

Mount Joy Borough
Administration & Finance Committee Meeting
December 28, 2023, at 6:30pm

Members Present: Chairman Youngerman (via Zoom), Councilors Hall and Greineder

Others Present: Borough Manager Pugliese, Mayor Bradley, Zoning & Codes Officer Duane Brady

Councilor Greineder called the Meeting to Order at 6:33pm.

Executive Session: None held.

On a **MOTION** by Hall and a second by Youngerman, approval is given for the Agenda for the December 28, 2023, Administration and Finance Committee meeting. *Motion carries unanimously.*

Public Input Period:

Dale Murray, 120 Farmington Way discussed Rapho Township's proposed project, Chiques Crossing and the impact on Mount Joy Borough. There are many concerns and he asked if this can be included as a discussion item on the Agenda at the next Council meeting.

Dave Christian, 227 Park Avenue, provided the members with a sketch plan of the proposed project. He is opposed to this new development in its entirety. His interest is to ensure Rapho Township follows all the rules. Their density is absurd. After speaking at the Public Safety Meeting, Chief Goshen was going to check as to whether a traffic study has been requested/completed. Things are accelerating quickly. Page 1 is the pre-existing conditions plan single family homes shown in yellow with 'x' are the properties that the developer purchased; blue box is Hollister's Garage. I included the twenty-eight-foot dirt pile that is currently there behind Chiques Park to give you some sense of scale; they approved a retaining wall along the flood plan that will be ten to fifteen feet high and twelve hundred feet long. Page 2 is the flood plan (red line with a dot). He doesn't feel that the storm water basin is large enough to handle. Page 3 is the marijuana facility designed by the same consultant; storm water basin is adequate. Page 4 shows that there will be parking underneath the three living floors, so fire protection is a concern. Very inadequate from a turning radius perspective. He (and Dale) is part of a citizen's group that is about twenty in number; would like to hire an attorney but is not sure they have the money to handle the cost. They are hoping to get Mount Joy Borough concerned about the traffic, flood management, overall impact, etc.

Dominic Castaldi, 1059 Reagan Street, expressed his pleasure serving the Council and wished the returning and new members' good luck.

On a **MOTION** from Hall and a second from Youngerman, approval is given for the Minutes of November 16, 2023, Administration and Finance Committee meeting. *Motion carries unanimously.*

Administration, Budget, and Finance: Manager's Report is in the packet:

Manager Pugliese met with an Amtrak Representatives today and they seem to be willing to work with us on BMP 107 to get the areas (Melhorn's, Sassafra's Alley and South Barbara Street) repaired.

Clean Water Partners/Foundation received notification that we will be getting that grant plus \$440,000 additional money and it appears they may be willing to give us more.

ARPA Small Water & Sewer Grant, although he has no updates, did find out today that the application was denied.

Hall questioned the Schatz vs. Borough of Mount Joy. Manager Pugliese said there has been no contact from the Borough's insurance company's attorney for the last twelve months.

Pinkerton Road Update: Insurance company is looking into and requested additional information regarding the broken pipes.

Florin Hill Update: Manager Pugliese provided a confidential letter along with a proposed draft agreement. Rettew suggested no changes to the agreement. Hall suggested getting this out to all Council members, so they are prepared to discuss it in detail at the next Council meeting. On a **MOTION** from Hall and a second from Youngerman to move to full Council for consideration. *Motion carries unanimously.* Hall requested that the Councilor elects be provided with this letter as well.

Act 172 Update: Borough Solicitor said she will draft the ordinance but explained the only relief is in the form of real estate tax stipend or earned income. The Council needs to decide in what direction they want to go in.

Resolution 2024-01: Due to the resignation of Duane Brady, they will need to reappoint someone after his last day and the spelling of his last name needs to be corrected now. Also, Hall questioned whether we need to appoint someone from the Authority as he felt we should. Manager Pugliese hasn't heard back but Scott is on vacation. On **MOTION** from Hall to approve with changes adding Authority and correcting Duane's name on Resolution 2024-01 and a second from Youngerman. *Motion carries unanimously.*

Police Chief MOU: Under Overtime/Compensatory Time, last paragraph on Page 3, continuing onto Page 4, after 60 days, strike out 'unless the mayor agrees to a carryover'. ON a **MOTION** from Hall and a second by Youngerman to move to full Council with the noted correction on Page 4. *Motion carries unanimously.*

