



Mount Joy Borough
Administration & Finance Committee Meeting Minutes
May 22, 2025, at 6:30 pm

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

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

Chairman Youngerman called the Meeting to Order at 6:30 pm with a roll call for attendance.

Executive Session: Youngerman announced there were no Committee Executive Sessions held outside of a public meeting between April 24, 2025, and May 22, 2025.

On a **MOTION** by Kark, and a second by Hall, approval was given for the agenda for the May 22, 2025, Administration and Finance Committee meeting. On a **MOTION** by Hall, and a second by Kark, approval was given to amend the agenda to remove item 7E, concerning the land swap agreements and deed transfers between the Borough and the Borough Authority, and to remove item 9D, Cornerstone Lot 6A and all its sub-sections. *Motion for amendment carries unanimously. Vote on original motion; carries unanimously.*

Public Input Period:

Josh Deering, 33 Frank St., asked what item 8Aiii, splash pad update, is in reference to. Pugliese said it pertains to information given on item 8A.

Bruce Haigh, Borough Council Member, West Ward, passed out paperwork to all Committee members. He reviewed the handout concerning Florin Hill and their stormwater plan revision and suggested the Committee does not move forward to Council until this is resolved.

Youngerman asked if Haigh is referring to the plans submitted and approved by full Council. Haigh said that the plans submitted and approved by full Council do not reflect Rettew's opinion that said there should be a two-foot separation. Pugliese stated that he received a review letter today from Rettew and that everyone is meeting on Tuesday, May 27, 2025, to review and discuss everything.

Youngerman asked if once the engineers are satisfied, the program can continue. Mark said it is a discussion item on tonight's agenda.

Approval of Minutes:

On a **MOTION** by Kark, and a second by Youngerman, approval was given for the minutes for the April 24, 2025, Administration and Finance Committee meeting. *Motion carries unanimously. Hall abstains; not present at the meeting*

Administration, Budget, and Finance:

Manager's Report: Pugliese provided and reviewed the monthly written report. He spoke of item 12F, Clean Water Partners/Foundation, saying they started Phase 2 as far as clearing and vegetation. He said they are going to give us the remaining money to complete Phase 3. Kark asked about item 5, the pickle ball courts. Pugliese said there are lines there for the courts, but they are fading. He said Public Works can freshen the lines and save money this year.

Youngerman noted that the PLGIT monthly report was provided.

Update on the Employee Handbook – Pugliese stated there is no update.

Natural Gas Wholesale Contract – Pugliese reviewed a handout showing trends and rates (as of today) given by Mantis Innovation, a 3rd party broker for a gas utility provider to lock us into the best rates possible.

On a **MOTION** by Hall, and a second by Kark, approval was given to move full Council the approval of engaging the services of Mantis Innovation as the broker to gas utilities for Borough properties. *Motion carries unanimously.*

New Municipal Services Building – discussion with possible motion regarding any updates and/or change orders. Josh Deering stated that there are two change orders, one is conduit and cable for a pole overlooking the property and the second is for conduit for future EV car chargers.

On a **MOTION** by Hall, and a second by Kark, approval was given to move to full Council the change order for conduit and cable for a pole camera in the amount of \$11,452.34. Pugliese stated and explained that there are two different scenarios for the lighting to the pole. Hall asked if we could have an answer on which scenario is the best way to go before the Council meeting. Pugliese said yes. *Motion carries unanimously.*

On a **MOTION** by Hall, and a second by Kark, approval was given to move to full Council the change order for conduit and electric for an EV charging station in the amount of \$16,709.07. Kark asked if the conduit and electric for an EV station would be run at the same time that the conduit for the regular lights are run. Deering said that he hopes they took that into consideration and asked if we can find that out. Pugliese said yes. Mayor Bradley asked if we could find out how much usage we may possibly have on the EV station versus the cost of the station. He said we need to weigh that out. Hall said he does not think the demand will be there. Vote on motion. *Motion carries with Youngerman voting NO.*

Deering spoke concerning the Splash Pad. He said there has been a lot of discussion on the splash pad and that the report given concerning Red Lion's splash pad was reviewed. He said the difference between Mount Joy and Red Lion is that Mount Joy has a service organization to partner with and Red Lion did not. He said the cost of the project has increased and they are now up to \$928,000 with the major costs being professional fees and the splash pad itself (pumps, piping, motors, etc.). He said a big number item would also be for installation. He said he does not think anyone would look in to a cost figure now for something that will happen three years from now. He stated that they have some financial commitments and hope to receive grants for the project. He said the Lions Club would be looking for a \$10,000 a year commitment from the Borough.

