Municipal building and since the taxpayers would be paying for it, what's in it for them.

Bobbie Love-Fronczek, 300 School Ln., asked why the residents weren't notified of this \$9.1 million project that affects everyone in the Borough. She spoke about the current economy and the effects of a tax increase will have on the residents of Mount Joy. She feels this is not the time to do this.

Hans Seidel, 300 Witwer Wy., said he learned about the proposed tax increase from Mr. Dale Murray's post. He asked if the Borough been cited for any ADA problems throughout the Borough or have the Police been issued any warning for police upgrades? Has the Borough been issued any warning better meeting rooms due to overcrowding? Does the Borough still have a million-dollar cushion going into the next budget? Does the Borough currently have any loans out? Has the Borough thought before spending this money of future concerns such as loss of volunteer numbers in the Fire Department, possibly moving to a paid Fire Department in the future? When was the last time any employees were offered a raise?

Christine Strode, 250 Lumber St. asked why it needs to cost \$9.3, why it has to be so fancy, why it can't be basic. She understands the need for technological things. She referenced the cost of \$14M for the Lancaster City's building and the fact that Mount Joy is smaller. She said there are people living paycheck to paycheck and if their taxes go up it will be difficult for them to provide for their families.

Bob Dehoff, 432 W. Main St., made some comments regarding the Grandview property and past conversation regarding that property. He gave some suggestions on how to generate revenue for the Borough by developing Grandview and using the revenue. He suggested taking the revenue from there and renovate the current building for the Police and purchase the Bank property with ample parking for and make that the Borough Office. He referenced the West Hempfield cost for their new building.

Rae Ann Schatz, Schatz Garage, 1090 W Main St, commented on the difference in calculations of storage volume of the Brough basin from September 2021 to now regarding the Melhorn basin. She said all she wants is for the basin to be constructed to the correct cubic feet to avoid flooding of their property.

Susan Hassinger, 124 E. Main St., spoke regarding the increase in food and gas prices and that now is not the time for a project like this and to be raising taxes. She said Council really needs to think about this and how it will affect people. Maybe after the economy changes would be a better time.

Rodney Wilbert, 119 David St., said he concurs with all of the other residents and their concerns. He asked why the Borough bought the property next door. If the Borough is not going to use it and with the way the economy is heading, he feels that it will sit on the market for awhile if the Borough tries to sell it instead of using it.

Cheryl Baranski, 223 Delta St., asked why the Borough bought the house next door if they weren't sure if they could even use it. She asked what the Borough is going to do with now if they aren't going to use it. She asked why there wasn't a flyer handed out when people went to vote letting them know of the plan to build a new building and the cost. She said they are the taxpayers they should have a say in this. Asked why you couldn't build a Morton building. She said she shouldn't be hearing about this on Facebook and other places. She said it should be coming from the Borough.

Brian Youngerman, 663 Florin Ave., on behalf of this neighbors, said there are a couple of neighbors that could not be here. A few questions they have are, is Council trying to destroy the Borough and if Council knows how this is going to impact taxpayers? They are concerned about gas prices and inflation already hurting people. A tax increase would hurt them even more. They feel the Borough should have sent out letters to everyone in the borough and held a meeting to discuss the project. And inform the taxpayers of the impact. They are afraid that many in the Borough can not handle this tax increase and will need to sell their homes.

Bruce Haigh, President of Wittemore-Haigh Engineering, 504 Rose Petal Ln., commented and voiced his opinion on the Melhorn basin and surrounding basins.

Joni Waldron, 308 Richland Ln., spoke regarding the increase in cost-of-living expense and asked what the benefits are of a \$9.3M building to residents of Mount Joy that are trying to make ends meet.

Patty Westfall, S. Barbara St. she votes no to this building as does all of Barbara St.

Dominic Castaldi, 1059 Reagan St., asked if there are any plan to increase taxes 28%? Are there any plans to put this project to bid at the current time? He feels there are a lot of questions as to what the Borough is going to do and to appreciate the concerns of the residents. He said he does not support a tax increase.

