



Mount Joy Borough
Administration & Finance Committee Meeting Minutes
July 25, 2024, at 6:30 pm

Members Present: Chairman Youngerman, Councilors Hall and Kark

Others Present: Borough Manager, Mark Pugliese; Assistant Borough Manager, Jill Frey; Zoning & Codes Officer, Brett Hamm; Rachel Stebbins, Economic Development

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 June 27, 2024, and July 25, 2024. An executive session is planned under item 13 of this agenda.

On a **MOTION** by Kark, and a second by Hall, approval is given for the agenda for the July 25, 2024, Administration and Finance Committee meeting. *Motion carries unanimously.*

Public Input Period

Ned Sterling, 13 W. Main St., spoke in support of item 7C on the agenda, the approval of the Eagle Scout project of Tristian Bair to place historical markers at/on several historical buildings and locations throughout the Borough.

Sterling spoke of the \$9,000 in the budget for street tree maintenance and asked why the street trees are not being maintained. Pugliese stated that Public Works will be doing that work. He said they received estimates that were extremely high and have since decided to do the work themselves. He said they just have to find the time.

Bruce Haigh, 504 Rose Petal Ln., commented on the draft of the new handbook and asked if the highlights would be changed and identified. He said it is hard to read.

Haigh commented on item 8B, regarding the utility easement for Chiques Crossing. He advised Council to be careful before they grant any easements, suggesting that it is premature.

On a **MOTION** by Hall, and a second by Kark, approval is given for the Minutes of the June 27, 2024, Administration and Finance Committee meeting. *Motion carries unanimously.*

Administration, Budget, and Finance

Manager's Report: Pugliese provided and reviewed his written report. He reported that the Borough received \$1,500 from the Susquehanna Municipal Trust safety grant.

On a **MOTION** by Kark, and a second by Hall, approval is given to move to full Council the promotion of Lisa Peffley to the position of Finance and Business Administrator at a salary commensurate of the position. *Motion carries unanimously.*

On a **MOTION** by Hall, and a second by Kark, approval is given to move to full Council the approval of Eagle Scout project of Tristian Bair to place historical markers at/on several historical buildings and locations throughout the Borough. *Motion carries unanimously.*

On a **MOTION** by Hall, and a second by Kark, approval is given to move to full Council the approval of the Winter Maintenance Services Agreement between PennDOT and the Borough. *Motion carries unanimously.*

On a **MOTION** by Hall, and a second by Kark, approval is given to move to full Council the awarding of the Little Chiques Park Phase I Stream Restoration Project to Flyway Excavating, Inc. in the amount of \$563,800. *Motion carries unanimously.*

On a **MOTION** by Hall, and a second by Kark, approval is given to move to full Council to appoint Fulton Financial Advisors as the "Paying Agent, Transfer Agent, Registrar, and Tender Agent" for the General Obligation Bond for the Municipal services building. *Motion carries unanimously.*

Discussion regarding Mount Joy Borough Employee Handbook: Pugliese explained that this is the first draft that has been distributed. He said that from here it will go to the Solicitor.

Any further discussion on property line between 9 & 15 East Main Street.

Youngerman stated that at last month's discussion he wanted to slow down concerning a decision about this property and now he wants to move forward.

Kark stated that there was talk of reimbursing Mr. Dohl for paying taxes on the 2 feet of property and that when the property was assessed it is more than likely that they did not include the 2 feet in the assessment and therefore he has not been paying taxes on the 2 feet.

Hall said the issue with the property is called the Rule of Adverse Possession and that the line was incorrect for who knows how long. He said it is premature to say if we are ready to get rid of the property, regardless, we must take care of the property line.

Youngerman suggested releasing to the public the two letters provided by the Solicitor that explained a strategic advantage to the Borough so that others may understand the scenario and options the Borough has been given.

A **MOTION** was given by Youngerman, and a second by Kark, to move to full Council to release the two letters from the Solicitor regarding the properties in question.

