



**Mount Joy Borough Authority Meeting  
Agenda  
4:00 PM, August 1, 2017**

1. Call to Order
2. Pledge of Allegiance
3. Roll Call - Mr. Rebman, Mr. Derr, Mr. Golicher, Mr. Hamm and Mr. Metzler.
4. Public Input Period – Hearing of any citizen within the service area.
5. Reports
  - A. Authority Manager
  - B. Assistant Authority Manager
  - C. Business Manager
6. Approval of the Minutes – Approval of the minutes from July 5, 2017.
7. Unfinished Business:
  - A.
8. New Business:
  - A. Consider approval of QDOS Investments, LLC; 1335 Strickler Road Lot 1 Plans for water and sanitary sewer improvements as recommended by ARRO Consulting's letter dated July 21, 2017.
9. Any other matter proper to come before the Authority
  - A.
10. Authorization to pay bills
  - A. Consider approval of Requisition No. 7 for the Water Operating Fund in the amount of \$55,915.80 and Sewer Operating Fund in the amount of \$62,144.43.
  - B. Consider approval of Requisition No. WBRI 17-13 from the Water Bond Redemption and Improvement Fund in the amount of \$4,838.07.
11. Meetings and dates of importance
  - A. Tuesday, August 15, 2017                      Pre-Authority Meeting – 4 PM
  - B. Tuesday, September 5, 2017                Regular Monthly Meeting – 4 PM
  - C. Tuesday, September 12, 2017              Liaison Committee Meeting – 4 PM
  - D. Tuesday September 19, 2017              Pre-Authority Meeting – 4 PM
12. Adjournment

If you are a person that requires accommodations to participate, please contact Borough staff to discuss how we may best accommodate your needs.

Mount Joy Borough Authority  
Regular Monthly Meeting  
July 5, 2017  
Minutes

The Mount Joy Borough Authority held its regular meeting on this date in Council Chambers of the Borough Offices Building. Present were Chairman Rebman, Mr. Derr, Mr. Hamm and Mr. Metzler. Also present were Lindsey Edgell, John Leaman, Joseph Ardini and Mike Davis from Barley Snyder. Mr. Golicher was absent. Chairman Rebman called the meeting to order at 4:00 PM.

**Public Input Period**

There was no one present from the public.

**Authority Manager Report**

Mr. Leaman informed the board that the Authority have received the docket modification from SRBC on Well 3, this is now complete.

Mr. Leaman provided an update on the Well 4: Mr. Leaman stated the he will be meeting with Myers Brothers tomorrow to discuss permanently abandoning the two drilled wells. After the meeting, he will call Don Mann to let him know the Authority will not pursue anything on their property. From conversations with the ARM Group there could be other potential locations to explore, Mr. Leaman said he will keep the Board informed.

Mr. Leaman stated that he and Mrs. Fenicle spent time last week working on the management content of the annual audit. Everything is now back to Trout, Ebersole and Groff, expects to have a draft by July 7, 2017. Trout, Ebersole and Groff is on schedule to present the draft at the July 12, 2017 Administration and Finance Committee Meeting and then the Authority Meeting on July 18, 2017.

Mr. Leaman provided an update of the South Jacob Street Water Plant (New Water Plant):

- ARRO Consulting sent a notice of intent to award the four contracts for the project.

Mr. Leaman provided an update on Healthcar: Mr. Leaman stated that in a joint meeting with Borough Council and the Authority Board, the Borough authorized the Borough Manager, Sam Sulkosky to send a letter to Benecon with intent to terminate, the letter went out June 27, 2017 and can be rescinded up until November 30, 2017 if we choose, if not this becomes effective December 31, 2017. Mr. Sulkosky also put in a request for consideration for Benecon to let the Borough and Authority out of the IIC early; an email came back on this today asking for solid documentation on what the savings will be to the Borough and Authority, Mr. Sulkosky provided the quotes to Benecon.

