

Mount Joy Borough Authority
Regular Monthly Meeting
June 5, 2018
Minutes

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

Public Input Period

Mr. Bob Golicher, 6 New Street, Mount Joy and Mr. Josh Deering, 33 Frank Street, Mount Joy, was present with nothing to report.

Consulting Engineer Report

Ms. Lola Mowen was present to provide an update on the following projects:

South Jacob Street Water Treatment Plant and Well 3 Site – Ms. Mowen highlighted the areas of progress the last two weeks. Ms. Mowen, Authority Board and staff discussed the situation with the roof trusses since last meeting. Mr. Leaman stated that he has yet to receive the power washing letter requested from PACT TWO. Ms. Mowen replied she will remind them of the letter. Mr. Derr asked if the letter was received from the manufacturer of the trusses to certify that the repairs were completed and inspected to meet factory specifications. Ms. Mowen replied she will look into the status of the letter, however, does not feel a letter was drafted. Ms. Mowen noted that ARRO suspects that some of the trusses were damaged at factory during loading and while unloading on site. Mr. Derr stated that between factory and onsite unloading, somebody should be responsible for the damaged trusses. Mr. Leaman stated that a progress meeting will be held on June 12th of which this will be one of the concerns being discussed.

Carmany Road Nitrate Resin Replacement – The bids were opened on May 23rd. There were two bids received of which came in higher than the cost opinion from ARRO. Ms. Mowen stated that the reasoning for the difference was the manufacture provided ARRO an estimate on the incorrect product. Mr. Leaman stated that ARRO and staff have contacted PA DEP to see if they will accept another brand of resin and if so, how will it perform compared to the current resin being used.

Marietta Avenue Pedestrian Safety Project with Mount Joy Borough – Drawings and PennDOT forms were revised and provided to the Borough's engineer for submittal to PennDOT.

Authority Manager Report

Mr. Leaman updated the Board on the Laurel Harvest project: Mr. Leaman stated that the project has been delayed by the judge granting a temporary injunction in the PA medical marijuana case. Mr. Leaman stated that he spoke with Mr. Mike Smith with PACT TWO and the Authority has till the end of June to inform them how to proceed to not delay the project.

Mr. Leaman stated that staff completed and mailed the annual report around May 25th. A copy of the annual report which includes the CCR Report will be delivered to PA DEP this week.

Mr. Leaman stated that the Authority completed the required information for Industrial Appraisal Company to complete the revaluation and it was received back on May 16th. The revaluation increased the facilities by 4.5% from the 2016 valuation to 2018.

Mr. Leaman stated that Trout, Ebersole & Groff conducted the field investigative work for the annual audit. Staff should receive the MD&A by the middle of June and the completed audit will be presented to the Authority Board in July.

Mr. Leaman informed the Board that he had a follow-up conversation with Mr. Todd Eaby with SRBC regarding the meeting on Well 3. Mr. Leaman stated it looks favorable to insert a temporary sleeve to perform the test. Mr.

Leaman also noted that SRBC is reconstructing their fee structure and this application should be at no cost to the Authority.

Mr. Leaman provided an update on the water tank on David Street: Mr. Leaman stated the he followed-up with Mr. Doug DeClerck about his specifications concerning qualifications for painting contractors. Mr. DeClerck replied that the specs are acceptable and feels the Authority will receive six to ten qualified bidders.

Mr. Leaman provided an update on the SICO building: Mr. Leaman stated the Borough Council discussed this at their meeting and show interest in the building. Borough Council suggested forming a committee to discuss within the next two months. The committee members of the Authority will be Mr. Derr, Mr. Rebman and Mr. Leaman. Mr. Leaman stated that there is no firm purchase price of the building as of today.

Assistant Authority Manager Report

Mr. Ardini informed and updated the Board on issues and statuses for the construction department:

- Staff was successful in replacing the water service to 313 Marietta Avenue. There were no complications.
- Staff scheduled a soft dig on Marietta Avenue to locate an intersection between the 12" and 4" waterline. Staff was successful and found the connection. Staff will be establishing a plan to eliminate the connection in preparation of abandonment of the four-inch waterline.

Mr. Ardini informed and updated the Board on issues and statuses for the water system:

- Staff is researching what will need to be done to comply with the new changes to the Chapter 109 Disinfection Requirement Rule that will take affect this year.

Mr. Ardini informed and updated the Board on issues and statuses for the wastewater system:

- Staff repaired both electric motors that control the blowers that feed air for the Dy-Stor system.
- The security system at the plant needs a new control board. The cost of the repairs will be \$1,500.00.

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

- This quarters meter readings are completed, and staff is working on the work orders that were created for non-read meters.
- Staff met with Reist Seed Company to discuss their long-term plans for 900 Square Street site. Reist Seed is looking to expand their property over the next five to ten years.
- Mr. Ardini noted that Authority staff assisted PACT TWO in repairing a 6" water main on South Jacob Street that was damaged by PACT TWO due to an unmarked utility line. During the repair, Mr. Scott Kapcsos was injured and received treatment for minor injuries.

Business Manager Report

Mrs. Fenicle informed the Board that MunicPay is now active and a payment was received with no issues.

Minutes of the Previous Meeting

A **MOTION** was made by Mr. Metzler and a second by Mr. Derr to approve the May 1, 2018 meeting minutes as presented; motion carried.

Unfinished Business

There was no unfinished business to discuss.

New Business

A **MOTION** was made by Mr. Hamm and a second by Mr. Metzler to approve the Mount Joy Borough Authority Defined Pension Plan Revised Advisory Agreement with Asset Strategy Retirement Plan Consultants and authorizing Mr. Leaman to execute all related documents; motion carried.

A **MOTION** was made by Mr. Metzler and a second by Mr. Hamm to approve the establishment of the Mount Joy Borough Authority 457(B) Pension Plan Advisory Agreement with Asset Strategy Retirement Plan Consultants and authorizing Mr. Leaman to execute all related documents; motion carried.

A **MOTION** was made by Mr. Metzler and a second by Mr. Hamm to approve The Retirement Advantage proposal for the third party administrative services for the Mount Joy Borough Authority 457(B) Pension Plan and authorizing Mr. Leaman to execute all related documents; motion carried.

A **MOTION** was made by Mr. Metzler and a second by Mr. Hamm to authorize Mr. Leaman to sign all documents for the Mount Joy Borough Authority 457(B) Pension Plan which may include a change to Rivers Edge Advance Retirement Solutions for record keeping services; motion carried.

A **MOTION** was made by Mr. Derr and a second by Mr. Hiestand to approve the reduction of letter of credit #D007396 for Alden Homes at Cornwall, Inc. for elm Tree Properties Phase 4B in the amount of \$225,194.75 retaining a balance of \$39,740.25 which will serve as the 18 months maintenance guarantee as recommended by ARRO Consulting's letter dated May 25, 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. Metzler and a second by Mr. Hamm to approve the attached Requisition No. 3 as follows: \$51,619.02 for the Water Operating Fund and \$102,097.73 for 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 18-8 from the Water Bond Redemption and Improvement Fund in the amount of \$70.00; motion carried.

Executive Session

An executive session was held for possible litigation purposes with no decisions made. A **MOTION** was made by Mr. Metzler and a second by Mr. Hiestand to reconvene the public session at 5:54 PM; motion carried.

Adjournment

There being no further business, a **MOTION** was made by Mr. Hiestand and seconded by Mr. Metzler to adjourn; motion carried and the meeting adjourned at 5:55 PM.

Respectfully submitted,

John A. Hiestand
Secretary