



Mount Joy Borough Council
Administration & Finance Committee Meeting Minutes
January 27, 2022

Chairman Youngerman called the meeting to order at 6:38 pm.

Joint Meeting of Borough Council and Mount Joy Community Foundation

Members Present: Chairman Brian Youngerman, Councilors Dominic Castaldi, David Eichler, Lu Ann Fahndrich (6:55 pm), Mary Ginder, Bruce Haigh, Bill Hall, Eric Roehring, Bob Ruschke; Mayor Timothy Bradley

Others Present: Mark Pugliese, Borough Manager; Jill Frey, Assistant Borough Manager; Dennis Nissley, Public Works Director; Linda Gainer, Part-Time Receptionist

Mary Ginder, representing the Mount Joy Community Foundation, presented and reviewed the Mount Joy Community Foundation Report of 2021. The Foundation is required, by its by-laws, to come to the Borough once a year to report. The Foundation has not given up on larger projects such as the aquatic/recreation center but is focusing on smaller projects. One such project is the frisbee golf at Little Chiques Park. Projects are based on improving the Mount Joy community. Dominic Castaldi noted that the Chamber of Commerce looks for speakers for their meetings. This could be a means to promote the Foundation.

Chairman Youngerman adjourned the Mount Joy Community Foundation portion of the meeting at 7:04 pm.

Executive Session: Nothing at this time.

On a **MOTION** by Hall, and a second by Youngerman, approval was given to approve the January 27, 2022, Agenda with correction to 7C, addresses 702 -720 Arbor Rose Avenue. *Motion carries unanimously.*

Public Input Period: Mark Myers, 712 Arbor Rose Ave, represented 7–10 homeowners on Arbor Rose Ave. regarding the thirty-foot easement of a swale and pipe behind their homes. They are asking for six feet on each side of the easement to put in privacy plantings to shield the view from Country Homes which are at a higher elevation than Arbor Rose. The swale and pipe are owned by the Arbor Rose Homeowners Association. Excess stormwater goes into a retention basin and underground to discharge to the street, not to the swale as was designed in 1997. Hall asked why on each side of the easement. Myers said that the property lines are on the other side of the easement. Bruce Haigh, representing Engineering Firm and the Arbor Rose residents, relayed that the Homeowners Association does not have a problem with plantings on both sides of the easement. Photos were presented from the August 31, 2018, storm showing that the retention basin did not flood. Homeowners had no water in their basements or first floor of homes.

On a **MOTION** by Hall, and a second by Youngerman, approval was given for the Minutes from the December 16, 2021, meeting as printed. *Motion carries 2 -1. Roering abstained as he was not present at the meeting.*

Administration, Budget, and Finance:

Pugliese provided a written report and will highlight items during the meeting.

Youngerman presented the final draft of the Act 50 letter.

On a **MOTION** by Youngerman, and a second by Roering, to recommend to Council to approve the letter to be sent to officials.

Bradley stated the letter did a good job of addressing the issues and should be sent to the Governor, Senators and Representatives, however we would be better served to utilize the organizations we have membership to. Mayor Associations receive ideas and letters from other communities. The letter would carry more weight if we can get state-wide organizations on board. Pugliese to send the letter to other Borough Managers.

Youngerman made an **AMENDMENT** to the **MOTION**, with a second by Roering to recommend to Council to authorize Pugliese to send the Act 50 letter to other organizations affiliated with municipalities who may be interested in the concept. *Motion carries unanimously.*

Discussion on allowing homeowners on 702-720 Arbor Rose Ave to plant up to six feet on either side or one side in the storm swale behind their home. Bradley states that as per discussion during the Public Input Period, the circumstances have changed with the swale and the Homeowners Association owns the space and is responsible for repairs in the easement. The Homeowners Association has to approve plantings in the development. Discussion centered around whether this is a legal question; does the Borough need to change an ordinance or grant a variance to allow the plantings in the easement. Pugliese was asked to find out what the procedure would be.

Discussion of utilizing other "Newspaper of General Circulation" to advertise Borough legal notices. Pugliese handed out a rate sheet for Lancaster Patriot newspaper and stated that we would save money by advertising with this newspaper. Policy states that advertisements must be in paid subscription newspapers. Patriot has fifty-five paid subscriptions in the Mount Joy and West Hempfield areas. Hall expressed concern with the low circulation; notices need broad circulation. The Lancaster Patriot does not have an on-line presence. LNP is the most practical news source for advertising until Lancaster Patriot establishes a broader circulation. Youngerman asked if notices could be posted on the Borough website. Bradley pointed out that some people don't do Facebook and don't come to the Borough office to view the bulletin board if notices were posted there. Hall felt it was better to spend on advertising in LNP that to have someone say that the Borough is hiding what they are doing.

Further discussion on Video Conferencing Policy. Youngerman handed out the latest version of the policy which does not require that we have comments made during the meeting from those attending virtually. Requirements are that the meeting members be able to hear the public and the public can hear the members. There needs to be a quorum in person for meetings. Youngerman asked if we want to broadcast meetings. Hall felt that people should be able to watch the meetings, but the business takes place in the chamber room. Pugliese stated that we can control the video and sound for the meetings, but Hall felt there would be too many difficulties with two-way communication. Youngerman will work with Pugliese to simplify the disclaimers on how the public is involved with meetings. Youngerman asked if there were any comments on the equipment in the room. Hall pointed out that you can't see the last chair at the table, and you need to be able to see that person. Pugliese will talk to the company who installed the system.

