

MOUNT JOY BOROUGH COUNCIL
April 6, 2015 Minutes

The Mount Joy Borough Council held its regular meeting on April 6, 2015, at the Mount Joy Borough Office.

Councilor Glessner called the meeting to order at 7:00 pm.

Mayor Bradley gave the invocation, and the Pledge of Allegiance followed.

Roll Call- Present were: Councilors Bower, Deering, Metzler, Mowrer, Reese, Seidel, Youngerman, Vice President Glessner and Mayor Bradley. Also present were Borough Manager, Scott Hershey, Public Works Director, Dennis Nissley, and Interim Police Chief, Maurice Williams, Jr.

Glessner announced the resignation of Council President Gohn and asked for a motion to accept his resignation. On a **MOTION** by Reese, and a second by Bower, approval was given to accept the resignation of Council President Gohn. *Motion carries unanimously.*

Glessner announced there is a vacant council seat in the West Ward and council has 30 days to fill it.

On a **MOTION** by Reese, with a second by Metzler, approval was given to open the election for Council President. *Motion carries unanimously.*

Reese made a **MOTION**, with a second by Metzler to nominate Glessner for Council President. Glessner accepted the nomination. Seidel made a **MOTION**, with a second by Bower to nominate Deering for Council President. Deering accepted the nomination. Councilors Bower, Glessner, Metzler, Mowrer, Reese, and Youngerman voting for Glessner. Councilors Deering and Seidel voting for Deering. Councilor Glessner becomes Council President with a 6 to 2 vote.

On a **MOTION** by Bower, with a second by Metzler, approval was given to close the election for Council President. *Motion carries unanimously.*

On a **MOTION** by Bower, with a second by Metzler, approval was given to open the election for Vice-President of Council. *Motion carries unanimously.*

Seidel made a **MOTION**, with a second by Reese to nominate Deering for Vice-President of Council. Deering accepted the nomination. No other nominations made. *Motion carries unanimously.*

On a **MOTION** by Bower, with a second by Deering, approval was given to close the election for Vice-President of Council. *Motion carries unanimously.*

Mayoral Proclamation

Mayor Bradley distributed and announced a proclamation with facts concerning child abuse within the community, urging all citizens to dedicate to the task of improving the quality of life for children and families through the promotion of a safe, stable and nurturing environment. He also proclaimed the month of April 2015 as *Child Abuse Prevention Month* in Mount Joy.

Report of Mayor

Mayor Bradley provided and reviewed the monthly report provided for March 2015.

Report of the Chief of Police

A monthly written report was provided for February 15, 2015 through March 14, 2015. The report shows there were 6 traffic arrests and 24 criminal arrests for the month. There were 83 UCR reportable incidents and 314 CAD incidents for the month, with a total of 603 incidents year to date. Monies collected by the Police Department for the month for tickets, permits, reports, and services totaled \$ 1,995.55. Seidel asked if we will continue to see progress in the decrease of the number of open cases. Chief Williams said yes.

Report of Fire Department Mount Joy (FDMJ)

William Hall, Fire Chief, Fire Department Mount Joy, provided and reviewed the monthly report provided for March 2015.

Bower noted that out of 53 incidents responded to for the month, most were vehicle accidents, not fires, and out of the seven fires reported, only one was in Mount Joy. Hall said he can provide more information if council would like. He said that what is shown on the report in the "description" column of the call is what they actually found when they arrived on the scene. He said the software does not give further details, but they are working on improving that.

Youngerman asked if FDMJ firehouse is no longer a voting facility. Hall said that it will no longer be used as a voting facility. Glessner asked where the voting will be. Hall said the Milanof-Schock Library will be the new voting facility. Mayor Bradley said it has not been announced because it will be finalized on April 15, 2015. Bower said Lancaster County sends out cards to all residents in the West Ward to make them aware of the change.

Report of Main Street Mount Joy (MSMJ)

Kim Brewer, MSMJ manager, provided and reviewed the monthly written report provided for March 2015.

Brewer reported that MSMJ is asking for Council's support in reaching out to our State Representatives David Hickernell and Ryan Aument to seek their support for the line item in the Governor's budget that provides funding to Department of Community and Economic Development and Main Street Programs. She said to assist with this effort, Council members are provided with sample letters and contact information. She said MSMJ will also be coordinating an advocacy trip to Harrisburg to meet with local

Representatives and will encourage the community to participate in the letter writing campaign and to visit local leaders at their home offices as well.

