



Mount Joy Borough
Administration & Finance Committee Meeting Minutes
February 22, 2024, at 6:30 pm

Members Present: Chairman Youngerman, Councilors Hall and Kark

Others Present: Borough Manager, Mark Pugliese; Assistant Borough Manager, Jill Frey; 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 January 25, 2024, and February 22, 2024. However, an Executive Session will be held during this meeting under Item #12.

On a **MOTION** by Hall, and a second by Kark, approval is given for the Agenda for the February 22, 2024, Administration and Finance meeting with some minor spelling errors. *Motion carries unanimously.*

Public Input Period: Tod Dohl, 9 East Main St, on the property line between 9 and 15 East Main Street. Dohl wished to voice his desire to resolve the property line issues. His number 1 option would be to purchase the entire 15 E Main St. Option 2 -He would be willing to shift the property line and pay for the store side of the property and add to his property. Option 3 would be to tear down the store to correct the issue since it will be expensive to repair and refurbish the property. His desire is not to lose two feet of his property. Dohl would like to speak during the line-item D if allowed.

On a **MOTION** by Hall, and a second by Kark, approval is given for the Minutes of the January 25, 2024, Administration and Finance Committee meeting. An **ADMENDMENT** by Kark, with a second by Hall, to adopt the minutes as amended. *Motion carries unanimously.*

Administration, Budget, and Finance

Manager's Report: Pugliese presented the Manager's Report and highlighted the following: Pugliese has spoken with Rettew regarding BMP 107 the Melhorn Basin. They need to do a recommendation.

The re-route of Rt. 772 – there has been no return email from PennDOT.

Hopefully, you've seen that the RRFB's are up.

The 902 Grant is open, there is a very short window to apply for the grant.

Item 10 – No traffic impact study was done for Chiques Crossing. PennDOT shouldn't consider a HOP until a traffic study is done. Kark asked who determines the traffic study is needed. Pugliese replied PennDOT or Rapho Township's supervisor could require one.

Florin Hill Update: Anthony Farand-Diedrich and Jeff Shyk, (K & W Engineer) representing Florin Hill, made their presentation. Farand-Diedrich stated that it's pretty straightforward that their desire is to finish Phase III and finish Commercial Unit A. They have been working with Pugliese and the Borough's Solicitor to do an agreement on what to do to complete the project. Unit A was not included in the motion made in

December for the staff to work with them regarding the work to be done. They would like Unit A included in the agreement so it can be finalized, and they could move forward. There were questions from committee members on the parking lot for Unit A; how it will look from the road, where the traffic signal will be placed. Farand-Diedrich explained that the parking lot for Unit A will have 115 parking spaces. The lot will be elevated from the street and will have a wall along Main Street and a hedge row. The Traffic signal will be at the intersection of Melhorn Dr. and Main St when commercial Unit A is developed.

On a **MOTION** by Hall, and a second by Kark, to include Unit A in the discussion for Florin Hill. Hall withdraws his motion as our Solicitor has a motion prepared.

On a **MOTION** by Hall, and a second by Kark, approval is given to move to full Council authorizing the Borough Solicitor to expand the agreement being prepared between this Borough and the Florin Hill Partnership for the development of Phase 3 of Florin Hill under the Zoning Ordinance regulations in effect on the dates of the conditional use decisions issued September 13, 2004, September 11, 2006, February 4, 2008, August 4, 2008, and August 4, 2009, to include the area identified as Commercial Unit A with commercial buildings which shall not exceed 19,800 square feet of retail/commercial/office space, which shall not exceed 115 off-street parking spaces, and which shall gain access from Melhorn Drive as shown on the Sketch Plan – Block A prepared by Kurowski ;and Wilson, LLC, dated January 24, 2004.

Motion carries unanimously.

Act 172: Pugliese stated there is no ordinance yet. The Committee recommended the ordinance have both the real estate and occupational tax as a choice. Firefighters can take advantage of one or the other, not both. Our Solicitor stated this is possible and is working on the ordinance. Kark asked for clarification that the firefighter would need to have property in the borough or work in the borough. Youngerman is still interested in doing compensation outside of Act 172. Could it be a percentage? Hall stated that the legislature gave us Act 172. Pugliese stated that the budget accounts for a certain amount for each of the 21 firefighters.