On a **MOTION** by Youngerman, and a second by Roering, a request was made to recommend to Council to accept the "Letter of Resignation" from Mr. Bruce Haigh as the alternative member of the Borough Zoning Hearing Board. *Motion carries unanimously.*

On a **MOTION** by Hall, and a second by Roering, a request was made to recommend to Council to authorize the Borough Manager to attend the PSAB 110th Annual Conference & Exhibition on May 22, 2022, through May 25, 2022, and to pay for and/or reimburse authorized expenses as provided by Section 701 of the Borough Code. (Registration is \$250.00 and the Manager would be driving to and from the Conference each day.) *Motion carries unanimously.*

On a **MOTION** by Hall, and a second by Roering a request was made to recommend to Council to approve the naming of Mark Pugliese I as a "Voting Delegate" for the PSAB 110th Annual Conference & Exhibit. *Motion carries unanimously.*

Discussion of vacancy of the Sewage Enforcement Officer and authorizing the Borough Manager to look for a new SEO. Hall asked if there is any on lot sewage in the Borough. Pugliese is to confirm. Hall stated there will be no action if there is no need for the enforcement officer.

On a **MOTION** by Hall, and a second by Roering, a request was made to recommend to Council to authorize the Borough Manager to grant five (5) days of regular pay to non-uniform staff who are required to quarantine due to positive Covid-19 test. Time will not be counted against any other accrued time and staff shall be required to provide medical return to work notice from physician. *Motion carries unanimously.*

On a **MOTION** by Hall, and a second by Roering, a request was made to recommend to Council to accept the resignation of David Salley, Assistant Public Works Director/Stormwater Officer. *Motion carries unanimously.*

Land Development, Zoning, & Codes

Gibbs provided a written report.

On a **MOTION** by Hall, and a second by Roering, a request was made to recommend to Council to approve the release of \$46,690.65 of construction escrow to J. Michael & Wendy Melhorn in reference to 200 South Plum Street Stormwater Management Plan. Amount remaining in escrow account would be \$15,526.07. *Motion carries unanimously.*

On a **MOTION** by Roering, and a second by Hall, a request was made to recommend to Council to approve the release of \$702,349.10 of construction escrow to Laurel Harvest Labs in reference to facility construction. Amount remaining in escrow account will be \$218,188.75. *Motion carries unanimously.*

Grant Updates

Pugliese referred to the grant tracking spreadsheet. All figures have been updated. Youngerman inquired about the timeline for Kunkle Field. Pugliese stated that he is getting prices; that should be complete by April. We have a year to spend the funds.

Project Updates

Train Station – Youngerman asked if there was anything from PennDOT. Pugliese stated that PennDOT has had our quit claim deed from our Solicitor for four months and have decided to do their own.

Ground Service Ambulance Agreement with PSH Life Lion LLC – Nothing yet

Borough Building Project

Authority Agreement - A draft copy of the Authority Agreement was handed out. This agreement came out of an Ad Hoc Committee meeting. The only event that would occur that would separate the Authority from the Borough building would be a lack of space. If there is a new facility, we can realistically decide on the building capacity to accommodate all.

Pinkerton Road Curbing – Dennis Nissley held a meeting with Pinkerton Road residents to discuss plans for curbing on Pinkerton Road. The meeting was well attended, and many residents were open to allow curbs and sidewalks to be part of the street project. The project has been advertised and bidding is open until March 7, 2022. A similar meeting will be held on March 1, 2022, for residents on N. Angle Street from Main Street to Hill Street.

Update on Brady's Alley – Pugliese stated that D.C. Gohn will do the survey on Brady's Alley in February. A letter will be sent to homeowners prior to the survey to update them.

Council chamber Audio/Visual – Discussion during previous part of the meeting. There are some bugs that need to be worked out.

Legislative Updates - None

Public Input Period

Bruce Haigh thanked the committee for the extensive discussion regarding Arbor Rose Avenue. He would encourage the committee members to walk the swale to better understand what was discussed. He would be available to set up a date for a walk.

Josh Deering, 33 Frank St., spoke to: 7D – he subscribes to LNP, would not subscribe to another service. 7E – The School Board allows their meetings to be viewed by video, but any comments must be made in person. If residents want to hear what’s going on, they can listen to the meeting. 7H – He will be attendance at the PSAB conference. 7K – He is disappointed that Dave Salley is leaving. It will be a big loss for the Borough. It would be good to do an exit interview. 10C – Should be something in the Authority Agreement about health and safety for continuity with all employees. 10D –It was a great meeting on Pinkerton Road project.

Executive Session – None

Any Other Matter to Come Before the Committee

Reminder that the Ordinance 01-2022 referencing the “No Truck” signs on Apple Alley will be before Council at the February 7, 2022, Council meeting. The Ordinance is included in the packet.

On a **MOTION** by Hall, and a second by Roering, approval was given to adjourn the meeting at 9:06 pm.
Motion carries unanimously.

NEXT ADMINISTRATION AND FINANCE COMMITTEE MEETING
Thursday, February 24, 2022, at 6:30 pm in Council Chambers

Respectfully Submitted,



Mark Pugliese I
Borough Manager/Secretary