Ned Sterling, 13 W. Main St., said members of the design committee for MSMJ unanimously agreed that they do not want the Borough offices to move from the present location. He also asked the percent of increase for the police contract. He asked if there is a time frame for Brady Ally yet.

Appeal of a Disruptive Conduct Letter – 1st Violation

On a **MOTION** by Haigh, and a second by Youngerman, a request was made to take testimony beyond the documentation. *Motion carries unanimously.*

Lopez was sworn in by Mayor Bradley and presented his testimony. Following his testimony, Chief Goshen was sworn in by Mayor Bradley and presented the information he had regarding the violation. Council then had the opportunity to question both Lopez and Chief Goshen.

On a **MOTION** by Eichler, and a seconded by Castaldi, a request was made to deny the appeal. *Motion carries unanimously.*

Report of Mayor

Mayor Bradley provided a written report for May 2022.

Report of the Chief of Police

Robert Goshen, Police Chief, provided a written monthly report for April 1, 2022, to April 30, 2022. The report showed 35 traffic arrests and 19 criminal arrests for the month. There was a total of 686 incidents for the month of March, with a total of 2,340 incidents year to date.

Report of Fire Department Mount Joy (FDMJ)

Matt Gohn, FDMJ Fire Chief, provided and reviewed a written monthly report for April 2022.

Report of PSH Life Lion

Adam Marden provided a written monthly report for April 2022 and an oral report for May 2022.

Northwest EMA

Provided a report for January 2019 thru May 2022.

Report of EMA

No Report.

Report of Main Street Mount Joy (MSMJ)

Dave Schell, Executive Director, provided and reviewed a monthly report for May 2022. Schell thanked the Public Works, Parks Department, Chief Goshen and Tena Hoffer for all of their time and help with the new downtown flower planters. Castaldi spoke as the liaison between MSMJ and Borough Council and said he has recognized the tension between the two and it seems to be getting worse. He said one of his goals is to reduce that. He would like if any issues or question between the two could go through him rather than taking them up at Council meetings. He also expressed his disappointment with MSMJ and the email they sent out regarding a massive tax increase for Borough residents and that a decision will be made at the June Council meeting regarding that. Castaldi asked how that was productive and what their goal was for sending that email. Schell responded that their organization is built on economic development and the email newsletter only goes out to businesses. He stated everything he had in the email was already mentioned at previous Council meetings. He wanted to make sure businesses knew about it due to the fact that they are dealing with 28% increases in fuel, 20% increases in electricity and 25% increases in raw materials according to the responses he received based on a survey. Therefore, he felt they should be aware of any potential tax increases. He said the title of his email was "potential tax hike" and he also said in his email it was speculative.

Report of the Milanof-Schock Library (MSL)

Joseph McIlhenney provided a written monthly report for May 2022.

Report of Codes and Zoning Officer

No Report

Report of Public Works Director

Dennis Nissley, Public Works Director, provided a written report for May 2022.

Report of the Borough Authority Manager

Joseph Ardini, Authority Manager, provided a written monthly report for May 2022.

Report of the Assistant Borough Manager/Finance Officer

Jill Frey, Assistant Borough Manager/Finance Officer, provided a written report for May 2022.

Report of the Borough Manager

Mark G. Pugliese I, Borough Manager, provided a written report for May 2022.

Approval of the Minutes of the Previous Meeting

On a **MOTION** by Ginder, and a second by Ruschke, approval was given for the minutes of the regular Borough Council meeting held on May 2, 2022. *Motion carries unanimously.*

Building Ad Hoc Committee

Deering stated after the last Council meeting there was no real direction from Council; however, there was some discussion about the possibility of the Police moving into the Parks building. Deering said he worked with Crabtree to get some numbers together to present to Council for that and other options. The cost to move the Police Department to the Parks building the cost would be approximately \$8.94M. The option of staying in the current location and doing a build remodel would be appropriately \$7.97M. The Grandview location would be approximately \$9.38M. The Building Ad Hoc Committee is still recommending the Grandview location, building one Municipal complex. There will be room for future growth if need at that location.

Youngerman indicated that he is in favor of a building project, but disappointed in the process. He believes a move to the next-door property would be doable. He has a strong preference that the Borough remain downtown and is concerned that there is no financial plan to pay for the project.

