



Mount Joy Borough Council
Administration & Finance Committee Meeting Minutes
July 28, 2022

Members Present: Councilors Hall and Roering, Chairman Youngerman via Zoom

Others Present: Borough Manager, Mark Pugliese; Assistant Borough Manager/Finance Officer, Jill Frey; Part-time Receptionist, Linda Gainer

Councilor Roering called the Meeting to Order at 6:30 pm

Executive Session: There will be an Executive Session to discuss personnel matter as noted under Item 19.

On a **MOTION** by Hall, and a second by Roering, to approve the July 28, 2022, Administration and Finance Committee Agenda with the addition of 20C, approval of closing of Delta Street for National Night Out on August 2, 2022. *Motion carries unanimously.*

Public Input Period:

Raeann Schatz, 24 Fairview Avenue, asking if the Melhorn Basin is on the agenda and if you found out what the storage of the basin is. Pugliese stated he will bring this up under the Manager's Report.

On a **MOTION** by Hall, and a second by Roering, approval was given for the Minutes from the June 23, 2022, meeting. *Motion carries unanimously.*

Presentation PFM Financial Advisors: Zach Williard, along with his team, presented a money analysis on what financing might look like if the Borough would do a new building project. PFM helps local government think through potential financial projects. Presentation centered around municipal loans versus bank loans, and interest rates.

Administration, Budget, and Finance

Manager's Report was presented and Pugliese pointed out that the bicycle racks have been installed in front of the municipal building and in several other locations.

Pugliese noted that the Borough is waiting for the ARPA funds to be released.

Update on Melhorn Stormwater Basin – Pugliese heard from the Solicitor and there are five factors to be looked at regarding the basin. The next step is to get more concise measurements. We're not ready to make a decision yet with no solid direction from the Solicitor. A recommendation will be ready for September Council meeting.

Update on Florin Hill Infiltration Basin – Pugliese received a letter from ARRO regarding the updated plan but not from LCCD at this time. Although the site of the basin was moved, it should still act the same way.

Discussion on current Council Committee structure & meetings – No resolution has been made so this will remain on the agenda. Roering asked if we need to keep this item on the Administrative/Finance committee or should it be added to each committee's agendas. Pugliese suggested leaving it as a standing item on Council agenda with a time limit.

Refuse Contract – Our contract with GFL is ending. Pugliese and Frey met with GFL and they are submitting a proposal for an extension. They want to negotiate for next year; the extension cost would be less than a bid cost. Our Solicitor states that we cannot do an extension; GFL must accept the price on the contract, or we need to bid the cost.

On a **MOTION** by Hall, and a second by Roering, approval is given to move to full Council the appointment of Ned Sterling II to the Borough's Civil Service Commission. *Motion carries unanimously.*

On a **MOTION** by Hall, and a second by Roering, approval is given to move to full Council authorizing Borough Manager to draft a letter to the Lancaster County Tax Collection Bureau advising that the Borough does not object to the sale of Parcel 450-09139-0-0000. *Motion carries unanimously.*

On a **MOTION** by Hall, and a second by Roering, approval is given to move to full Council authorizing the purchase of a vehicle for Borough Manager. *Motion carries unanimously.*

Discussion on SHENTEL "glofiber". Would like to present at September Council meeting. Pugliese stated that SHENTEL is another type of Comcast. They are expanding their market into Pennsylvania and Delaware and have been approaching smaller municipalities in Adams, York, and Lancaster Counties. Pugliese would like Shentel to do a presentation to Council. All work is done by them with no cost to municipalities. Hall expressed concern whether an agreement with Shentel lines up with our cable franchise agreement with Comcast. Pugliese is to check on our Comcast agreement. If we can have another company, then Shentel will be invited to make a presentation to our next Administration and Finance meeting.

Discussion on R.J. Hall to present at next September Council meeting. R.J. Hall deals with the pension funds. They want to do a brief update. Youngerman stated that R.J. Hall always presents to the Administration and Finance Committee, not Council. Pugliese is to find out if R.J. Hall can present to Administration and Finance Committee at the August meeting.

