

Mount Joy Borough Authority
Pre-Authority
April 17, 2018
Minutes

The Mount Joy Borough Authority held its Pre-Authority meeting on this date in Council Chambers of the Borough Offices Building. Present were Chairman Rebman, Mr. Derr, Mr. Hiestand and Mr. Metzler. Also present were Angie Fenicle, John Leaman and Joe Ardini and Dale Kopp from ARRO Consulting. Mr. Hamm was absent. Chairman Rebman called the meeting to order at 4:00 PM.

Public Input Period.

There was no one present from the public.

Discussion with Fire Department Mount Joy

Mr. John Lutz and Mr. Barry Leber were present from Fire Department Mount Joy (FDMJ) was present to ask authorization from the Authority to hook onto the sewer system from their engine room. It was stated that the Borough is requiring FDMJ to disconnect their floor drain from the storm sewer. FDMJ would hook on from New Haven Street and will install a trap and oil / grease separator. A **MOTION** was made by Mr. Metzler and a second by Mr. Derr to waive the existing rules and regulations section 22 and authorize FDMJ to hook their floor drain to the Authority's sewer system and to install an oil / grease separator of which FDMJ will maintain; motion carried.

Consulting Engineer Report.

Mr. Dale Kopp provided updates on the following projects and developments:

South Jacob Street Water Treatment Plant and Well 3 Site – Mr. Kopp discussed the items on the construction schedule that are completed and the items that are in progress. Mr. Kopp stated that at the construction meeting PACT TWO admitted that they made up time in their schedule by completing other areas of the project ahead of time. Mr. Kopp stated that ARRO requested that PACT TWO submit a draft credit change order for the storm water and paving work that will be completed by Laurel Harvest Facility. Mr. Derr asked who purchased the roofing materials for the project. Mr. Kopp replied he believes the contractor, however will find out before next meeting. Mr. Kopp stated that he spoke with PACT TWO this morning and they would like to meet in regards to the adjustment of days for completion date. Mr. Leaman replied that as per discussion in the progress meeting, PACT TWO suggested to wait to present the requested number of days until the roof is complete. Mr. Kopp stated that he will remind PACT TWO of their suggestion.

Carmany Road Nitrate Resin Replacement – The bidding specs are completed and uploaded on PennBid on April 10th. The mandatory pre-bid meeting is scheduled for May 1st at 10:00 AM at the Carmany Road Water Plant. The bids will be opened on May 23rd at 1:00 PM.

Laurel Harvest Labs – ARRO attended a meeting with the owner, design firm and Authority staff on April 9th to review timing of the project as it relates to the Authority's South Jacob Street Water Plant Project and performed a plan review on March 27th. Mr. Leaman reported that PACT TWO is not interested in doing the site work for this project.

950 Square Street – ARRO performed a review on April 4th recommending plan approval.

Farmview Properties – ARRO and the Authority has received final "as constructed" documents for dedication of the water and sanitary sewer improvements, ARRO will be recommending dedication of the facilities.

Twisted Bine Beer Company – ARRO performed a review of the plan and EDU allocation request and provided a comment letter on April 11th.

The Meadows – A walkthrough for dedication took place on April 11th.

Authority Manager Report.

Mr. Leaman informed the Board that the Authority received a draft third supplemental agreement to water and sewer agreements for Rapho Township. The documentation was reviewed by staff and has been forwarded to Mr. Davis for review.

Mr. Leaman provided an update on the ER studies for a proposed well: Mr. Leaman stated that staff and The ARM Group met with SRBC on April 12th to discuss two potential sites for consideration of a 4th well. Mr. Leaman stated that he felt the meeting went well and it was stated to allow three to four week for SRBC to internally review the information and submit a letter of consideration.

Mr. Leaman provided an update on Municipay: Mr. Leaman stated that the agreements were signed and returned. A webinar is scheduled for this Wednesday for staff to see how the system functions. Mrs. Fenicle will be taking the lead on this project for the Authority and will contact Mr. Dave Schell to discuss timing and implementation for the website.

Mr. Leaman provided an update on Laurel Harvest Labs project: Mr. Leaman stated that Borough and Authority staff met with the owner and engineer to discuss the timing of the project in relation to the construction of the South Jacob Street Water Plant.

Mr. Leaman stated that he was approached by Lancaster County Planning Commission (LCPC) to meet with their staff to discuss water and sewer service areas and provide thoughts on LCPC creating a county wide service area map. Mr. Leaman stated he was joined by Mr. Mike Kyle, Executive Director with LASA and Mr. Dan Becker from Becker Engineering / Chairman for East Cocalico Township Authority.

Mr. Leaman informed the Board that he is expecting to have the service agreements for Markely Actuarial and Asset Strategy either at the first or second meeting in May.

Mr. Leaman informed the Board the he received a phone call requesting a meeting with Twisted Bine Brewery to discuss EDU / capacity for the business.