Mr. Leaman provided an update on the Borough's Marietta Avenue Pedestrian Project: The Borough received a redesigned configure from PADOT to some of the corridor coming in on Marietta Avenue, which reduced the conflict with the water main to 350 feet. Mr. Leaman will discuss this with Mr. Sulkosky and report back to the Board on a resolution of the conflict.

Mr. Leaman informed the Board that he received a letter from AT&T, concerning the existing five-year lease agreement. The letter was asking to restructure their agreement, at the end of the five-year lease, they are looking to reduce their exposure as far as cost. The decision was to not restructure the agreement at this time.

Update on SR Holdings / Melhorn Trucking capacity discrepancy: Mr. Davis reported that Melhorn Trucking proposed a settlement to the water/sewer capacity issue. Mr. Davis sent an email to Mr. Mel Hess to discuss this in more detail. Mr. Davis will report back to the board.

**Assistant Authority Manager Report**

Mr. Ardini stated that water plant staff installed a new turbidity meter at the plant. Staff also removed the overgrown shrubs that were outside of the building and replaced them with smaller ones along with new mulch.

Mr. Ardini stated that Howell Glass was in and installed the replacement window that was damaged by the roofing company. Mrs. Fenicle will be submitting an invoice to the roofing company for reimbursement.

Mr. Ardini informed the Board that the second VFD for the Wastewater Plant was received and was installed. Staff is currently running some tests on the unit before it is placed in service.

Mr. Ardini provided an update on the waterline replacement on New Haven Street. Authority staff has installed approximately 500 feet of watermain. They got through the intersection of David Street today and hope to be done with the installation of the watermain within the next three days.

Mr. Ardini said that the person hired to paint hydrants for the Authority last year started painting again this year.

Mr. Ardini stated that Dyna-Tech was in and did the yearly service of the generators at the facilities, an inspection sheet was provided to the Authority on the condition of the generators and if there is any maintenance items that need addressed, this list was provided to the plant supervisors and they will be addressing those items.

Mr. Ardini informed the Board that the allocation permit letters have gone out to Commercial/Industrial and Public customers that are trending over their permitted usage as determined half way through the year. There are a total of 17 accounts.

Mr. Ardini stated that Sandy Anderson from 544 W Main Street was in contact with him regarding their property. They are looking to sell their lot located in Clay Alley, but there is no water main located there. The Borough ordinance states that everyone must have water/sewer, they are asking that they not be required to connect to public water. It would be a financial hardship to extend the watermain to the lot on Clay Alley.

Mr. Ardini stated that the Authority had applied to PA DEP for assistance on our Source Water Protection Plan about three years ago. He was informed that the company performing the work is about ready to begin on our plan. It is possible to try and develop a plan with Elizabethtown Area Water Authority (EAWA), everyone believes there is a lot of value in working jointly with EAWA on this, but should have two separate plans.

#### **Business Manager Report**

There was nothing to report.

#### **Minutes of the Previous Meeting**

A **MOTION** was made by Mr. Metzler and a second by Mr. Hamm to approve the June 6, 2017 meeting minutes as presented; 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 for approval of Resolution 7-17 to enter into a Deed of Dedication for the Conveyance of Interest in Utility Facilities to serve Elm Tree Properties, The Villas at Elm Tree Phase 5C Development, and to reduce the letter of credit to 15% of the cost opinion of \$77,869, retaining a balance of \$11,680.35 as recommended by ARRO Consulting's letter dated June 28, 2017; motion carried.

A **MOTION** was made by Mr. Metzler and a second by Mr. Derr to approve the Elm Tree Properties Phase 4B Developers Agreement and Plans as recommended by ARRO Consulting's letter dated January 6, 2017; 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. Metzler and a second by Mr. Hamm to approve the attached Requisition No. 5 as follows: \$49,274.86 for the Water Operating Fund and \$55,030.96 for the Sewer Operating Fund; motion carried.

A **MOTION** was made by Mr. Derr and a second by Mr. Metzler to approve the attached Requisition No. WBRI 17-11 in the amount of \$23,209.91 from the Water Bond Redemption and Improvement Fund; motion carried.

