



**Mount Joy Borough**  
**Administration & Finance Committee Meeting Minutes**  
**January 25, 2024, at 6:30 pm**

**Members Present:** Chairman Youngerman, Councilors Hall and Kark

**Others Present:** Borough Manager, Mark Pugliese; Assistant Borough Manager, Jill Frey; Mayor, Timothy Bradley; Part-time Receptionist, Linda Gainer

Chairman Youngerman called the Meeting to Order at 6:30 pm.

**Executive Session:** There were no Executive Sessions held by the Administration and Finance Committee between December 28, 2023, and January 24, 2024. However, an Executive Session will be held during this meeting under Item #11.

On a **MOTION** by Hall, and a second by Kark approval is given for the Agenda for the January 25, 2024, Administration and Finance Committee Meeting, marked revised in red. *Motion carries unanimously.*

**Public Input Period:** None

On a **MOTION** by Hall, and a second by Youngerman, approval is given for the Minutes of the December 28, 2023, Administration and Finance Committee, with a correction on Page 2, third paragraph from the bottom, adding the letter C for the word Council. *Motion carries unanimously.*

**Administration, Budget, and Finance**

**Manager's Report:** Pugliese highlighted the headway he has made with Amtrak and the Melhorn Trucking basin. BMP 125 permit has been held up by Lancaster Conservation until more grass has been seeded. The grant has run out so the Borough will take the cost. Each time the Ad Hoc Committee meets they address a certain subject. Florin Hill representatives will be at the meeting and speak. The Borough hosted the County Borough Association. There were fifty-five people in attendance.

Update regarding resident complaint from Pinkerton Road Project causing damage to their property at 425 Columbia Ave (corner property): There is not update. Neither the insurance company nor the residents have been in touch.

Florin Hill Update: Pugliese has been exchanging emails with Florin Hill representatives. Anthony Farawda-Diedich and R. Bowman from Florin Hill will make their presentation now on part of Florin Hill. They met with Council before the holiday asking for direction from Council on how to work with staff and the solicitor to get the neighborhood to where it is finished. They have road maps and timelines. There is a sketch plan for Phase III. Specs will be available at a later date, hopefully March. The last time an overall plan was updated was with the Master Plan in 2006. The development plan for Block F, Phase 1 has been revised from six single family homes to four single family homes. Block M, Phase 2 has been revised to ten single homes from seventeen in the original plan. Phase III, the plan presented showed what it looked like in 2006. It is at the end of the neighborhood and extends into Collina and Keinath Streets. Florin Hill proposes a  $\frac{3}{4}$  acre park which is a new feature. The 2006 plan did not have green space. Single family homes will line the road. There are 112 home sites on the plan, the 2006 plan showed ninety-six sites. Some of the single homes planned have been converted to townhouses.

Unit A is at the southern end of Main Street. The 2006 plan had three non-resident buildings with access to Main Street. They propose to reorient two buildings closer to access Main Street with a signal at Melhorn. The intersection has been monitored every other year. For a traffic signal to go in, PennDOT would have the final say. Youngerman asked how they will fill two more spaces when the Main Street spaces are empty now. The corner space is the only one that has never been filled, it needs parking, and a parking field is planned.

Pugliese stated the question is still will Florin Hill be able to use the 2006 zoning standards or need to use the current standards. There are comments from our Solicitor and Rettew but not for tonight's meeting. What is different if current zoning standards are used so Council knows. The plans shown at this meeting can be passed on to the next Council meeting. There should be a letter from the engineer and the Solicitor by then. K & W looked at the stormwater basin and it must be up to today's standards.

Florin Hill would like to finish the neighborhood consistent with what is there currently.

Hall commented that the streets need to be done and dedicated. He'd like to see F and M finished. Hall would like to hear from the engineer and the Solicitor before sending on to Council.

Florin Hill is getting an agreement together with everything as everyone wants it and would build out a time schedule. Florin Hill stated this is an introductory presentation to get feedback. They would like to come back with the feedback taken. They are not looking for action at this meeting.

Hall stated they would look at drawings at full Council and see what other members say.

Act 172 Update: There is no update. The Solicitor is working on how funds for Act 172 can be distributed. Hall stated that we should let the Solicitor get it right; there is no rush.