Kark asked if our solicitor would allow it. Youngerman said that it is our choice if we want to disclose. Hall said that he is not in favor of breaking the client/solicitor privileges and that he is not sure what releasing the letters will do for this situation other than set a precedence we do not want to set.

Kark said that he thinks it is a good idea so that people do not think we are coming in trying to steal people's property. Hall said there is no easy solution

Pugliese said there is an option for Mr. Dohl to draw up paperwork for an easement. Hall said that if we go the easement route, the Borough will first have to abandon our rights to that half of the land.

Vote on the original motion. Hall and Kark voting NO, Youngerman voting YES. *Motion fails.*

Codes, Zoning, and Stormwater

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

Plan briefing/discussion with possible motion regarding utility easement for Chiques Crossing. Brandon Conrad, CEO and 25% owner of Vistablock, was in attendance.

Conrad passed out a map of the site to all committee members. He said that to provide the sewer utility to the site they would have to install a forced main sewer line to connect with the existing manhole on the Mount Joy Borough side, and in order to do that, they would need a special exception from Council for an easement. He said they have spent three years and up to a million dollars on sewer feasibility for this site and there are no alternatives for sewer to this site.

Youngerman asked what benefit it would be to the Mount Joy Borough. Conrad said that when the Mount Joy Borough asked if they could use land in Rapho Township to allow trucks through to restore the streambank, Conrad immediately said yes just to be a good neighbor. He said there are no tangible benefits, but there may be indirect benefits. Hall asked what the benefits would be. Conrad said that if the project were developed, there would be potential tax benefits and fees. Hall said that the Borough would not see any tax dollars because the development would be in Rapho Township. He said our businesses will see economic development, but he does not see any direct benefit to the Mount Joy Borough residents.

Conrad said there will ultimately be improvements to Route 772 and that will help the Mount Joy Borough. Hall asked if we received the traffic study. Conrad said the study is 150 pages long. Hall said the improvements to Route 772 will not be in the Mount Joy Borough. He said that traffic up 772 toward Main Street will be backed up even more than it is now. He said the impact to the Mount Joy Borough will be astronomical.

Pugliese said the sewer line would be built to specifications of the Mount Joy Borough Authority and the Authority will own it.

Youngerman said that there would be a tax impact and that he heard that anytime new housing goes up, so do school taxes. He said that local tax will also go up because a house cannot cover the cost of roads and services. Conrad said that his firm studies these types of things. He said that residential houses do generate more tax dollars that would be needed, but that apartment complexes do not cause

taxes to increase. He said that class A apartment complexes are not projected to produce school age children.

Conrad said this is a unique site in that two acres of the site are in Mount Joy Borough. He said there could be a possible sharing of fees; impact fees and such. He said for example, Rapho Township is imposing a recreational fee of \$2,000 per unit for a total of \$600,000 and with that money they could use it to work with neighboring municipalities to improve a park or something. Kark said that would not be ongoing revenue.

Conrad said that the initial plan was to build 365 units but there was discussion on removing building D, which would reduce the number of units by 35. He said that they are in the process of determining several things, but the pump station would be at the same location and the sewer would flow the same direction.

Kark said there was discussion of a wall put up with the removal of Building D. He asked if there would still be a wall put up. Conrad said there will still be a retaining wall. He said the plan calls for a 500-year flood plain.

Hall asked when he needed an answer. Conrad said that it is financially painful for every month that goes by, but they also want to be as reasonable as possible. Hall asked how long it would be until they give the first resident a key. Conrad said approximately 18 months.

Kark said people talk about concerns with traffic, stormwater, and the park and being able to see the apartments. Conrad said they will be adding additional trees. Youngerman asked if the development would affect wildlife. Conrad said it possibly could, but does not think it will be anymore affected by apartments versus single family homes.

Youngerman asked if there are plans to help with traffic concerns at New Haven St. Conrad said no because they do not know what will be needed, but it is something that can be talked through.

Pugliese asked when the sketch plan will be complete. Conrad said by mid-August. Pugliese said that he does not want to speak for Council, but that he thinks they are concerned with the number of units, the traffic impact and the intersections. Conrad said that they are currently looking at 340 apartment units. He said that with the removal of building D, some of the waivers they requested would not have to be requested anymore.

