

Mount Joy Borough Authority
Pre-Authority
April 2, 2024
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. Metzler, and Mr. Melhorn. Also, present were Angie Fenicle, and Scott Kapcsos, and Mike Davis from Barley Snyder. Mr. Derr and Mr. Ruffini were absent. Chairman Rebman called the meeting to order at 4 PM.

Public Input Period

Mr. Corey Adam from Herbert, Rowland & Grubic, Inc. was present due to the action item on the agenda for Core5.

Authority Manager Report

Mr. Kapcsos provided a written report and highlighted the following:

Mr. Kapcsos informed the Board that Amerigreen was in and hauled out 561.5 tons of Biosolids. Mr. Melhorn asked if the Authority considered reaching out to farmers or PennAG? Mr. Kapcsos replied that some farmers used to use the product however, that has subsided. Mr. Kapcsos also noted that the Authority has not researched PennAG options; Mr. Melhorn noted that he will do some research within the industry.

Mr. Kapcsos provided an update on the South Jacob Street Water Plant Startup: Mr. Kapcsos stated that Authority staff met with ARRO Consulting following communications with SRBC and PA DEP. Mr. Kapcsos noted that PA DEP is requiring the Authority to perform one source sampling prior to starting the plant and provide a report showing that the filters were stored according to manufacturer specifications. Mr. Kapcsos also informed the Board that SRBC is requesting more information for the docket renewal; SRBC proposed to change the docket language to note that the pass by condition for Well #3 be lifted and to use South Jacob Street Water Plant as the primary source, furthermore, Well's #1 and #2 will be used as needed to meet system demand.

Mr. Kapcsos informed the Board that the Authority discovered a water service issue relating 33-35 West Main Street. Mr. Kapcsos stated that this property was subdivided thirty years ago but the new owner purchased both lots and the water services were not investigated to verify separate water services per the Authority's specifications. Mr. Kapcsos stated that these properties have now been sold to two separate purchasers and these water services need to be separated. Mr. Kapcsos proposed to the Board that the Authority absorbs the cost of the water connection from the water main to the curb stop to bring these properties up to the current specifications; the new owners are responsible to separate the plumbing within the two buildings and will be inspected upon completion.

Mr. Kapcsos provided updates on various reporting requirements: Mr. Kapcsos stated that Authority staff has completed and submitted the CCR report.

Mr. Kapcsos provided an update on the Construction Department Shop Building: Mr. Kapcsos informed the Board that a base plan with measurements was sent to ARRO for review and to start drafting a sketch.

Mr. Kapcsos provided an update on the COVID-19 ARPA H2o PA Grants:

- Dystor Rehabilitation Project: Mr. Kapcsos stated that the Authority hopes to approve the contract next week after some suggested changes to be made.

Mr. Kapcsos provided an update on the water meter replacement project: Mr. Kapcsos stated that of the 236 letters sent, 235 customers have scheduled appointments and 235 meters have been installed of the 236 customers. Mr. Kapcsos stated that six properties were added on Joy Avenue and East Main Street of which five of the six are installed; the remaining property is currently for sale waiting on settlement.

Business Manager Report

Mrs. Fenicle informed the Board that Authority staff are moving forward looking at the customer accounts and sending water termination notices. Mrs. Fenicle discussed the procedures that the Authority follows to help customers establish payment plans and or place a lien on the property.

Minutes of the Previous Meeting

A **MOTION** was made by Mr. Metzler and a second by Mr. Melhorn to approve the March 5, 2024, meeting minutes as presented; 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. Melhorn to approve Resolution No. 5-24 amending the Water Rate Schedule effective May 1, 2024; motion carried.

A **MOTION** was made by Mr. Metzler and a second by Mr. Melhorn to approve Resolution No. 6-24 amending the Sewer Rate Schedule effective May 1, 2024; motion carried.

A **MOTION** was made by Mr. Melhorn and a second by Mr. Metzler to approve the Water System 2024-2025 fiscal year budget; motion carried.

A **MOTION** was made by Mr. Melhorn and a second by Mr. Metzler to approve the Sewer System 2024-2025 fiscal year budget; motion carried.

A **MOTION** was made by Mr. Melhorn and a second by Mr. Metzler to approve the Final Subdivision and Land Development Plan / Water and Sanitary Sewer Improvement Plans for Core5 at I283 as per ARRO Consulting's letter dated January 31, 2024; motion carried. Mr. Kapcsos made the Board aware that a Right-of-Way and an Encroachment Agreement will need to be approved at a later date for this project.

A **MOTION** was made by Mr. Metzler and a second by Mr. Melhorn to approve the Final Subdivision and Land Development Plan / Water and Sanitary Sewer Improvement Plans for Jura, Inc. as per ARRO Consulting's letter dated March 28, 2024; motion carried.

A **MOTION** was made by Mr. Melhorn and a second by Mr. Metzler to approve the Rapho Triangle East (RTE) EDU Buyback Agreement; motion carried.

Any Other Matter Proper to Come before the Authority

Mr. Rebman noted that himself and Mr. Kapcsos attended a management leadership training held by PMAA.

Mr. Kapcsos informed the Board the Chiques Crossing development withdrew their conditional use application.

Authorization to Pay Bills

A **MOTION** was made by Mr. Metzler and a second by Mr. Melhorn to approve the attached Requisition No. 21 as follows: \$95,032.71 for the Water Operating Fund and \$124,249.75 for the Sewer Operating Fund; motion carried.

A **MOTION** was made by Mr. Melhorn and a second by Mr. Metzler to approve the attached Requisition WBRI 24-4 from the Water Bond Redemption and Improvement Fund in the amount of \$216,920.75; motion carried.

A **MOTION** was made by Mr. Metzler and a second by Mr. Melhorn to approve the attached Requisition SBRI 24-4 from the Sewer Bond Redemption and Improvement Fund in the amount of \$665,916.25; motion carried.

Adjournment

There being no further business, a **MOTION** was made by Mr. Metzler and seconded by Mr. Melhorn to adjourn. Motion carried and the meeting adjourned at 5:58 PM.

Respectfully submitted,

J. Michael Melhorn
Secretary