On a **MOTION** by Hall and a second by Kark, approval is given to move to full Council, Resolution No. 2024-04, Council appointments to various Boards, Commissions, Authority, Committees as well as individuals and firms to specified positions. On a **MOTION** by Kark, and a second by Hall, an **AMENDMENT** to make Rettew as an Alternate for Zoning, Codes, & FCO Stormwater Administrator. *Motion carries unanimously.*

Discussion with possible motion involving property line between 9 East Main Street and 15 East Main Street: Pugliese has several options from the Solicitor. Tearing down the candy store would be the most expensive option. 13 and 15 East Main are all on one deed so all of the store is the Borough's. The two buildings are physically connected, it could be made into two separate spaces if sold. Pugliese stated that the Solicitor would have her suggestions to Council next month.

On a **MOTION** by Hall, and a second by Kark, approval is given to move to Council authorization for staff to advertise the bidding for the Borough Park/Kunkle Field Project. *Motion carries unanimously.*

On a **MOTION** by Kark, with a second by Youngerman, approval is given to move to full Council authorization for staff to advertise the bidding for a consultant for the Little Chiques Park master plan. *Motion carries 2 to 1. Hall votes no.*

On a **MOTION** by Hall, and a second by Kark, approval is given to move to full Council adopting Resolution 2024-05, setting the dates and times for the Parks & Recreation Advisory Board meetings. *Motion carries unanimously.*

Discussion with possible motion regarding Donegal Performing Arts 2024 Spring Musical Program Advertising: It was felt that using tax dollars to advertise in the program was not proper use of Borough funds. This is for private businesses to support.

Update – Hiring process for Zoning, Codes & Stormwater Administrator and Community & Economic Development Coordinator: The positions have been advertised and several different types of advertising have been used. There was one applicant for the Zoning position and four to five applied for the Economic Development position. One applicant was perfect for Economic Development but only wants part-time.

On a **MOTION** by Hall, and a second by Kark, approval is given to move to full Council authorization for the Borough Manager to sign letter of engagement with Stifel, Nicolaus & Company, Inc. underwriter for bonds

and notes for financing of the Municipal Services Complex. With an **AMENDMENT** by Hall, and a second by Kark, to include recommendations of our Solicitor for a bond councilor. *Motion carries unanimously.*

On a **MOTION** by Hall, and a second by Kark, approval is given to move to full Council, authorization for the Borough Manager to sign Professional Services Agreement for Little Chiques Streambank Restoration Project. *Motion carries unanimously.*

### **Land Development, Zoning, Codes & Stormwater**

Codes & Zoning Report: No report.

On a **MOTION** by Hall, and a second by Kark, approval is given to move to full Council the approval of the final land development plan for the Janus School, 205 Lefever Road, on the condition that any and all outstanding comments are addressed and resolved to the satisfaction of the Borough staff and Brough Engineer. *Motion carries unanimously.*

Discussion with possible motion, Florin Hills Sketch Plan for Blocks A (Commercial), F, M, and Phase III: Information from Florin Hill representatives given under Administration, Budget, and Finance, Part C. Further discussion by committee members on the condition of the roads and handicap ramps in the Florin Hill development in order to get the roads paved and dedicated.

### **Grant Updates**

Pugliese covered grants in the beginning of the meeting. The Borough did not get a grant for streambank restoration and will reapply. This is a number one project to cut silt to the Chesapeake Bay and a top priority in Lancaster County. Pugliese applied for a 1.5 million RACP grant.

**Ordinances:** None pending.

### **Public Input Period:**

Josh Deering, 33 Frank Street, commented on Florin Hill, the streets need to get done as fast as possible and the handicapped ramps fixed. This has taken way too long. He commented that there will be another exit off Rt. 283 at Messick's. Deering agreed that the properties at 13-15 E. Main Street are two separate lots. Rerouting Rt. 772 would be better for truck traffic to take Manheim Street to West Main to Angle Street to Union School Rd to Rt. 772. Traffic studies need done; we can't count on those from Chiques Crossing.

**Executive Session:** Committee Members broke for Executive Session at 9:00 pm and returned at 9:43 pm.

On a **MOTION** by Hall, and a second by Kark, approval is given to adjourn the meeting at 9:44 pm

Respectfully submitted,



Mark G. Pugliese  
Borough Manager/Secretary

**NEXT ADMINISTRATION AND FINANCE COMMITTEE MEETING**  
**Thursday, February 22, 2024, at 6:30 pm in Council Chambers**