Hall said he would like a little time to process all of the information. Youngerman asked if we should take it to all of Council. Hall said that all of Council is not going to change anything until we have more information and updated plans. He asked Conrad to be sure and get the updated plans to committee members right away. Conrad said he would be happy to address any questions or concerns that Council may have.

Hall said that the project will increase the activity and number of calls for Fire Department Mount Joy and would increase Police activity for Mount Joy Borough Police Department as well. He said that the taxes will go to Rapho Township, but the impact will be here in the Mount Joy Borough.

Community & Economic Development Coordinator

Community & Economic Development Report: Stebbins provided and reviewed her written report and highlighted the upcoming Car Show on July 27, 2024.

Grant Updates: Grant tracking document was provided. Kark asked about the Fitness Court Grant. Stebbins said they are talking of an outdoor fitness pad. Kark asked if there would be a grant to put something like that in our parks. Stebbins said yes. Pugliese said they have discussed ideas on where to put this. He said they are looking at grants for 2025, but that nothing is shovel ready at this point.

On a **MOTION** by Hall, and a second by Kark, approval is given to move to full Council, authorization to have the Borough Solicitor advertise Ordinance 04-2024, an ordinance to amend the Mount Joy Borough Code of Ordinances, Chapter 270, Zoning, to add regulations governing Short-term Rental Units for adoption at Councils September Council meeting. *Motion carries unanimously.*

On a **MOTION** by Hall, and a second by Kark, approval is given to move to full Council, authorization to have the Borough Solicitor advertise Ordinance 05-2024, an Ordinance to amend the Mount Joy Borough Code of Ordinances to insert a new chapter 205, Rental Code for adoption at Councils September Council Meeting. *Motion carries unanimously.*

Pugliese stated that Ordinance 03-2024, Bond/Loan Ordinance will be on the August 5, 2024, Council agenda.

Legislative Updates

Pugliese reported on Senate Bill No. 464 of 2024 saying it involves Police Pension Plans and could be a negotiable item for the next Collective Bargaining Agreement. He said the current contract will expire 2025.

Public Input Period

Bruce Haigh, 504 Rose Petal Ln., spoke concerning Chiques Crossing. He stated that the traffic and flooding are the critical areas of concern. He advised a copy of the 500-year flood study and sketch plan be given to the Mount Joy Borough manager and Council; this will give a better understanding. Haigh stated that the problem with moving the sewer line up is that the rest of the area will eventually be developed, and he said that Rapho Township will not give the Borough any recreational fees.

Josh Deering, 33 Frank St., asked if the air conditioner is freezing up; he said it was 79 degrees in the Council chamber. Pugliese said it shuts down every night.

Deering spoke of 120 S. Jacob St. building and said the whole building in general is not in the best condition.

Deering spoke of the property line between 9 & 15 E. Main St. He said no one is in a good position, but that it needs to be resolved.

Deering asked if codes complaints are kept anonymous. Hamm said yes. Deering asked if the codes employees actively monitor the town for violations. Hamm said they keep a watch while they are out in the field.

Deering stated that the lower field at Florin Park is going to be disturbed and that this will affect the Donegal Youth Soccer as they use the fields.

Ned Sterling, 13 W. Main St., stated that he agrees with Deering that the property at 120 S. Jacob St. needs repair and something needs to be done about it.

Executive Session

Committee went into Executive Session at 8:42pm.

Committee returned from Executive Session at 8:57pm.

No decision was made.

Any other matter to come before the Committee

No other matter to come before Council.

On a **MOTION** by Hall, and a second by Kark, approval is given to adjourn the meeting at 8:58 pm. *Motion carries unanimously.*

Respectfully submitted,



Mark I Pugliese
Borough Manager/Secretary

NEXT ADMINISTRATION AND FINANCE COMMITTEE MEETING
Thursday, June 27, 2024, at 6:30 pm in Council Chambers