On a **MOTION** by Roering, and a second by Castaldi, a request was made to remove from the table the motion on behalf of the Ad Hoc Committee that was laid on the table last month. *Motion carries 8-1, Youngerman voting no.*

On a **MOTION** by Castaldi, and a seconded by Roering, a request was made to act on the recommendation of the Building Ad Hoc Committee, engage with the Architect and move forward at Grandview. Hall said for clarity for the Minutes, this is to move forward with the schematic design phase only. An **AMENDMENT** by Haigh, and a second by Ginder, a request was made that once the schematic design is completed and the needs assessment is updated that Council hold information sessions. *Amendment carries. On a roll call vote, Castaldi, Eichler, Fahndrich, Ginder, Hall, Haigh, Roering, and Ruschke voting Yes and Youngerman voting No. Main Motion carries as amended.*

Administration and Finance Committee

On a **MOTION** by Youngerman, and a second by Roering, a request was made adopt Video Conferencing Policy. *Motion carries unanimously.*

On a **MOTION** by Youngerman, and a second by Roering, a request was made to authorize the Borough Manager to sign agreement with the Lancaster County Conservation District. *Motion carries unanimously.*

On a **MOTION** by Youngerman, and a second by Roering, a request was made to adopt Resolution 2022-10, a resolution authorizing the Council President and Borough Secretary to execute all documents and agreements regarding DCNR, C2P2 grant application in the amount of \$75,000. This resolution rescinds Resolution 2022-03 regarding the same subject. *Motion carries unanimously.*

On a **MOTION** Youngerman, and a second by Roering, a request was made to name Commonwealth Code Inspection Services as interim Codes & Zoning Officer from June 6, 2022, through July 11, 2022. *Motion carries unanimously.*

On a **MOTION** by Youngerman, and a seconded by Roering a request was made to authorize the Borough Manager/Secretary to submit an application for Lancaster County ARPA Monies for planning and construction of new municipal facility. *Motion carries unanimously.*

On a **MOTION** by Youngerman, and a seconded by Roering a request was made to authorize the Borough Manager to enter into a multi-year agreement with a natural gas vendor. *Motion carries unanimously.*

Report of the Public Safety Committee

On a **MOTION** by Fahndrich, and a second by Eichler, a request was made to submit Ordinance 02-2022, Animal Control Ordinance to the Solicitor for review and advertisement. *Motion carries unanimously.*

Council reviewed the Pinkerton Road Traffic Study and the following action was taken. On a **MOTION** by Fahndrich, and a second by Castaldi, a request was made to send the recommendations to the Solicitor and have an Ordinance advertised. *Motion carries unanimously.*

On a **MOTION** by Fahndrich, and a second by Eichler, a request was made for a noise ordinance exemption for National Night Out event presented by Voyage Mount Joy on August 2, 2022, from 6:00 pm until 8:00 pm. *Motion carries. Roering abstained.*

On a **MOTION** by Fahndrich, and a second by Eichler, a request was made to remove from the table the Motion from the May 2022 meeting regarding the Northwest Emergency Authority. *Motion carries unanimously.*

On a **MOTION** by Castaldi, and a seconded by Eichler, a request was made to agree in principle to notify the Northwest Emergency Services Authority Committee of Mount Joy Borough's intent to join said Authority. Castaldi offered a motion to lay it upon the table, motion dies to lack of a second. *Motion defeated 0-9.*

On a **MOTION** by Fahndrich, and a second by Eichler, a request was made to authorize the signing of the Police Collective Bargaining Agreement retroactive to January 1, 2022, through December 31, 2025. *Motion carries unanimously.*

Report of the Public Works Committee

On a **MOTION** by Ginder, and a second by Ruschke, a request was made to approve Mount Joy Chamber of Commerce request for "Music in the Park" on the dates listed in the email from Kerry Myers, Chamber Executive Director dated April 21, 2022. *Motion carries unanimously.*

On a **MOTION** by Ginder, and a second by Ruschke, a request was made to approve request from Chris Hawbaker per email dated April 19, 2022, to utilize the pavilion Memorial Park for the band "Testify" preferably on July 24, 2022. *Motion carries unanimously.*

Mark Harman with ARRO Consulting was present to discuss and answer any questions regarding the Melhorn retention basin. After the discussion, Pugliese requested a follow up appointment with Michael Bingham.

