

Mount Joy Borough Authority  
Pre-Authority  
May 15, 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, Mr. Hamm and Mr. Metzler. Also present were Angie Fenicle and John Leaman, Dale Kopp from ARRO Consulting and Mike Davis from Barley Snyder. Chairman Rebman called the meeting to order at 4:00 PM.

**Public Input Period.**

There was no one present from the public.

**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 noted that the change order credit was received from PACT TWO for the East Main Street Crossing and Laurel Harvest project. Mr. Kopp stated that the credits seemed extremely low compared to what ARRO has estimated. During discussion, it was asked that Mr. Kopp ask PACT TWO to provide a detailed breakdown explaining the figures offered. Mr. Kopp followed up since last meeting and noted that PACT TWO selected Progressing Roofing in place of V.E. Sutton due to health issues. Mr. Kopp stated that the roof installation started today, however, some of the roof trusses were damaged. After a lengthy discussion, the Board agreed that they will not accept these damaged trusses and requested new trusses be delivered.

Carmany Road Nitrate Resin Replacement – ARRO reminded the Board that the bid opening is May 23<sup>rd</sup> at 1:00 PM.

Marietta Avenue Pedestrian Safety Project with Mount Joy Borough – ARRO worked with Authority staff to revise the PennDOT construction forms that are needed for changes to the water and sanitary sewer systems throughout the project.

Laurel Harvest Labs – ARRO performed a plan review and provided a comment letter on April 26<sup>th</sup>.

Farmview Properties – ARRO was involved in a final “walkthrough” and has received final “as-constructed” documents for dedication of the water and sanitary sewer improvements. ARRO has recommended accepting dedication of the facilities and entering into an 18-month maintenance agreement.

Twisted Bine Beer Company – ARRO performed a review of the plan and EDU allocation request and provided a comment letter on April 11<sup>th</sup>. Since that time, ARRO has been involved in several meetings with the Authority staff and the owner. An agreement has been reached on the number of EDU’s required for the project. ARRO will be following up with a revised comment letter.

The Meadows – ARRO was involved in a “walkthrough” for dedication on April 11<sup>th</sup>. A “punch list” was created and provided to the developer on April 19<sup>th</sup>. ARRO is awaiting notification of these items being addressed to proceed with dedication of the facilities.

Green Park Phase 4 – ARRO was involved in a “walkthrough” for dedication on April 11<sup>th</sup>. A “punch list” was created and provided to the developer on April 19<sup>th</sup>. ARRO is awaiting notification of these items being addressed to proceed with dedication of the facilities.

**Authority Manager Report.**

Mr. Leaman updated the Board on the Laurel Harvest project: Mr. Leaman stated that the project has been delayed due to a pending decision in the court system. Mr. Davis stated that this could be a state-wide law suit that could take many months to resolve.

Mr. Leaman updated the Board on Twisted Bind Brewery: Mr. Leaman stated that he exchanged e-mails with Mr. Lowell, the owner, following their last meeting regarding capacity for the business. An agreement was made to purchase three water and two sewer EDU's. Mrs. Fenicle replied that the permits were issued May 11<sup>th</sup>.

Mr. Leaman updated the Board on the Nitrate Resin / DCED Grant Project: Mr. Leaman informed the Board that after discussions with ARRO, Authority staff is qualified to perform some of the inspections for this project. This will help off set the construction management cost for ARRO. The PSA agreement will be created after the bid opening on May 23<sup>rd</sup>.

Mr. Leaman informed the Board that he contacted Mr. Doug DeClerck regarding his specification concerning qualifications for painting contractors for the Lumber Street water tanks.

Mr. Leaman informed the Board that the underground electric for Well 1 on Kelly Avenue failed Sunday evening. PPL will be installing a new service off Carmany Road to the well. PPL made a temporary repair and will take three weeks to install the new service.

Mr. Leaman informed the Board that Authority staff along with Borough staff repaired a sinkhole on West Donegal Street yesterday. The worked started at 6:00 PM and was completed at 6:30 this morning. Mr. Leaman noted that even though this is a state road, staff moved forward to fix due to the nature of the sink hole and the Authority's facilities.

### **Assistant Authority Manager Report**

Mr. Ardini was absent from the meeting. A written report was provided.

### **Business Manager Report.**

Mrs. Fenicle informed the Board that Northwest Bank contacted the Authority to relay that the interest rates have increased from 1.0% to 1.5%. Mrs. Fenicle noted that the accounts will start to gradually be changed over within the next two months.

Mrs. Fenicle informed the Board that a testing meeting with Financial Edge was held today and another meeting will be held tomorrow. Mrs. Fenicle stated that she will review the systems within the next couple weeks.

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

A **MOTION** was made by Mr. Metzler and a second by Mr. Hamm to approve the April 17, 2018 meeting minutes; motion carried.

### **Unfinished Business.**

There was no unfinished business to discuss.

### **New Business.**

A **MOTION** was made by Mr. Metzler and a second by Mr. Hiestand to approve Payment Application No. 9 from PACT TWO in the amount of \$305,859.60 for the South Jacob Street Water Treatment Plant and Well 3 as recommended by ARRO Consulting's letter dated May 10, 2018; motion carried

A **MOTION** was made by Mr. Hamm and a second by Mr. Metzler to approve Payment Application No. 5 from Garden Spot Mechanical in the amount of \$9,157.50 for the South Jacob Street Water Treatment Plant and Well 3 as recommended by ARRO Consulting's letter dated May 8, 2018; motion carried.

A **MOTION** was made by Mr. Metzler and a second by Mr. Hamm to approve Rapho Township's Third Supplement Agreement with respect to water service. Mr. Leaman noted that this revision does not include the Keller Tract Development; motion carried.

A **MOTION** was made by Mr. Metzler and a second by Mr. Hamm to approve Rapho Township's Third Supplement Agreement with respect to sewer service. Mr. Leaman noted that this revision does not include the Keller Tract Development; 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. 2 as follows: \$33,238.34 from the Water Operating Fund and \$38,292.75 from the Sewer Operating Fund; motion carried.

A **MOTION** was made by Mr. Metzler and a second by Mr. Hamm to approve the attached Requisition No. WBRI 18-7 from the Water Bond Redemption and Improvement Fund in the amount of \$1,615.00; motion carried.

A **MOTION** was made by Mr. Metzler and a second by Mr. Hiestand to approve the attached Requisition No. 25 from the 2016 Construction Fund in the amount of \$332,192.99; motion carried.

**Executive Session**

An executive session was held to discuss a personnel issue with no decisions made. A **MOTION** was made by Mr. Metzler and a second by Mr. Hiestand to reconvene the public session at 5:37 PM; 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 5:39 PM.

Respectfully submitted,

John A. Hiestand  
Secretary