Discussion with possible motion involving property line between 9 East Main Street and 15 East Main Street:

Youngerman stated that we heard earlier from the public affected by the property line. Pugliese stated that the Solicitor gave information primarily on how to move the property line outside the building onto Dohl's property and make the store a part of the borough property. Discussion on the legality of giving a first right of refusal, does a sale need to be advertised, if a low bid was given at auction does it have to be taken if below appraised value. Kark reiterated that Dohl's first choice would be purchasing the store and the home. There's a breezeway between the buildings, the property could be separated, and Dohl's second choice would be to shift the property line to the breezeway between the buildings. The property line would have to be corrected if the borough would sell the property. Youngerman requested that Dohl put, in writing, his options and send it to Pugliese. He could include any historical explanations that he knows of. Dohl stated that the borough had the property surveyed and the pins are in. Dohl's deed has specific measurements. The other property's deed states 40' plus or minus.

On a **MOTION** by Hall, and a second by Kark, approval is given to move to full Council a letter of interest from Brian Dolphin for possible appointment to the Planning Commission as well as a resume from Daniel Bhatti as an alternate position on the Zoning Hearing Board. *Motion carries unanimously.*

On a **MOTION** by Hall, and a second by Kark, approval is given to move to full Council, acknowledging receipt of a letter from the Parks & Recreation Advisory Board stating their opposition to a pedestrian bridge from the planned Chiques Crossing apartment complex in Rapho Township to the Little Chiques Park in the Borough. *Motion carries unanimously.*

On a **MOTION** by Hall, and a second by Kark, approval is given to move to full Council authorizing the Borough Manager to attend the PSAB Annual Conference & Exhibition in Hershey, PA on June 2-5, 2024, and to pay for and/or reimburse expenses as provided by Section 701 of the Borough Code. *Motion carries unanimously.*

On a **MOTION** by Hall, and a second by Kark, approval is given to move to full Council the appointing of Mark G. Pugliese I, Borough Manager, as the voting delegate to the PSAB Annual Conference.
Motion carries unanimously.

Update – Public Works Facility/Authority Facility update: Pugliese stated there is no update. It's in the hands of the Attorney.

On a **MOTION** by Hall, and a second by Kark, approval is given to move to full Council, authorization for staff to apply for a 902 Grant to expand the compost facility. *Motion carries unanimously.*

Codes, Zoning, and Stormwater
Nothing specific for the Committee

Grant Updates
Lancaster County announced recipients of a six and a half million ARPA grant. We were not chosen. Application was made for a NFWF grant for streambank restoration.

Ordinances
On a **MOTION** by Hall, and a second by Kark, approval was given to move to full Council, adopting Ordinance 01-2024, an ordinance to amend the Mount Joy Borough Code of Ordinances, Chapter 255, Vehicles and Traffic to revise regulations governing parking on Wood Street and Chocolate Avenue.
Motion carries unanimously.

Public Input Period
Josh Deering, 33 Frank Street, remarked on the Florin Hill traffic light for Main Street and Melhorn Drive – was there any discussion of the potential for a stairwell to walk down from the parking lot.

Tod Dohl, 9 East Main Street, thanked the committee for the open discussion of the property line and asked if there is a timeline. Hall stated he wouldn't be comfortable selling the property at 15 East Main until bids would be awarded at the Grandview site. Dohl also asked if the appraisal of 15 East Main is an open public record.

Executive Session: to discuss the personnel issue regarding the hiring of Zoning, Codes & Stormwater Administrator and Community & Economic Development Coordinator.
Committee went into Executive Session at 7:43 pm. Committee returned at 8:03 pm

On a **MOTION** by Hall, and a second by Kark, approval was given to adjourn the meeting at 8:06 pm.

Respectfully submitted,



Mark G. Pugliese
Borough Manager, Secretary

NEXT ADMINISTRATION AND FINANCE COMMITTEE MEETING
Thursday, March 28, 2024, at 6:30 pm in Council Chambers