



Mount Joy Borough
Administration & Finance Committee Meeting Minutes
February 27, 2025, at 6:30 pm

Members Present: Chairman Youngerman, Councilors Hall & Kark.

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

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

Executive Session: Youngerman announced there were no Committee Executive Sessions held outside of a public meeting between January 23, 2025, and February 27, 2025.

On a **MOTION** by Kark, and a second by Hall, approval was given for the agenda for the February 27, 2025, Administration and Finance Committee meeting. *Motion carries unanimously*

Public Input Period:

Alyssa Zevallos, 123 W. Main St., and on the Parks & Advisory Committee, spoke concerning item 9D on the agenda, Chiques Crossing/Vista Block. She said that this development will be detrimental to the Borough; they are land locked with no room to expand, there will be additional maintenance required and that it is right along the park in which they are working so hard to improve.

Dale Murray, 120 Farmington Way, spoke concerning the sewer easement request from Vista Block. He said he is opposed to this, there is no need for this, and that Council should vote only for things that benefit the Borough. He said this will only be a burden, mainly to traffic.

Dave Christian, 227 Park Ave., Landscape Architect, said he is here representing himself, his wife, and 36 neighbors who are opposed to Vista Block as proposed. He said that on July 25, 2024, Vista Block was at the Administration & Finance Committee meeting and said that the sewer easement request was the only option for sewer. He said that this is not true and knows of three other options. He stated that this development has a density of 27.44 dwelling units per acre. He said that he looked at the Manheim Central Region Comprehensive Plan and that it allows for 6 dwelling units per acre. He said one of his major concerns is density.

Bruce Haigh, 540 Rose Petal Ln., West Ward Council member, spoke concerning item 8B on the agenda, the QAA to Barry Isett & Assoc. He said that K&W designed the basin for the new municipal services building and Rettew is the one who reviewed it. He said that we should give it to Rettew instead of Barry Isett. He said that here was an Orchard there once and that we should make sure the fill is clean so you can haul it out. He recommended that Council drops the stormwater basin from the contract and give it to Rettew.

Dave Eichler, 159 Longenecker Rd., spoke concerning item 9D on the agenda, Chiques Crossing/Vista Block. He said he is opposed to this as well in terms of density. He stated that the committee should disagree with approving the easement.

Jessica Sheetz Nguyen, 223 Park Ave., spoke concerning Vista Block. She said that she will echo her dad, Jerry Sheetz, who many years ago was opposed to supplying water/sewer to Rapho Township. She asked what Mount Joy is going to get out of this. She said this will have a severe negative impact on the community and cannot support high density housing.

Mary Lynam, 371 N. Barbara St., spoke concerning Vista Block. She said she is opposed to the development and the sewer easement.

Approval of Minutes

Approval for the January 23, 2025, Administration & Finance Committee meeting. Pugliese stated that more time is needed to complete the minutes and asked if they can be approved at the next Administration & Finance Committee meeting on March 27, 2025. *Committee unanimously agreed.*

Administration, Budget, and Finance

Manager's Report: Pugliese provided and reviewed the monthly written report.

PLGIT monthly report provided.

Discussion with possible motion regarding the employee handbook, part 2. Youngerman stated that there are no comments to be made. He said we are not ready to move on the handbook until we hear from the Solicitor.

On a **MOTION** by Kark, and a second by Hall, approval was given to move to the full Council authorizing the Borough Manager to attend the PSAB Annual Conference & Exhibition in Hershey, PA on June 1-4, 2025, and to pay for and/or reimburse expenses as provided by Section 701 of the Borough Code. *Motion carries unanimously.*

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

New Municipal Services Building

Discussion with possible motion regarding any updates and/or change orders. Pugliese stated that this item will be shown on every committee's agenda. He said at this point there are no change orders.

Discussion on awarding the QAA (Quality Assurance/Plan/Review/Testing) to Barry Isett & Assoc. Hall asked how we incorporate the changes that were discussed today. Pugliese said there would need to be a revised contract. He said the only item to be discussed by the committee is Mr. Haigh's suggestion to move all stormwater to Rettew. *Motion carries unanimously.*

Youngerman reported the Certificate of Approval from DCED regarding the Local Government Unit Debt Act received. Pugliese stated the certificate says that DCED gave the approval to go ahead with the borrowing.