A **MOTION** was made by Mr. Metzler and a second by Mr. Hamm to approve the attached Requisition No. SBRI 17-7 in the amount of \$20,483.19 from the Sewer Bond Redemption and Improvement Fund; motion carried.

**Adjournment**

There being no further business, a **MOTION** was made by Mr. Derr and seconded by Mr. Hamm to adjourn; motion carried and the meeting adjourned at 5:25 PM.

Respectfully submitted,

Christopher E. Metzler  
Assistant Secretary

DRAFT



July 21, 2017

Ms. Angie Fenicle, Business Manager  
Mount Joy Borough Authority  
P.O. Box 25  
Mount Joy, PA 17552

**Corporate Headquarters**  
108 West Airport Road  
Lititz, PA 17543  
T 717.569.7021  
F 717.560.0577  
www.thearrogroup.com

RE: 1335 Strickler Road (Lot No.1 only)  
Water & Sanitary Sewer Improvements  
Construction Cost Opinion Review  
ARRO # 10818.07

Dear Angie:

ARRO has completed its review of the construction cost opinions for the above listed project as prepared by David Miller/Associates, Inc. dated December 13, 2016 revised July 18, 2017. We offer the following comments based on the Authority's rules, regulations and specifications.

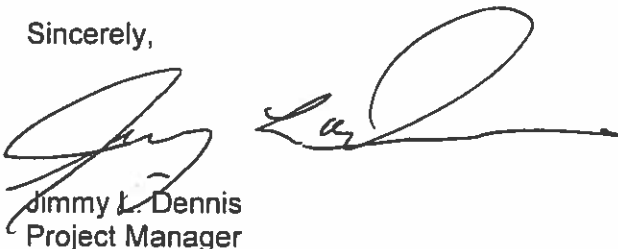
1. Sanitary Sewer – All the previous comments have been properly addressed therefore, ARRO recommends setting the financial security for the sanitary sewer improvements at \$39,297.50
2. Water – All the previous comments have been properly addressed therefore, ARRO recommends setting the financial security for the water system improvements at \$1,815.00.

Therefore, the combined Financial Security should be set at \$41,112.50.

Just another reminder, a construction schedule will need to be provided to establish the amount of the construction escrow prior to the start of construction.

Should you have any questions, please feel free to contact me.

Sincerely,



Jimmy L. Dennis  
Project Manager

JLD:acb

c: John Leaman – MJBA  
Joe Ardini – MJBA  
Scott Kapcsos - MJBA  
Gordon Stapleton – QDOS Investments, LLC  
Bill Swernik – DM/A, Inc.  
Dale Kopp – ARRO

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**OUT IN FRONT**



MOUNT JOY BOROUGH AUTHORITY

P.O. BOX 25

MOUNT JOY, PA 17552

INCORPORATED 1948

TELEPHONE: (717) 653-5938

FAX: (717) 653-6680

WATER OPERATING REQUISITION NO.: 7

DATE: August 5, 2017

Fulton Bank, National Association  
P.O. Box 4887  
Lancaster, PA 17604

Gentlemen:

You are hereby requested to make a disbursement of funds from the Revenue Fund under the Trust Indenture dated May 1, 1993, between the Mount Joy Borough Authority and your bank as Trustee, for the purpose and in the amounts set forth on the succeeding page.

We certify that the amounts listed on the succeeding page are now due and unpaid and that such indebtedness has been incurred for the purpose set forth in Article VI, Section 6.01 and 6.02. We further certify that the monies to be withdrawn are in compliance with the provisions of said indenture.

MOUNT JOY BOROUGH AUTHORITY

\_\_\_\_\_  
TREASURER

ARRO CONSULTING, INC., Consulting Engineer, in accordance with Section 6.02 of the Trust Indenture, DOES HEREBY APPROVE this requisition, and CERTIFIES that the aggregate of the amounts requisitioned, plus those previously requisitioned during the current fiscal year, do not exceed the amount of the current fiscal year budget approved by the Authority as provided for in Section 9.07 of the Trust Indenture.