Brewer reported that MSMJ received accreditation from the National Trust for the Historic Preservation National Main Street Program for 2015. She said only 41 programs throughout Pennsylvania received this honor and that achieving this status positions MSMJ to receive a \$25,000.00 grant that would be allocated to program expenses for the organization. She said the funds are based on a 50% match.

Bower asked where the downtown yard sale will take place. Brewer said it will be in the downtown area, using parking lots. Bower said MSMJ is doing a fantastic job fostering new businesses. Brewer said they have a waiting list for businesses that want to come into town.

Deering asked where MSMJ is with the Façade Grant. Brewer said it is still in the works. She said all the money has to be paid ahead and then will be re-imbursed when the grant money comes in. Deering asked the grant is 50/50 match. Brewer said it is up to a certain dollar figure.

Glessner congratulated MSMJ on receiving accreditation and encouraged Council to send letters to our Representatives in support of the program.

Report of the Milanof-Schock Library

Debra Rosser-Hogben, Executive Director of Milanof-Schock Library, provided and reviewed the monthly written report for March 2015.

Report of Codes and Zoning Officer

Gibbs provided and reviewed the monthly written report for March 2015.

Gibbs reported that the demolition of the office building located at 240 W. Main St., will take place the week of May 4, 2015. Gibbs reported the on the demolition of the property at 225 W. Main St. She said this will be starting soon, with the residential demolition mid to late April 2015. She said the restoration activities should be completed by the end of May 2015.

Report of Stormwater Officer

Hershey said the storm water report for March 2015 is included with Gibbs monthly codes and zoning report.

Report of the Borough Authority Manager

Authority Manager, John Leaman provided a monthly written report for March 2015. Leaman was present for any questions.

Report of the Borough Manager

Hershey provided and reviewed the monthly written report for March 2015. Hershey reported that on March 17, 2015, council met in Executive session with labor council concerning personnel matters.

Glessner announced that there would be an Executive session to discuss personnel matters at the end of the meeting.

Public Input Period

Ned Sterling, 13 W. Main St., asked why there are no employee contributions to the Mount Joy Borough Police Pension. Hershey said because a contribution has not been required. Glessner said there has not been a contribution required for a long time and if that is Council's wish, it would have to be discussed.

Sterling asked if there has been any further discussion or decision on Police Regionalization. Metzler said we would still need a partner.

Sterling asked if Mr. Williams is considered the acting Police Chief or the new Police Chief. Mayor Bradley said his title is Interim Police Chief.

Joanne Pinkerton, 6 Pine St., reported on Kid's Joy Land construction re-build project. She said there are 20 weeks left until construction, with September 22 – 27, 2015, slated as build week. She said they are working on a capital campaign and need \$110,000.00 to complete the project. She said there is a large fundraiser event planned at the Wolgemuth's home with 500-600 invitations sent. She encouraged Council members to attend.

Erin Rupp, 308 Brittany Lane, stated that Phase I of the Florin Hill Development project has been complete and would like to see the streets dedicated. She asked if that would ever be a possibility. Hershey said he spoke to Charter Homes concerning an extended street warranty period and they are not interested. Rupp said there is not further construction for Phase I. Hershey responded that there is additional construction to be completed in other phases of the subdivision and that construction traffic would need to use Phase 1 streets to access the construction areas.

Seidel said that because he also lives in Florin Hill Development, people come to him concerning the dedication of the streets there. He asked what type of warranty the Reserve at Union School Development has. Hershey said they have a 2 year warranty. Seidel asked why Charter does not have the same. Gibbs said that Charter was asked to provide a proposal that could be presented to Council, but nothing was received. Seidel asked about putting this matter back into Charter's hands and asking for a 2 year warranty. Hershey said he has concern that we set precedence for future developers.

Bower said he has concern that we give a 2 year warranty and construction takes 10 years. He said we could talk more about this at the Public Works Committee meeting on April 13, 2015, and come back to Council.