Land Development, Zoning, Codes & Stormwater

Land Development, Zoning, codes & Stormwater Administrator Report: Hamm provided and reviewed the monthly written report.

On a **MOTION** by Hall, and a second by Kark, approval was given to move to the full Council, recommending the reduction of financial security for Cargill Mount Joy Parking Lot Expansion project in the amount of \$233,542.16 which will leave a new outstanding financial security balance of \$25,949.13. *Motion carries unanimously.*

Discussion with possible motion, Cornerstone Lot W4 Access Easement. Scott DeBell, from KCI was in attendance. DeBell stated that lot W4 is in Rapho Township but that the southern boundary is in Mount Joy Borough, and they are looking for the Borough to provide an access easement. Hall said he is not going to make a motion. Youngerman asked what benefit it has to the Borough. DeBell said tax dollars. Hall said the tax dollars go to Rapho Township. DeBell said that the easement has such a minor impact to the Borough, and they wanted to do it the easiest way. Kark said that he does not see any reason to just not letting it go through. Hall asked if the easement and driveway affect the lot that is in the Borough. Hamm said he does not see that it would. Hall asked what the timeline was. DeBell said he would just like to know if the Borough is comfortable with it.

A **MOTION** was made by Kark to move to the full Council the Cornerstone Lot W4 access easement. No second made. *Motion fails for lack of second.*

Hall suggested putting the Cornerstone Lot W4 on the agenda for the March Administration & Finance Committee meeting, giving more time to look over this request. Brian Johnson asked what benefit it will have by coming back in March. Hall said he needs more time and research to make the decision. Pugliese said he will put it on the agenda for March Administration & Finance Committee meeting.

Discussion with possible motion, Chiques Crossing/Vista Block Easement. Brandon Conrad from Vista Block spoke concerning the request for an easement. He said that this is for the sewer to come across Little Chiques and tie into the Mount Joy Borough Authority sewer line. He said they can either do it this way with the easement or they would have to go around, costing 30% more than necessary. He said it is not impacting any Borough resident or Borough Park. He said they have reduced the number of units by 35 and have eliminated the apartment building closest to the flood plain and have eliminated a retaining wall. He also said the density is actually 15 units per acre and they are using 25 acres for the project.

Hall asked if he counted gross acreage. Conrad said yes. Hall asked if they had to take a different route with the sewer, would it cost 30% more money? Conrad said yes. He said that he knows traffic is an issue and said that traffic is getting worse wherever you are. He said they are willing to make it better for everyone. Kark asked if it is correct that they are proposing a traffic circle. Conrad said yes, and that traffic circles are actually beneficial. Youngerman asked if Vista Block bought the land on spec. Conrad said they went into an agreement with the land, did studies, met with Municipal Supervisors, met with PennDOT, and then had to move on it or lose it. He said the easement would save money and all get dedicated to Mount Joy Sewer Authority. He said he is willing to contribute to traffic improvements. He said that a way to preserve farmland in Lancaster County is to maximize density on areas you are going to develop. Youngerman talked of Places 2040 and that to save the farms, you save the farms.

Hall said that a couple hundred feet of pipe has minimal effect on the Borough, but the entire project has a detrimental effect on the Borough. He said we need to do what is best for the Borough and that he is most concerned about traffic. He said that we can find time to talk but is not ready to decide tonight. Pugliese said he will put it on the agenda for Council as discussion.

Discussion with possible motion to move to full Council the recommendation to approve the amendment to the conditionally approved plan for Florin Hill. Youngerman asked if there is anything new to add to this. Mark said that there is nothing further. Youngerman said it is mute at this point.

Community & Economic Development Coordinator

Community & Economic Development Report: Stebbins provided and reviewed the monthly written report.

Stebbins reported that the Borough received the ARLE Grant for crosswalk improvements.