Mayor Bradley asked if the Borough is going to take on the liability, can the Borough afford to maintain it without the Lions Club. He said he is grateful they are willing to do so, but what if they can not. He said that is something that needs to be thought through.

Hall asked that we do not include the splash pad as part of the new building project within the agenda or for discussion. He said they are two separate projects.

Codes, Zoning, & Stormwater:

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

Update – Florin Hill

Pugliese stated that there are two items to discuss: one being the land development plan for Phase 3, Revised Blocks V & Z, and the second being the stormwater issue since the last rainfall. He stated that Anthony Faranda-Diedrich from Florin Hill Partnership was present and Christine Shivers from Rettew was present via Zoom. He said that we should discuss one item at a time. He stated that they are seeking to move the new final land development plan to full Council.

Faranda-Diedrich reviewed the changes for the land development plans for Phase 3, Blocks V & Z relating to the number, size, and positioning of the townhouse buildings in each area, resulting in the loss of one home site. He said the changes are driven by what they feel would do better in the area. He said there are no modifications or waivers needed from the original plan.

Youngerman asked what has really driven the changes. Faranda-Diedrich said the market has changed. Youngerman asked how they determine the market. Faranda-Diedrich said from folks coming in the door and viewing their website, and potential buyers and their needs.

Hall asked how much larger the townhouses are. Faranda-Diedrich said 50 square feet. He said they were able to configure a bedroom on the first floor.

Youngerman asked why they did not recognize the grading issue when the development was first brought to Council. Faranda-Diedrich said it was partially an oversight and partially because the product was not fully designed.

Shivers stated that the units meet the zoning requirements, and the length was approved. She said they have concerns with the proximity of the townhomes to the stormwater management facility and what possible water movement will happen throughout the homes in relation to the BMP basin. Youngerman asked if the concerns were before or after the proposed changes. Shivers said they are from before, prior to the final plan being recorded.

Faranda-Diedrich said that when it was brought up, they acknowledged it as a concern and started working on how to address the issue. He said they have a meeting with all parties involved on Tuesday to discuss it. He said the plan revision does not impact the issue one way or another and thinks that what is proposed on the revised plan helps. He said that they continue to work through and address any concerns.

Shivers said that once you start constructing the homes, grading can change, and that it looks different on paper from when you start moving dirt. She said this is common with development, and that it is a fluid situation. She said the Ordinance requires the developer to provide as built plans, which are given to the engineer to review so that what is constructed is in line with what is being proposed. She said you typically do not see the developer not comply with this; they want their financial security back.

Pugliese said that at this point, we need to move it to Council; approve this with all comments being addressed. He said they are all meeting May 27, 2025. Youngerman asked if this just passes through after 90 days. Shivers said yes. Hamm said 90 days from April 7, 2025.

Youngerman stated that he does not see anything as separate, that it is all together; the pollution, the erosion, the sedimentation, the threat to our turtles in the ponds, and even the building plans. He said he sees this change as part and parcel of everything else that is going on with this community.

Kark said that whether it is one less single-family unit, or the previous way things were, he does not see it as a concern to the Borough or that it will make any difference to the population. He said to let the developer do what he needs to do instead of going around and around about it. He said the stormwater issue absolutely needs addressed and we need to be certain that it is done correctly. He said that between Rettew and Anthony Faranda-Diedrich and Mr. Haigh we are seeing things that need to be addressed are addressed and that we are doing the right thing.

Kark said that in hearing previous comments that were made regarding more houses, it does not necessarily mean more tax revenue, especially in reference to the school district. Youngerman said that he did not say that additional buildings or developments or homes do not result in more tax revenue, but that the cost can often offset any additional revenues.

Mayor Bradley said that we are doing our due diligence in not rushing any decisions. He said that caution is warranted given the past relationship we have had with this development.

On a **MOTION** by Hall, and a second by Kark, approval was given to move to full Council for consideration the application of a subdivision and/or land development plan for Blocks V & Z, provided all comments of the Borough Engineer, Borough Solicitor, Borough staff, Borough Authority, the dog catcher and the Community and Economic Development Manager are addressed. *Motion carries unanimously.*

Faranda-Diedrich reviewed and updated all Committee members on the stormwater issues they are having at Florin Hill development, going over what has been done to remedy the situation and what will continue to be done. He said that since that has happened, they have not resumed work at the site, except to further beef up the ENS controls beyond what had been shown on the approved plans. He said they have worked extensively with the Conservation District, the Department of Environmental Protection, and the Borough's Engineer to continuously attempt, with success, to prevent stormwater from leaving Phase 3 and getting into the waters of the Commonwealth. He said they have been on site during every rain event, and after every rain event inspecting what has happened, making upgrades, repairs and alterations to the ENS controls that had been installed and upgraded throughout the last 60 days. He said the only way to address the underlying issue is to get back on the site, finish earth moving activities, get the site to grade and then get the permanent stormwater controls in the ground. He said that they need to get back to work so they can get the site to a place where they can actually effectively manage stormwater beyond what is happening today.