Nissley led a discussion about the installation of a parking lot at Borough Park and no stormwater facilities necessary due to impervious credit from tennis court removal.

Discussion of ARRO Terms and Conditions. The Borough will continue to use ARRO to review plans but will contract with other engineers for design.

Ginder reminded everyone of the Chiques Creek Watershed Alliance 2022 Watershed Expo on June 7, 2022, at the Manheim Farm Show Complex.

Public Input Period

Bruce Haigh, 504 Rose Petal Ln., said the Schatz are not asking for a redesign of the Melhorn basin. They just want it brought back to the standards of the June 8, 1999, approval.

Raeann Schatz, Schatz Garage, 1090 W. Main St., said she does not feel that Mr. Harmon is familiar with the Melhorn basin. She doesn't know where ARRO is coming up with their information. She feels the Melhorn basin is the problem. She is happy with the Borough basin.

Rodney Wilbert, 119 David St., commented on MSMJ and how they have helped his business, his wife's business and other businesses he has talked to. If it wasn't for MSMJ's help they may no longer be in business. The businesses that refused MSMJ's help when they were struggling did not make it and are no longer in town. He disagrees with Roering's comment that MSMJ only helps certain business. He feels there should be collaboration between MSMJ and Voyage rather than conflict. He feels MSMJ has done so much over the years to put Mount Joy on the map.

Bob Dehoff, 432 W Main St., commented on ground water information Mr. Harmon stated. He also said he has had some flooding issues in the past that involved Norfolk Southern, and he kept contacting them until the issue was resolved. He also commented on the Municipal building project, and you need to know what your priorities are and why you're doing it.

Eric Roering, on behalf of Voyage Mount Joy, responded to the comment from Wilbert regarding conflict between Voyage and MSMJ. He disagrees with Wilbert. He said Voyage Mount Joy is in zero conflict with MSMJ. He said one of the first things they did was send an email to Mr. Murray with MSMJ. Voyage asked him to work with them and welcomed them to sit at their Board meetings. Mr. Murray very professionally and respectfully declined. Roering said they have nothing but the same missions and are totally aligned and what they want for this town.

Josh Deering, 33 Frank St., made some comments regarding the Borough saving some money in the budget with no Stormwater Officer/Assistant Public Works Manager at the current time. He also commented on BMP 107 and people being affected by it.

Any other matter proper to come before Council

Mayor Bradley said he was invited to attend a service at the Mount Joy Church of God to honor first responders. As part of that service, they presented plaques to a few originations. One of the plaques was presented to Mayor Timothy Bradley, Jr and Mount Joy Borough Council. Thank you for your service to our community. Romans 13:1 Mount Joy Church of God.

Eichler asked who takes care of the WWI Memorial at the Watering Trough. He thinks it nice that we have that in the Borough.

Castaldi expressed his frustration with the length of Council meetings.

Pugliese said he has a request to accept a donation of flag bunting to be long draped from May 1 through Veteran's Day under the window of the one section of the Borough Office from an anonymous doner in memory of Harald Billow.

Authorization to Pay Bills

On a **MOTION** by Youngerman, and a second by Roering, Council approved paying the bills as presented from May 1-May 31, 2022.

GENERAL FUND	\$	108,914.14
REFUSE/RECYCLING	\$	51,286.84
CAPITAL IMPROVEMENTS FUND	\$	18,052.74
HIGHWAY AID FUND	\$	5,218.34
ESCROW FUND	\$	2,475.82
JOY LAND ACCOUNT	\$	-
GRAND TOTAL EXPENDITURES	\$	185,947.88

Motion carries unanimously.

Meetings and dates of importance

See the yellow calendar for the month of June.

Executive Session

None

Adjournment

On a **MOTION** by Roering, and a second by Youngerman, approval was given to adjourn the meeting at 12:10 AM. *Motion carries unanimously.*

Respectfully Submitted,



Mark G. Pugliese
Borough Manager/Secretary