On a **MOTION** by Hall, and a second by Kark, approval was given to move to full Council authorizing the Community & Economic Coordinator to submit a Grant application to People, Parks, & Community Foundation for a Grant in the amount of \$25,000 for the Little Chiques Park Site Development. *Motion carries unanimously.*

Ordinances/Resolutions

On a **MOTION** by Hall, and a second by Kark, approval was given to move to full Council the recommendation to approve Resolution 2025-06, a resolution showing the Borough's intent to make application for Grant funding via the Greenways, Trails, and Recreation Program. *Motion carries unanimously.*

On a **MOTION** by Hall, and a second by Kark, approval was given to move to full Council the recommendation to approve Resolution 2025-07, a resolution showing the Borough's intent to make application for Grant funding via DCNR-C2P2. *Motion carries unanimously.*

Youngerman gave a reminder that Ordinance 03-2025, Delta Street parking, will be on the Council Meeting agenda.

Public Input Period

Dale Murray, 120 Farmington Way, spoke concerning fire access at Vista Block/Chiques Crossing. He said we need to ask the developer to give cross sections, with diagrams, in various places where you would need the ladder truck to reach the top of the buildings. He said he thinks there are some spaces where the ladder trucks are not going to reach.

Bruce Haigh, West Ward Council Member, spoke concerning Florin Hill and the NPDES Permit. He said that about three weeks ago he had a discussion with the permit engineer for the South-Central Regional office who works for Nathan Phillips about two issues in Florin Hill; one was the fact that BMP 2 had a loading ration of 18 to 1, and the other was that it was discovered that the BMP was going to flood the basement of the townhouses. He said he asked him to look at those two issues. Haigh said Eric Simmons went to his boss, Nathan Phillips, and that Haigh received an email from Nathan Phillips that said Haigh cannot talk to the permit engineer and that the Borough engineer cannot talk to the permit engineer, and

that no one can talk to the permit engineer. Haigh said he sent an email to Nathan Phillips boss and said that this is not right. He said he told him he would like these two issues addressed. Haigh said he received an email from Nathan Phillips that basically said, since it was put in public comments, here is the deficiency letter, and gave him the deficiency letter. Haigh said he then emailed Kara from Rettew engineering and asked if she ever saw the plans submitted by Florin Hill dated February 20, 2025, and Kara said no, the last ones she saw were from January 8, 2025. He said that apparently Florin Hills sent a new submittal to DEP and did not provide anything to the Borough, and that in the submittal DEP totally ignored the issue of the townhouses and that the basements may be flooded. Haigh said that DEP is not enforcing Appendix C of their own stormwater manual. He also said that if Florin Hill submits plans to DEP, they also have to submit them to the Borough because we still have issues with those two big basins.

Dave Christian, 227 Park Ave., said he would like to state a few things after hearing testimony tonight concerning Vista Block/Chiques Crossing for Council to consider as they meet with the developer. He said there were two plans submitted, sheets one and three of eleven, and would like to know what is on the other 9 sheets that were not yet submitted to the Borough for review. He said he would like to clarify the density situation. He said the Rapho Township Ordinance does permit, seemingly this is somewhat subjective and interpretive, but there is a location within the Ordinance that does allow for a gross acreage of 15 units per acre. He said what he was referring to earlier was the fact that their comp plan suggests a maximum acreage density of six dwelling units per acre, but that is net acre, which is a lot different than 15 acres per gross. Christian also said he would like clarity on the parking.

Beverly (last name not stated and not on the sign in sheet), stated she lives in Rapho Township, but has a property in Mount Joy. She spoke concerning Vista Block/Chiques Crossing, saying this development is not going to work. She said it is a State Road. She said Vista Block tried to get their house and that she is one of the hold-ups. She said it is a big mistake and will create more problems.

Jessica Sheetz Nguyen, 223 Park Ave., spoke concerning Vista Block/Chiques Crossing. She apologized for any outbursts during the meeting, but she gets rather rattled about this subject and there is a lot at stake here. She said it is the density that is the issue and the strain it is going to put on the residents.

Executive Session:

No executive session.

Any Other Matter to Come Before the Committee:

Hall mentioned that everyone received an invitation to the Fire Department Mount Joy banquet.

On a **MOTION** by Hall, and a second by Kark, approval is given to adjourn the meeting at 9:01pm. *Motion carries unanimously.*

Respectfully submitted,



Mark I Pugliese
Borough Manager/Secretary