Land Development, Zoning, and Codes

Petition briefing for 14, 18 19, and 20 N. Market Street (Sporting Valley Feeds) zoning to be changed from Commercial Business District (CBD) to Light Industrial (LI). Representative from D.C. Gohn reviewed reasons for the request to rezone from Commercial Business District to Light Industrial. As CBD, the mill cannot expand their business. Hall questioned why the change is needed. It's always been a mill, what are we fixing. D.C. Gohn stated that CBD does not allow mill use and expansion is not permitted. At one time, use and expansion were permitted. Hall expressed concern about dividing the CBD and leaving Bube's Brewery standing alone. Remaining area is residential. Roering stated he doesn't want to discourage investment in town. Nick Gard, attorney for Sporting Valley Feeds, stated that zoning creates restriction in development. Rezoning maximizes use of the particular area that the mill owns, and natural expansion is allowed. Hall stated the mill has been a good neighbor and is low impact on the neighborhood. What else could be there if the mill left. Pugliese stated this is not final tonight; it must move to Council and the Solicitor must be authorized to create an ordinance.

Grant Updates

Pugliese referred to the updated grant tracking worksheet. Pugliese has been advised that the grant for Kunkle field has been approved. It has not been received yet.

On a **MOTION** by Hall, and a second by Roering, approval is given to move to full Council to permit the Borough Manager to apply for SMT grant to purchase First Aid Kits for public works/parks trucks.

Project Updates

Train Station – No information on basin conveyance of deed agreement and paid parking.

Borough Building Ad Hoc Committee

Josh Deering highlighted committee's discussion of Grandview Park on location, deed restrictions, and police, if they are looking at regionalization again. Pugliese stated, on deed restrictions, we can swap the land, lots 1 and 2.

ARPA Grant – We should be receiving the second portion of ARPA funding shortly. We also received a small amount from the state.

Ordinances

Storm Water Management may have to be passed at Council to stay in compliance with DEP's checklist of

standards. Mr. Haigh supplied information that Pugliese sent to the Solicitor and to ARRO for review. Pugliese hopes to have ARRO's opinion by Monday. Both the Solicitor and Rettew Engineer feel the updates bring us into compliance with standards and meets requirements.

On a **MOTION** by Hall, and a second by Roering, approval is given to move to full Council the adoption of Ordinance 03-2022, Storm Water Management. *Motion carries unanimously.*

Legislative Updates

Starting to look at fireworks ordinances.

Public Input Period

Bruce Haigh, speaking as a Council Member, had comments on the PFM Financial Advisor presentation. Mr. Haigh also commented on storm water issues.

Josh Deering, 33 Frank Street, is not in favor of borrowing money for a building project if it is a budgeted item. #10 – how many miles would Borough Manager put on a vehicle in a week. Would it be an option to have a rider on the Borough policy. #13 – He is favor of rezoning. He lives very close to the mill; they are good neighbors, cars are no longer covered in white dust, and there is less noise. Mr. Deering also questioned if Bube's Brewery was added the Main Street Mount Joy program. Was rezoning done to have Bube's part of the Commercial Business District.

Executive Session

Members broke into Executive Session to discuss a personnel matter at 8:17 pm. Executive Session ended at 8:44 pm.

Any Other Matter to Come Before the Committee

Note that the request by the LCCTC to post one financial security for both the basin (Borough) and lot 14 (Mount Joy Township), will be an agenda item for Council.

On a **MOTION** by Hall, and a second by Roering, approval is given to allow closing Delta Street from E. Main Street to Henry Street for National Night Out on Tuesday, August 2, 2022. *Motion carries unanimously.*

On a **MOTION** by Hall, and a second by Roering, to adjourn the meeting at 8:22 pm. *Motion carries unanimously.*

Respectfully submitted,



Mark G. Pugliese
Borough Manager/Secretary

NEXT ADMINISTRATION AND FINANCE COMMITTEE MEETING

Thursday, August 25, 2022, at 6:30 pm in Council Chambers