ARRO CONSULTING, INC.

\_\_\_\_\_  
CONSULTING ENGINEER

AMOUNT OF PREVIOUS REQUISITIONS:	\$	<u>325,099.89</u>		
TOTAL AMOUNT OF THIS REQUISITION:	\$	17,510.16	Payroll	Acct. 965421
	\$	<u>38,405.64</u>	Expenses	Acct. 414220
	\$	<u><u>55,915.80</u></u>	Total	
TOTAL AMOUNT REQUISITIONED TO DATE:	\$	<u>381,015.69</u>		
TOTAL CURRENT FISCAL YEAR APPROVED BUDGET:	\$	<u>2,464,625.00</u>		



Check #	Check Date	Vendor	Amount	Inv/Stmt	Description	Check Amount
27,397	08/01/2017	AIRGAS USA, LLC	66.99	9065507055	CO2 BOTTLE	66.99
27,398	08/01/2017	ALS GROUP USA, CORP.	132.30	40-2175779	TESTING	132.30
27,399	08/01/2017	BARLEY SNYDER, LLP	2,300.00	70067240	LEGAL SERVICES	2,300.00
27,400	08/01/2017	BOROUGH OF MOUNT JOY	49.72	30-17	HEALTH CARE PCOR FEE	49.72
27,401	08/01/2017	BOROUGH OF MOUNT JOY	171.83	31-17	MONTHLY REIMBURSEMENT	171.83
27,402	08/01/2017	CENTURYLINK	178.01		PHONE	178.01
27,403	08/01/2017	D. E. GEMMILL, INC.	314.50	2111007	STREAMLIGHT	314.50
27,404	08/01/2017	DAVE PIATT	35.62		BOOT ALLOWANCE	35.62
27,405	08/01/2017	DEAN P. ZIMMERMAN	236.00		HYDRANT PAINTING	236.00
27,406	08/01/2017	DEPT OF ENVIRONMENTAL PROTECTI	60.00	1025211	3YR LICENSE RENEWAL - ARD	60.00
27,407	08/01/2017	DRESSEL WELDING SUPPLY, INC.	37.32	03575917	CYLINDER RENTAL	37.32
27,408	08/01/2017	EASTERN SALT COMPANY INC.	4,217.15	INV067974	SALT	4,217.15
27,409	08/01/2017	FREIGHTLINER OF LANCASTER	240.78	260813DE	UNIT 8 TRUCK MAINTENANCE	240.78
27,410	08/01/2017	GCR TIRE CENTER	163.81	278-141902	TRUCK MAINTENANCE	163.81
27,411	08/01/2017	GRAHAM'S FYR-FYTER	389.25	46781	FIRE EXTINGUISHERS INSPEC	389.25
27,412	08/01/2017	GRAINGER	339.16	9493396700	PLANT MAINTENANCE	339.16
27,413	08/01/2017	GUTTMAN ENERGY, INC.	154.59	0050924414	FUEL	154.59
27,414	08/01/2017	HAWTHORNE ELECTRIC, INC.	54.21	66828	BOOSTER STATION MAINTENAN	54.21
27,415	08/01/2017	HOME DEPOT	282.95	9013379	AIR CONDITIONERS	282.95
27,416	08/01/2017	IIC	17,860.01		AUGUST HEALTH INSURANCE	17,860.01
27,417	08/01/2017	L/B WATER SERVICE, INC.	447.50	3086304	2" METER	447.50
27,418	08/01/2017	OFFICE BASICS, INC.	85.38	I-637553	SUPPLIES	85.38
27,419	08/01/2017	PPL	6,647.13		ELECTRIC	6,647.13
27,420	08/01/2017	PRWA	120.00	45156	TRAINING SEMINAR	120.00
27,421	08/01/2017	SUSQUEHANNA MUNICIPAL TRUST	2,986.38	2017-026	3RD QTR WORKER'S COMP	2,986.38
27,422	08/01/2017	SUSQUEHANNA RIVER BASIN COMMIS	588.00	121631	SRBC ANNUAL COMPLIANCE FE	588.00
27,423	08/01/2017	VECTOR SECURITY	82.59	59675573	QUARTERLY MONITORING	82.59
27,424	08/01/2017	WHITMOYER AUTO GROUP	135.15	FOCS147271	VEHICLE MAINTENANCE	135.15
27,425	08/01/2017	XO COMMUNICATIONS	29.31	0293061099	LONG DISTANCE PHONE	29.31
** Report Total **			38,405.64			38,405.64