Mr. Leaman informed the Board that staff scheduled a walkthrough of the Leffler/SICO building. The Borough Administration Committee will visit the site later this week. Mr. Sam Sulkowsky mentioned that the Borough has yet to receive a purchase price.

Assistant Authority Manager Report

Mr. Ardini provided an update on the Construction Department:

- Staff has reconnected six service lines from the 4" over to the 12" water main on Lumber Street. There are three properties remaining and should be completed by next week.
- There is some rust coming through on the rear bumper of unit 22, the new service truck. Staff is dealing with the body manufacture to correct this issue.

Mr. Ardini provided an update on the Water Plant:

- Staff completed and mailed the response letter for the Filter Evaluation performed by PA DEP. Staff received confirmation that the letter was received.
- LT2 testing for the month was completed, results so far have been favorable.
- Garden Spot Electrical completed the wiring of the effluent and influent meters and softener valves.

Mr. Ardini provided an update on the Waste Water Treatment Plant:

- Staff televised North Angle Street sewer main from Terrace Avenue to Pink Alley and found no issues with the line.
- There was a small generator electrical fire at Florin Pump Station (#3) on April 5th. Dyna Tech was able to correct the issue and the generator was placed back in service the same day. The unit will require a new radiator and hoses of which will cost \$1,821.00. These items have been ordered and are schedule to be installed next week.
- PA DEP performed an inspection at the WWTP, the water quality inspector found no compliance issues.

Mr. Ardini informed and updated the Board on other related topics:

- Mr. Dennis Nissley, Borough's Public Works Director, has requested that the digital sign boards be set up for the Borough street sweeping. They will be placed on the street this week at their normal locations.

- A quote was received from Landscape Impressions for landscaping around the Lakes Pump Station in the amount of \$1,457.53. The Authority Board authorized staff to proceed.

Business Manager Report.

Mrs. Fenicle informed the Board that the Authority received their annual dividend distribution from MRM Property Trust in the amount of \$13,199.85 of which 70% (\$9,239.90) is the Authority's portion.

Mrs. Fenicle informed the Board that staff has started the termination process for the year and letters were sent on April 11th. Mrs. Fenicle noted that this is the smallest list of terminations since starting this process five years ago. For comparison purposes, Mrs. Fenicle noted that April 2013 the delinquent amount was approximately \$170,000 and April 2018 is \$25,000.

Minutes of the Previous Meeting.

A **MOTION** was made by Mr. Metzler and a second by Mr. Hiestand to approve the March 20, 2018 meeting minutes; motion carried.

Unfinished Business.

There was no unfinished business to discuss.

New Business.

A **MOTION** was made by Mr. Derr and a second by Mr. Metzler to approve Payment Application No. 8 from PACT TWO in the amount of \$299,285.66 for the South Jacob Street Water Treatment Plant and Well 3 as recommended by ARRO Consulting's letter dated April 12, 2018; motion carried

A **MOTION** was made by Mr. Hiestand and a second by Mr. Metzler to approve Payment Application No. 4 from Garden Spot Mechanical in the amount of \$15,120.00 for the South Jacob Street Water Treatment Plant and Well 3 as recommended by ARRO Consulting's letter dated April 6, 2018; motion carried.

A **MOTION** was made by Mr. Derr and a second by Mr. Hiestand to approve Payment Application No. 1 from W.C. Eshenaur & Son in the amount of \$10,779.30 for the South Jacob Street Water Treatment Plant and Well 3 as recommended by ARRO Consulting's letter dated April 9, 2018; motion carried.

A **MOTION** was made by Mr. Hiestand and a second by Mr. Derr to approve Payment Application No. 1 from Garden Spot Electrical in the amount of \$93,712.50 for the South Jacob Street Water Treatment Plant and Well 3 as recommended by ARRO Consulting's letter dated April 9, 2018; motion carried.

Any Other Matter Proper to Come before the Authority.

There was no other matter proper to come before the Authority.

Authorization to Pay Bills.

A **MOTION** was made by Mr. Derr and a second by Mr. Hiestand to approve the attached Requisition No. 24 as follows: \$81,825.00 from the Water Operating Fund and \$53,051.03 from the Sewer Operating Fund; motion carried.

A **MOTION** was made by Mr. Metzler and a second by Mr. Hiestand to approve the attached Requisition No. WBRI 18-5 from the Water Bond Redemption and Improvement Fund in the amount of \$1,919.17; motion carried.

A **MOTION** was made by Mr. Derr and a second by Mr. Hiestand to approve the attached Requisition No. 24 from the 2016 Construction Fund in the amount of \$436,578.54; motion carried.

Adjournment.

There being no further business, a **MOTION** was made by Mr. Derr and seconded by Mr. Hiestand to adjourn. Motion carried and the meeting adjourned at 5:48 PM.

Respectfully submitted,

John A. Hiestand
Secretary