Borough Manager MOU: No changes. On a **MOTION** from Hall and second by Youngerman, move to full Council. *Motion carries unanimously.*

Mount Joy Township Official Map: Letter provided in which Township was asking for any comments. The Committee felt it was a great idea. On a **MOTION** from Hall and a second by Youngerman to move to full Council the request for Manager Pugliese to send a letter with the Borough's full support. *Motion carries unanimously.*

Police Retirement Plan Actuarial Valuation Report: Manager Pugliese provided the most recent actuarial report. He sent three emails to the labor attorney with no response. Hall will call the labor attorney. Discussion on financial health, funding levels, etc. Youngerman attempted to make an amendment with no comment. Youngerman would like someone to find out from the labor attorney what is our required contribution under Act 600 and its subsequent laws that modify it. Manager Pugliese will ask the labor attorney. On a **MOTION** from Hall and a second from Greineder to move to full Council provided we get a written response from the labor attorney.

Resolution 2024-02: On a **MOTION** from Hall and second from Greineder to move to full Council Resolution 2024-02 to acknowledge receipt commitment to complete *connects2040* grant for School Lane Active Transportation Project. *Motion carries unanimously.*

Cargill Letter: Cargill is required to send the Borough of Mount Joy a notification to apply for renewal of State Permit No. 36-03116 regarding air quality. On a **MOTION** from Hall and second by Youngerman to move to full Council acknowledging receipt of letter from Cargill. *Motion carries unanimously.*

Land Development, Zoning, Codes & Stormwater:

Codes and Zoning Report. Brady presented his report including year-end numbers for permits, complaints, and violations. Eight complaints remain open, and nine violations remain open. Of the twenty-four rental registrations, thirty applications are back. He suggested the Council consider putting a Councilor on the Planning Commission. It is allowed and might foster a better relationship; provide a better flow. Two corrections: Cargill has put in a stormwater management plan and zoning variance request, when typing the report, he put in the wrong file numbers. They should be 24-01 for planning commission and zoning hearing board. A complaint from a year ago, Comp 2200003 was appealed by the property owner and will be heard on February 16, 2024, at 9:00am at the Court of Common Pleas. Brady submitted his letter of resignation effective January 12, 2024. He intends to come back and handle the zoning hearing board on January 24, 2024 and if Council desires to represent their case, he is willing to do so and will attend the appeal to the court of case for COMP 22003.

Flag Signage: Brady provided a letter regarding flag signage as he has received several inquiries regarding the pendant style flags. Nine times out of ten, it has been about content. Two ordinances were provided as a reference point. After discussion, Hall doesn't feel it is appropriate to regulate the flags.

On a **MOTION** from Youngerman and a second by Greineder to move to full Council the acceptance of Duane Brady's letter of resignation with a last day work of January 12, 2024. *Motion carries 2 to 1 with Hall opposed.*

On a **MOTION** from Youngerman and a second by Greineder to authorize staff to advertise the position of Zoning, Codes and Stormwater Administrator. *Motion carries 2 to 1 with Hall opposed.*

Grant Updates: Tracking document provided; waiting to hear back on the RACP grant for additional funding for the municipal complex.

Ordinances: None.

Borough Building Ad Hoc Committee: None.

Public Input Period: None

Executive Session: None

Any Other Matter to Come Before the Committee:

Hall requested the discussion on Chiques Crossing development in Rapho Township be added to Council agenda as the plan has changed dramatically from 2013/2014 that will affect the Borough. On a

MOTION from Hall and a second from Youngerman to bring to full Council discussion on the Borough's position on Chiques Crossing in Rapho Township. *Motion carries unanimously.*

Borough Manager Pugliese is getting conflicting information about a traffic study so he will reach out to his counterpart in Rapho about whether a traffic study has been completed for the new development.

On a **MOTION** by Hall and a second by Greineder, approval is given to adjourn the meeting at 7:51pm. *Motion carries unanimously.*

Respectfully submitted,

Diana Ellis, Administrative Assistant (Police Department)

NEXT ADMINISTRATION AND FINANCE COMMITTEE MEETING
Thursday, January 25, 2024 at 6:30 pm in Council Chambers