Approval of the Minutes of the Previous Meeting

On a MOTION by Bower, and a second by Youngerman, approval was given for the minutes from the Regular Borough Council Meeting held on March 2, 2015. *Motion carries unanimously.*

Presentation of the 2014 Audit

Carol Roland, from Trout, Ebersole & Groff, LLP, provided a written report, gave an oral presentation, and answered related questions pertaining to the 2014 Audit.

On a **MOTION** by Youngerman, and a second by Bower, approval was given to accept the 2014 Audit and related information as presented. *Motion carries unanimously.*

Administration and Finance Committee

On a **MOTION** by Youngerman, and a second by Bower, approval was given to enact Ordinance #3-15, approving the guaranty of indebtedness up to \$7,255,000, for the Mount Joy Borough Authority Guaranteed Sewer Revenue Note, Series of 2015.

Bower stated this is just a guarantee of debt and does not go on the balance sheet for the Borough. *Motion carries unanimously.*

On a **MOTION** by Youngerman, and a second by Bower, approval was given for a request by Donsco, Inc., for approval of a Stormwater Management Plan and Stormwater Management Agreement, to expand and pave an equipment storage yard, and re-grade the side yard using DEP approved foundry sand at 101 S. Jacob St, conditioned upon Borough Solicitor, Borough Engineer, and Borough Staff comments being addressed. *Motion carries unanimously.*

On a **MOTION** by Youngerman, and a second by Bower, approval was given to enact Ordinance #4-15, Amending the Code of Ordinances, Chapter 195, Property Maintenance, to adopt the International Property Maintenance Code/2009, with certain changes and additions as the Mount Joy Borough Property Maintenance Code.

Gibbs stated that this replaces the current property maintenance code. She reviewed a few pertinent changes; the Rental Inspection Program will now include all rental properties in the Borough. They will be required to pay the \$50 per unit per year, and be required to have an inspection once every four years. This will generate revenue to assist with managing the program and conducting inspections as the program continues to grow; there will not be a quick ticket process, suggested by the solicitor, which is a tool used to deter repeat offenders; and there is now a section to site for proper pool maintenance.

Metzler asked if this Ordinance includes the fire prevention code. Gibbs said the document for adoption tonight is only the Property Maintenance Code, and not the Fire Prevention Code which regulates open burning, egress, etc. Mayor Bradley asked if the quick ticket process is re-set every year. Gibbs said yes, it is annual. *Motion carries unanimously.*

On a **MOTION** by Youngerman, and a second by Bower, approval was given to adopt Resolution #8-15 Re-establishing, Amending and Imposing Fees to be Charged in Connection with Administration of the Mount Joy Borough Property Maintenance Code, Stormwater Management Ordinance and Subdivision and Land Development Ordinance.

Gibbs stated that the fees proposed are in line with other municipalities. *Motion carries unanimously.*

On a **MOTION** by Youngerman, and a second by Bower, approval was given for a revision to the Workplace Safety and Accident Prevention Policy Manual adding a section entitled "*Industrial Health and Hygiene*".

Hershey stated that at the February 2, 2015, Borough Council meeting, Council took action to adopt and approve the Workplace Safety and Accident Prevention Policy Manual, which the Borough and the Borough Authority will share. The recommended change needs Council's approval. *Motion carries unanimously.*

Report of the Public Safety Committee

On a **MOTION** by Metzler, and a second by Reese, approval was given for the closure of Main Street and authorize Police Chief Williams to submit the necessary applications to PennDOT for the closure permit for the Memorial Day Parade on May 23, 2015, conditioned upon the Mount Joy Memorial Day Parade Committee providing all necessary completed forms and documentation. *Motion carries unanimously.*

On a **MOTION** by Metzler, and a second by Deering, approval was given for the closure of Main Street and authorize Police Chief Williams to submit the necessary applications to PennDOT for the closure permit for the Taste of Mount Joy/Crusin' Cuisine from 9:00 AM to 4:00 PM, on July 25, 2015, conditioned upon Main Street Mount Joy providing all necessary completed forms and documentation. *Motion carries unanimously.*

On a **MOTION** by Metzler, and a second by Deering, approval was given for a request by Main Street Mount Joy to close Delta Street for the Taste of Mount Joy/Crusin' Cuisine from 9:00 AM to 4:00 PM, on July 25, 2015, conditioned upon Main Street Mount Joy providing all necessary completed forms and documentation. *Motion carries unanimously.*

On a **MOTION** by Metzler, and a second by Deering, approval was given to adopt Resolution #9-15, authorizing the trade-in of four Bushmaster, XM-15 rifles with a total trade-in value of \$1,600.00, toward the purchase of five new Windam Weaponry, MPC AR-15 Rifles to be purchased from DNA Weaponry, Lititz, PA. *Motion carries unanimously.*

Report of the Public Works Committee

Nissley reviewed the monthly written report for March 2015.