Check #	Check Date	Vendor	Amount	Inv/Stmt	Description	Check Amount
26,061	08/01/2017	AIRGAS USA, LLC	66.98	9065507055	CO2 BOTTLE	66.98
26,062	08/01/2017	AIRLINE HYDRAULICS CORP	307.93	12039324	PLANT MAINT	307.93
26,063	08/01/2017	ALS GROUP USA, CORP.	80.00	40-2175778	TESTING	80.00
26,064	08/01/2017	BARLEY SNYDER, LLP	2,300.00	70067240	LEGAL SERVICES	2,300.00
26,065	08/01/2017	BOROUGH OF MOUNT JOY	49.72	30-17	HEALTH CARE PCOR FEE	49.72
26,066	08/01/2017	BOROUGH OF MOUNT JOY	171.83	31-17	MONTHLY REIMBURSEMENT	171.83
26,067	08/01/2017	CENTURYLINK	602.84		PHONE	602.84
26,068	08/01/2017	D. E. GEMMILL, INC.	943.50	2111007	STREAMLIGHT	943.50
26,069	08/01/2017	DAVE PIATT	35.62		BOOT ALLOWANCE	35.62
26,070	08/01/2017	DEER COUNTRY FARM & LAWN, INC	22.76	P34997	MOWER MAINTENANCE	22.76
26,071	08/01/2017	DRESSEL WELDING SUPPLY, INC.	37.31	03575917	CYLINDER RENTAL	37.31
26,072	08/01/2017	FREIGHTLINER OF LANCASTER	240.76	260813DE	UNIT 8 TRUCK MAINTENANCE	240.76
26,073	08/01/2017	GCR TIRE CENTER	163.81	278-141902	TRUCK MAINTENANCE	163.81
26,074	08/01/2017	GRAHAM'S FYR-FYTER	389.25	46781	FIRE EXTINGUISHERS INSPEC	389.25
26,075	08/01/2017	GUTTMAN ENERGY, INC.	158.31	0050924413	FUEL	158.31
26,076	08/01/2017	HOME DEPOT	282.95	9013379	AIR CONDITIONERS	282.95
26,077	08/01/2017	IIC	17,860.00		AUGUST HEALTH INSURANCE	17,860.00
26,078	08/01/2017	KOSER BUILDING MATERIALS	21.04	78390	PLANT MAINTENANCE	21.04
26,079	08/01/2017	L/B WATER SERVICE, INC.	447.50	3086304	2" METER	447.50
26,080	08/01/2017	MOUNT JOY SOLAR POWER LLC	6,402.42	73	PSA AUGUST CONTRACT	6,402.42
26,081	08/01/2017	PATRIOT PROPANE	324.00	748998	PROPANE	324.00
26,082	08/01/2017	PPL	4,016.39		ELECTRIC	4,016.39
26,083	08/01/2017	PRWA	120.00	45156	TRAINING SEMINAR	120.00
26,084	08/01/2017	QUALITY METAL WORKS, INC.	85.00	17-0793	PLANT MAINTENANCE	85.00
26,085	08/01/2017	SUBURBAN TESTING LABS	94.82	7072269	TESTING	94.82
26,086	08/01/2017	SUSQUEHANNA MUNICIPAL TRUST	2,986.37	2017-026	3RD QTR WORKER'S COMP	2,986.37
26,087	08/01/2017	USALCO	3,252.70	1242730	CHEMICALS	3,252.70
26,088	08/01/2017	VECTOR SECURITY	82.59	59675573	QUARTERLY MONITORING	82.59
26,089	08/01/2017	XO COMMUNICATIONS	29.30	0293061099	LONG DISTANCE PHONE	29.30
** Report Total **			41,575.70			41,575.70

