

Mount Joy Borough Authority
Pre-Authority
March 21, 2017
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. Golicher and Mr. Hamm. Also present were Angie Fenicle, John Leaman and Joe Ardini, Matt Warfel and Mark Harman from ARRO Consulting and Mike Davis from Barley Snyder. Mr. Derr and Mr. Metzler were absent. Chairman Rebman called the meeting to order at 4:00 P.M.

Public Input Period.

Mr. Scott Kapcsos from 1080 Ridge Road, Elizabethtown was present with nothing to report.

Consulting Engineer Report.

Mr. Matt Warfel and Mark Harman provided updates on the following projects and developments:

Well #4 – Mr. Mark Harman discussed with the Authority and staff the findings of the step test that was performed on March 9th. Mr. Harman stated that the testing started out at 100 gallons per minute for about ten minutes then the water levels were beginning to drop and not rebounding. The testing speed was then dropped back to 50 gallons per minute and the well rebounded and remained at this pumping rate. Mr. Harman stated that's not the results that were expected and therefore, stopped testing and cancelled the testing lab. Mr. Harman suggested having a company such as ARM Group survey the property to determine if there is water present on the property. Mr. Leaman proceeded by stating that he had contact with Mr. Mann and commented that they are willing to work with the Authority. Mr. Leaman also stated that he feels having a company survey the property will help determine if the Authority is looking at the right place for a water source. Mr. Golicher asked if ARRO has worked with ARM Group on previous projects. Mr. Harman replied yes and the ARM Group are highly recommended. Mr. Leaman asked the Board to proceed with getting a quote from the company to perform the survey. The Authority Board authorized staff to move forward.

South Jacob Street Water Treatment Plant – Mr. Warfel stated that the bid opening was held on March 17th and shared a preliminary summary of the bids. Mr. Warfel indicated that the Authority received bids from seven general contractors, three electrical contractors, three HVAC contractors and three plumbing contractors. ARRO is evaluating the bids for completeness and comparing the apparent low bids to ARRO's cost opinion. ARRO will provide a further update to the Authority Board at its next regularly scheduled meeting.

Well #3

Mr. Mark Harman stated that SRBC ran the estimated flow rating model on the stream and supplied the information and results to ARRO. Mr. Harman stated that he also ran the modeling on the stream and came up with the same conclusion that SRBC has. Mr. Harman stated that typically SRBC will use 10 years' worth of data to assign an allocation to a well. Mr. Harman stated that the monitoring system was not installed long enough to determine the variable, technical and safety functions of the stream, for this reason there is not enough information collected in the short period of time that the stream has been monitored to change SRBC's decision. Mr. Leaman stated that he feels the Authority should agree to these conditions and the Authority can revisit the docket after June of 2022 when the docket is set to expire.

Municipal Wasteload Management Report (Chap 94) – ARRO prepared the report and forwarded to PA DEP on March 8th.

Rapho Industrial Park – On February 21st, ARRO reviewed and provided comments on a plan by Steckbeck Engineering relevant to sanitary sewer plans and PPL right-of-ways.

The Villa's at Elm Tree Phase 5C – Sanitary sewer and water improvements installation within the development are completed as of March 9th.

Farmview Properties – As constructed documents were submitted on March 8th, which were reviewed and a comment letter was provided. A walkthrough for reduction of escrow was performed on March 9th and a punch list was provided.

1335 Strickler Road – Construction cost opinion for financial security was submitted and reviewed in February, another submittal was made on March 13th of which was reviewed and a recommendation letter was submitted.

Authority Manager Report.

Mr. Leaman provided an update on Fire Department Mount Joy (FDMJ) request: Mr. Leaman stated that Authority staff met with FDMJ to discuss their fire flow requirements in accordance with the Authority's water main replacement on New Haven Street. FDMJ is going to consult with a fire suppression company to determine what size line they will need.

Mr. Leaman provided an update on Rapho Industrial Park: Mr. Leaman stated that he sent an email on behalf of Rapho Township and the Authority to Rapho Triangle East Development (RTE), Elm Tree Properties, Horst Construction and Rapho Township letting them know that the Rapho Township and the Authority are in agreement to provide a five year extension to the RTE Water and Sewer Agreements and that Rapho Township is working on a mandatory connection ordinance for the Industrial Park. Mr. Leaman commented that RTE Manager thinks that's a great idea and Horst Construction has their engineer starting the full design.

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

- Bid Opening for the new plant was on March 17th. ARRO is reviewing the bid submittals.

Mr. Leaman provided an update on the electric meter with Lancaster County Wide Communications: Mr. Leaman stated that the Authority has paid 15 years' worth of invoices and recently came to know that the site should have been created in LCWC name with them billing the Authority 34% of the monthly usage. The Authority has invoiced LCWC the usage for seven years and has estimated the remaining years for a total of \$12,092.10. Mr. Leaman stated that he was contacted by LCWC and the representative had made a suggestion to discontinue service in the Authority's name and transfer the account to LCWC and the county will assume full responsibility of the invoice. Mr. Leaman asked Mr. Davis if an amendment will be needed for the current agreement. Mr. Davis indicated that a signed letter would be sufficient to amend the current agreement and that the executed letter amendment should be filed with the original agreement. The Authority Board authorized staff to proceed with LCWC's suggested approach subject to Mr. Davis' recommendation regarding the letter amendment.