On a **MOTION** by Bower, and a second by Mowrer, approval was given approve waiver of Land Development Plan requirements associated with the UGI/PPL Manufactured Gas Plant Environmental Remediation at 225 West Main Street as recommended by the Mount Joy Borough Planning Commission. *Motion carries unanimously.*

A **MOTION** was made by Bower and seconded Mowrer to authorize the Borough Solicitor to draft and advertise and ordinance to restrict the installation of new potable water wells within Mount Joy Borough. Following discussion a MOTION was made by Metzler and seconded by Deering to amend the motion by removing "and advertise". Further discussion followed. On a MOTION by Youngerman and a second by Metzler, approval was given to table the motion. All Councilors voting yes except Seidel who voted no.

On a **MOTION** by Bower, and a second by Mowrer, approval was given authorize PennDOT, AMTRAK, and contractors constructing catenary poles and lines on the AMTRAK railroad line to detour traffic onto South Market Street between Marietta Avenue and Main Street between the hours of 10:00 PM and 6:00 AM, on tentative dates of Friday, April 10, 2015 and/or Saturday, April 11, 2015, and/or Sunday, April 12, 2015. Dates may slip to a later time if weather or other conditions do not permit the work to be completed on the tentative dates. Approval conditioned upon the Borough and emergency service providers being notified of final closure dates.

Note: this work is part of the preparation for the replacement of the Marietta Avenue Bridge.

Following discussion on a **MOTION** by Bower and second by Mowrer, the motion was amended as follows, "if work is not completed on dates provided, work can be performed on subsequent dates base on Borough Staff approval. *Motion carries unanimously.*

Any other matter proper to come before Council

Deering asked about the West Henry Street project. Nissley reported that it will be discussed at Public Works Committee meeting.

Bower asked if timesheets are being reviewed. Timesheets are being reviewed by department heads. Hershey is not currently reviewing all of the timesheets.

Reese asked whether the Council reviews the pension investments. Hershey responded that as far as he is aware past practice has been that Council has not reviewed the investments. Hershey will request that a representative from RJ Hall attend a future Administration and Finance Committee meeting and provide a presentation on RJ Hall's services for the Borough pension plans.

Deering asked about the signalization improvement project. Metzler responded that it will happen.

Mayor Bradley asked if Councilor Bower has had opportunity to research the feasibility of the sale of the Florin Station building. Bower responded he has not.

Authorization to Pay Bills

On a **MOTION** by Youngerman, and a second by Bower, the Council unanimously approve paying the bills as presented:

GENERAL FUND	\$	225,879.44
REFUSE/RECYCLING	\$	45,049.44
CAPITAL IMPROVEMENTS FUND	\$	-
HIGHWAY AID FUND	\$	11,289.67
TAX ACCOUNT	\$	84,234.92
ESCROW FUND	\$	1,627.11
GRAND TOTAL EXPENDITURES	\$	368,080.58

Motion carries unanimously.

Meetings and dates of importance

See the pink calendar for the month of April 2015.

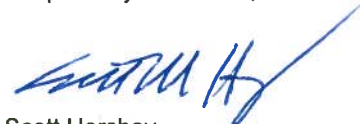
Council went into executive session at 11:00 pm. Executive session ended at 11:30pm.

Council discussed the deadline for receipt of letters of interest and resumes for the vacant West Ward Borough Council seat. Council directed the deadline would be April 21, 2015. LOI's and resumes would be provided to the Administration and Finance Committee for their April 22, 2015, meeting. Based on the number of LOI's/resumes received, the Committee would provide direction as to whether the May 4, 2015, Borough Council meeting time should be revised to 6:00 PM.

Adjournment

On a **MOTION** by Reese, and a second by Bower, meeting was adjourned at 11:35pm. *Motion carries unanimously.*

Respectfully Submitted,



Scott Hershey
Borough Manager/Secretary