



Mount Joy Borough
Administration & Finance Committee Meeting Minutes
October 24, 2024, at 6:30 pm

Members Present: Chairman Youngerman, Councilors Hall and Kark

Others Present: Borough Manager, Mark Pugliese; Zoning & Codes Officer, Brett Hamm; and Administrative Assistant, Lisa Peffley. Absent were Assistant Borough Manager, Jill Frey; and Community & Economic Development Coordinator / Grants Coordinator, Rachel Stebbins.

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

Executive Session: Youngerman announced there was a committee executive session held on Tuesday, October 22, 2024, to discuss a personnel matter regarding an employee evaluation.

On a **MOTION** by Kark, and a second by Hall, approval is given for the agenda for the October 24, 2024, Administration and Finance Committee meeting. *Motion carries unanimously.*

Public Input Period:

Ferne Silberman, 630 Florin Ave., asked the committee for a motion in favor of item 7E, regarding Certification of Liability and Release of Liability and Assumption of Risk for Winterfest/Mount Joy Church of God. She said they need this in order to continue with events.

Josh Deering, 33 Frank St., said he would like to understand the process when a resident/citizen reports a code violation and how they know that it is being followed up on.

The Minutes of the September 26, 2024, Administration and Finance Committee meeting were not available for approval.

Administration, Budget, and Finance

Manager's Report: Pugliese provided and reviewed his written report. Pugliese said RACP responses should be shortly per PSAB lobbyist he spoke with at the meeting he attended. No word on the ARPA grant yet.

Pugliese provided the Committee with the preliminary budget worksheets and he will have the budget binders ready for all Council members at the November Council meeting.

Pugliese provided the Committee with a "Summary of Cost Changes/Additions to Handbook" prepared by Diana Ellis, member of the Handbook Committee. Hall would like for that summary to be provided to all Council members at the November Council meeting for discussion.

On a **MOTION** by Hall, and a second by Kark, approval is given to move to full Council authorizing the Solicitor, Manager and other appropriate officers are authorized to defend against any actions which the Municipal Emergency Services Authority of Lancaster County may take against Mount Joy Borough to collect the invoice which it sent dated September 30, 2024, for medical services provided to persons within the municipal limits of Mount Joy Borough or any future invoices for such services including, but not limited to, initiating legal action individually or collectively with other municipalities which may have received similar invoices. *Motion carries unanimously.*

On a **MOTION** by Kark, and a second by Hall, a request was made to move to full Council the Certification of Liability and Release of Liability and Assumption of Risk for Winterfest/Mount Joy Church of God. *Motion carries unanimously.*

On a **MOTION** by Kark, and a second by Hall, a request was made to Acknowledge receipt of notice of 2025 Tax Assessment Appeal for Weis Markets, Parcel No. 450-93382-0-0000 and move to full Council. *Motion carries unanimously.*

Codes, Zoning, and Stormwater

Land Development, Zoning, Codes & Stormwater Administrator Report: Hamm provided and reviewed his written report.

On a **MOTION** by Hall, and a second by Kark, a request was made to move to full Council the agreement permitting an access easement at Cornerstone Business Park, Lot #5. *Motion carries unanimously.*

On a **MOTION** by Kark, a request was made to move to full Council the ratification of the settlement agreement between Florin Hill Partnership, the record owner of Commercial Unit A, and Mount Joy Borough for the buildout of Phase 3 and Commercial Unit A of the Florin Hill development with all items are addressed to the satisfactory of the Borough Solicitor, Borough Engineer, and Staff and that said document is completed, reviewed, and appropriately edited by close of business on Monday, October 28, 2024 at 12:00 pm EST and bring the balance of the escrow account to \$20,000 prior to the Council Meeting on November 4, 2024. *Motion dies due to lack of a second.*

The Committee went into Executive Session at 8:33 PM.
The Committee came out of Executive Session at 9:05 PM.

On a **MOTION** by Hall, and a Kark, a request was made to move to full Council the ratification of the settlement agreement between Florin Hill Partnership, the record owner of Commercial Unit A, and Mount Joy Borough for the buildout of Phase 3 and Commercial Unit A of the Florin Hill development with all items are addressed to the satisfactory of the Borough Solicitor, Borough Engineer, and Staff and that said document is completed, reviewed, and appropriately edited by close of business on Monday, October 28, 2024 at 12:00 pm EST and bring the balance of the escrow account to \$20,000 prior to the Council Meeting on November 4, 2024 and that Florin Hill Partners will cover 75% of the corrections to BMP 125 not to exceed \$100,000. *Motin carries 2-1, Youngerman voting No.*

Community & Economic Development Coordinator

Community & Economic Development Report: Stebbins was absent but provided her written report.

Ordinances / Resolutions

Ordinances 04-2024, Amending Chapter 207 to add Short Term Rentals waiting on review letter from Lancaster County Planning Department.

Ordinance 05-2024, Adding Chapter 205 Rental Code – pending advertisement.

On a **MOTION** by Hall, and a Kark, a request was made to move to full Council authorizing the Borough Solicitor to advertise Ordinance 06-2024, amending the Property Maintenance Code. *Motion carries unanimously.*

On a **MOTION** by Kark, and a second by Youngerman, a request was made to move to full Council Resolution No 2024-17, a resolution authorizing staff to apply for a Local Share Grant for security cameras along Main Street. *Motion was rescinded.*

The Mayor feels this should go through Public Safety Committee first. Puglise said this can be passed to the Public Safety Committee.

On a **MOTION** by Kark, and a second by Hall, a request was made to full Council Resolution 2024-18, a resolution setting meeting dates and times for 2025. An **AMNEDMENT** by Hall, with a second by Kark, a request was made to move the November 13th Budget Meeting to November 11th. *Amendment passes. Main Motion carries as amended.*

Legislative Updates

No Legislative updates.

Public Input Period

Josh Deering, 33 Frank St., asked in regards to Florin Hill, BMP 125 and Gus's if something could be worked out if the parking spaces given to Gus's would be taken away to improve BMP 125 if other parking would be available to Gus's, possibly across the street at Florin Hill Commercial unit A. Deering asked

what the Main Street Matters Grant is and what it covers. He asked if there is way to get rid of the double poles of Main Street and in front of Bubes. He feels they are eyesores.

Bruce Haigh, 504 Rose Petal Ln., said he feels there are two deficiencies in BMP 125 and they were both caused by ARRO. He commented that he feels that the comment made early regarding Florin Hill Phase 3 and off street parking is false and that they are short. He also feels that Florin Hill does have an obligation to do something for BMP 125.

Hall asked if the Committee can move the Executive Session after the Committee adjourns. Youngerman said he will do that.

Any other matter to come before the Committee

Pugliese said that the Chamber would like to use Council Chambers on Saturday, November 30th (Small Business Saturday) from 10:00 AM to Noon for a visit with Santa.

On a **MOTION** by Hall, and a second by Kark, approval is given to adjourn the meeting at 10:01pm. *Motion carries unanimously.*

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'MI', is written over a light gray rectangular background.

Mark I Pugliese
Borough Manager/Secretary