MOUNT JOY BOROUGH AUTHORITY  
WATER SYSTEM  
RESOLUTION AND REQUISITION

WATER SYSTEM REQUISITION NO.: WBRI 17-13

Date: August 1, 2017

RESOLUTION

RESOLVED, in accordance with Article VI, Section 6.06 of the Trust Indenture of the Mount Joy Borough Authority (the "Authority") to Fulton Bank, National Association (the "Trustee"), as successor to Union National Community Bank (the "Prior Trustee"), as Trustee, dated as of May 1, 1993, securing Guaranteed Water Revenue Bonds, Series of 1993 (the "Trust Indenture") the Trustee is hereby authorized and requested to make the following payments for authorized projects, including either capital additions or extraordinary repairs, renewals or replacements from the Bond Redemption and Improvement Fund established under the aforesaid Indenture and held by the Trustee for the following purposes and in the amounts and for the purposes set forth below:

<u>Payee</u>	<u>Purpose of Obligation</u>	<u>Amount of this Requisition</u>
SEE ATTACHED EXHIBIT "A"		\$ 4,838.07

CERTIFICATE

The undersigned Secretary hereby certifies that the Resolution set forth above was duly adopted by the Board of Directors of Mount Joy Borough Authority at a meeting duly called and held on August 1, 2017 and remains in full force and effect on the date hereof.

THIS CERTIFICATE is executed the 1st day of August, 2017.

\_\_\_\_\_  
(Secretary) (Assistant Secretary)

AUTHORITY SEAL

## EXHIBIT "A"

## WATER BOND REDEMPTION AND IMPROVEMENT FUND

<u>Payee</u>	<u>Purpose of Obligation</u>	<u>Amount of this Requisition</u>
Drohan Brick & Supply, Inc. P.O. Box 277 Mount Joy, PA 17552	New Haven Street Water Main Project; Invoice 7731-00	\$ 50.46
Drohan Brick & Supply, Inc. P.O. Box 277 Mount Joy, PA 17552	New Haven Street Water Main Project; Invoice 7878-00	\$ 277.50
HD Supply Waterworks, LTD. P.O. Box 28330 St. Louis, MO 63146	New Haven Street Water Main Project; Invoice H500670	\$ 1,257.76
Exeter Supply Co., Inc. 117 Prospect Street Reading, PA 19606	New Haven Street Water Main Project; Invoice 329293	\$ 374.00
Rohrer's Incorporated P.O. Box 365 Lititz, PA 17543-0365	New Haven Street Water Main Project; Invoice Q182998	\$ 818.54
Rohrer's Incorporated P.O. Box 365 Lititz, PA 17543-0365	New Haven Street Water Main Project; Invoice Q182864	\$ 517.72
Highway Materials, Inc. P.O. Box 62879 Baltimore, MD 21264-2879	New Haven Street Water Main Project; Invoice 25078	\$ 178.00

EXHIBIT "A"

WATER BOND REDEMPTION AND IMPROVEMENT FUND

<u>Payee</u>	<u>Purpose of Obligation</u>	<u>Amount of this Requisition</u>
Highway Materials, Inc. P.O. Box 62879 Baltimore, MD 21264-2879	New Haven Street Water Main Project; Invoice 25094	\$ 287.03
Highway Materials, Inc. P.O. Box 62879 Baltimore, MD 21264-2879	New Haven Street Water Main Project; Invoice 25109	\$ 222.06
Barley Snyder LLP 126 East King Street Lancaster, PA 17602	Legal Services for New Plant and Well 4; Invoice 70067240	\$ 855.00