Youngerman asked if anyone has been there to speak of what Faranda-Diedrich says. Mr. Haigh spoke saying they are out there doing all they can to do what is right. He explained further concerns he has about the functionality of the basins. He said to move it to full Council to keep this moving.

Youngerman asked for suggestion from the Committee on what the next move is. Hall said the cease and desist order did not come from Council. Pugliese said that it came from himself (the Manager) and then to the Solicitor. Hall said that Council may lift the order, but also, if the Manager has the authority to issue it, he will have the authority to lift it. He said, however, we need to know that the sedimentation ponds are going to work.

Haigh said that they are getting there, but there has to be an agreement between Lancaster County Conservation District, who has the MPDS authority, Rettew, and K & W Engineering that this is going to work. Youngerman asked if Ms. Shivers had anything else to add.

Shivers said that the bottom line is that there was too much left in DEP's hands, and that the stripping of the entire site was the first in a very big mistake. She said we have to take the time and try to work with the developers and his construction crew as to the most minimal earth moving we can. She said she thinks we have to take smaller steps.

Faranda-Diedrich said that this has been a cooperative effort to figure out the best method moving forward and appreciates everyone involved in seeing this happen. He said we are aligned with what needs to be done here.

Kark said, for Mark's clarity, if all parties involved are satisfied that everything is ready to go, he can lift the cease-and-desist order for Florin Hill. All Committee members agreed.

Update – Chiques Crossing Discussion with possible motion regarding force main.

Pugliese spoke of Vista Block, saying they gave a dollar figure of \$250,000 toward a certain project of Council's preference for the easement to be granted. He also stated that he talked to the Authority, and they have said that not accepting the easement and having to dig a longer distance around could allow for more of a possibility of something going wrong and the Authority is the one who would have to take ownership of the pipe. Hall said he thinks the figure proposed is too low and that we could go back to Vista Block and propose a project with a larger figure.

On a **MOTION** by Hall, and a second by Kark, approval was given to move to full Council discussion with a possible motion on an agreement with Vista Block for the granting of the easement. *Motion carries unanimously.*

Rezoning portion of Wood St. –

On a **MOTION** by Hall, and a second by Kark, approval was given to move to full Council to accept Ordinance 04-2025 and to forward said ordinance to the Borough Planning Commission and the Lancaster County Planning Department for review and recommendations. *Motion carries unanimously.*

On a **MOTION** by Hall, and a second by Kark, approval was given to move to full Council the scheduling of a public hearing on proposed Ordinance 04-2025 for August 4, 2025. *Motion carries unanimously.*

On a **MOTION** by Hall, and a second by Kark, approval was given to move to full Council to authorize the Borough Solicitor to advertise the date and time of the public hearing on Ordinance 04-2025 and to send required notices to the five property owners whose property would be subject to the re-zoning. *Motion carries unanimously.*

Community & Economic Development Coordinator:

Community & Economic Development Report: Stebbins provided and reviewed the monthly written report, as well as any updates on Grants.

On a **MOTION** by Hall, and a second by Kark, approval was given to move to full Council authorization for the Borough Manager to sign the agreement for the Clean Water Fund, CAP Implementation Grant in the amount of \$429,000.00 for Phase 3 of the Streambank Restoration Project. *Motion carries unanimously.*

Ordinances/Resolutions:

On a **MOTION** by Hall, and a second by Kark, approval to move to full Council approval of Resolution 2025-10, Records Disposal. *Motion carries unanimously.*

Public Input Period:

Bruce Haigh, Borough Council Member, West Ward, spoke concerning Wood St., saying that it was his understanding there were to be requirements in the Ordinance a section containing dimensional requirements for townhouses. He said he would get something to Mr. Hamm to try and pull what we currently have.

Haigh spoke of Kately Alley in Florin Hills, saying that the townhouses do not have the two foot separation and spoke concerning the garages and sloping issues.

Executive Session:

No executive session.

Any Other Matter to Come Before the Committee:

No other matter to come before the Committee.

On a **MOTION** by Kark, and a second by Youngerman, approval is given to adjourn the meeting at 9:38pm. *Motion carries unanimously.*

Respectfully submitted,

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

Mark I Pugliese
Borough Manager/Secretary