Mr. Leaman informed the Board that he was contacted by Sensus Corporation regarding an upgrade to the MXU equipment which will require an upgrade to the Authority's reading equipment. Mr. Leaman stated that it will cost \$3,000 to upgrade the equipment and would like to move forward in this fiscal year's budget. The Authority Board authorized Mr. Leaman to move forward.

Mr. Leaman informed the Board that Mr. Bret Babula from the Construction Department will be actively deployed to Kuwait in January of 2018 for approximately one year.

Mr. Leaman provided an update on SR Holdings / Melhorn Trucking capacity discrepancy: Mr. Leaman stated that Mr. Davis reached out to Mr. Melhorn's attorney to discuss the proposed option that was presented to help clear up the discrepancy with the meter reading. Mr. Leaman stated that a meeting is scheduled for March 29th. The purpose of the March 29th meeting is to allow Melhorn Trucking to show the Authority its online system and data for tracking truck and cart washing at Melhorn Trucking. Mr. Davis indicated that Mr. Mel Hess, the attorney for Melhorn Trucking, is not ruling out shared cost testing of the water meter by third party but that Mr. Hess wants the Authority to see and consider the online system data before further pursuing that option.

Mr. Leaman stated that he was contacted by Manheim Area Water and Sewer Authority to see if the Authority would like to participate in a water and sewer rate study. Mr. Leaman stated the Authority will receive copies of the results. The Authority Board authorized Mr. Leaman to move forward.

Mr. Leaman discussed with the Board the proposed 2017-2018 budget and the additional changes that were made since the last Finance Committee meeting. Mr. Leaman mentioned that at the next meeting, staff will need direction on rate increases, if any, to finalize the budget. Mr. Leaman discussed the computer and server upgrade that will involve both the Borough and Authority. Mr. Leaman stated that the Borough is ready to move ahead with

the purchase and the Authority's portion would be 50% of which will be paid from the water and sewer capital improvement funds. A **MOTION** was made by Mr. Hamm and a second by Mr. Golciher authorizing staff to proceed with the computer and server upgrades; motion carried. Mr. Leaman also discussed two additional items relating to the capital improvements plan, the first being the replacement of the service truck and the second being the replacement of the mower for the sewer department. Mr. Leaman stated that the service truck is over ten years old and the maintenance cost has been rising. Mr. Leaman stated that he received a quote for \$53,000 and is valid for an additional 30 to 60 days. Mr. Leaman stated that the mower is over 11 years old and the cost of a new mower is roughly \$30,000. Mr. Leaman stated that the cost of both items would be split between water and sewer. Mr. Golicher asked if the Authority would receive trade-in values for the two items. Mr. Leaman replied both quotes include the trade-in values.

Assistant Authority Manager Report

Mr. Ardini stated that staff was able to install the new flow meter and modulating valve on the filter backwash line. Staff is currently working on installing the wiring for both units and will have the vendors present for the start-up of the units.

Mr. Ardini provided an update on the sewer lining project on Chestnut Street and Marietta Avenue: Mr. Ardini stated that Abel Recon has completed the lining project. The Authority will receive the pre and post televising videos for our records.

Mr. Ardini informed the Board that staff submitted the annual Laboratory Accreditation paperwork to the PA DEP Dept. of Laboratories and have also placed an order for the proficiency testing samples for this year.

Mr. Ardini provided an update on the softener drain valves for Carmany Road Water Plant: Mr. Ardini stated the installation is complete and seem to be working well. Staff also installed the mag meter on the discharge line while the units were offline. This meter is working great and displays the gpm of softened water into the system.

Mr. Ardini provided an update on the antenna upgrade: Mr. Ardini stated that Capital Area Communications are back on site at the Carmany Road Water Plant to install the antenna, Ice Bridge and associated hardware for the upgrade. Mr. Ardini stated they are hoping to have this part of the project completed by the end of the week.

Mr. Ardini informed the Board that the Authority received the updated maps and atlases from ARRO. Staff is in the process of verifying the corrections and additions prior to having ARRO proceed with the final printing.

Mr. Ardini stated that Envirep was at Pump Station #2 to complete the 12 month pump verification on the Gorman pumps as per the contract. There were no issues found with the pumps or electronic controls.

Business Manager Report.

Mrs. Fenicle had nothing to report.

Minutes of the Previous Meeting.

A **MOTION** was made by Mr. Golicher and a second by Mr. Hamm to approve the February 21, 2017 meeting minutes; motion carried.

Unfinished Business.

There was no unfinished business to discuss.

New Business.

There was no new business to discuss.

Any Other Matter Proper to Come before the Authority.

Mr. Leaman stated that the Board should not lose sight of the all the upgrades within the systems that have been accomplished over the past five years and recognizing the actions taken by all staff that may go unnoticed, pointing out the work Mr. Kapcsos and Mr. Ardini contribute.

Authorization to Pay Bills.

A **MOTION** was made by Mr. Metzler and a second by Mr. Hamm to approve the attached Requisition No. 22 as follows: \$26,940.03 from the Water Operating Fund and \$53,307.63 from the Sewer Operating Fund; motion carried.

Adjournment.

There being no further business, a **MOTION** was made by Mr. Hamm and seconded by Mr. Golicher to adjourn. Motion carried and the meeting adjourned at 5:57 PM.

Respectfully submitted,

Robert R. Golicher
Secretary