

Mount Joy Borough Authority  
Pre-Authority  
August 18, 2020  
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. Metzler and Mr. Ruffini. Also, present were Angie Fenicle, Joe Ardini and Scott Kapcsos, Matt Warfel from ARRO Consulting and Mike Davis from Barley Snyder. Mr. Weems was absent. Chairman Rebman called the meeting to order at 4 PM.

**Public Input Period**

No one from the public was present.

**Presentation from Trout CPA**

Ms. Nicole Cradic and Ms. Amanda Kilroy from Trout CPA 1 were present to present the 2020 annual audit highlighting the financial analysis, capital assets, SAS 114 and SAS 115 letters and the GASB pension standards. It was noted that there were no significant findings during the audit. A **MOTION** was made by Mr. Derr and a second by Mr. Metzler to accept the 2020 annual audit as presented; motion carried. A copy of the annual audit is on file for the public to view upon completion of the right-to-know request form.

**Consulting Engineer Report**

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

South Jacob Street Water Treatment Plant and Well 3 Site – ARRO continues to coordinate with the Authority and PACT TWO, LLC relative to warranty items and final close out documents from PACT TWO as well as warranty issues with W.C. Eshenaur relating to the dehumidification/heating system.

Lumber Street Elevated Tank Rehabilitation: Minaon, Inc. has effectively completed the painting of the two tanks. ARRO is working with Minaon and Mr. Doug DeClerck to establish a timeline for substantial and final completion including closeout documents.

Laurel Harvest Labs – ARRO reviewed the developer's request for revised EDU capacity and provided a recommendation to the Authority. ARRO is currently working with the developer's engineer to establish potential impact on the stormwater basins on the eastern side of South Jacob Street.

Elm Tree Properties – Phase 5B & 5C – ARRO has reviewed the final Subdivision plans and provided the Authority a recommendation letter.

Good Country Fruit – ARRO received record drawings for the project and provided comments for review.

**Authority Manager Report**

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

Mr. Ardini provided an update on the Lumber Street Water Tank Rehabilitation Project: Mr. Ardini stated that the contractor has completed the painting of the standpipe tank and was placed back in service. Mr. Ardini noted that there are some small remaining items to complete, but overall, the project has gone smoothly.

Mr. Ardini provided an update on Laurel Harvest: Mr. Ardini stated that Authority staff and ARRO have reviewed the revised calculations for water and sewer capacity and ARRO provided them with an approval letter. Laurel Harvest has since then applied and paid for the connection permit.

Mr. Ardini provided an update on Wells 1 and 2 upgrades: Mr. Ardini stated that the Authority received notice from DCED noting the Authority did not receive the grant. Mr. Ardini discussed the PLC and antenna upgrades as this portion of the project needs to be completed prior to rehabilitation of the wells. Mr. Ardini noted that Capital Communications and Mr. Bruce Sherman will be completing the upgrades.

## **Operations Manager Report**

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

Mr. Kapcsos informed and updated the Authority Board on issues and statuses for the Construction Department:

- Staff continues to work on the water main replacement on Springville Road.
- The 2004 dump truck (Unit #8) has been repaired and back in service.

Mr. Kapcsos informed and updated the Authority Board on issues and statuses for the Water System:

- Kamstrup meter replacement update: 98 of 99 have been installed.
- Water Service Professionals (WSP) provided a report following the cleaning of filter #3. The lab results determined a drop in the acid solubility for both sand and anthracite media. Staff will continue to create a plan for filters 1 and 2.
- Staff is currently reviewing ARRO's 12 months report for the South Jacob Street Water Plant to PA DEP. The report is due by the end of September.
- Dupont will be on-site at the South Jacob Street Water Plant the week of August 24<sup>th</sup> to make changes and updates to the reporting system.

Mr. Kapcsos informed and updated the Authority Board on issues and statuses for the Wastewater System:

- Klines will be cleaning the pump stations and wet wells the week of August 17<sup>th</sup>.
- Staff has completed the quarterly bio-solids test.
- Staff is currently investigating an issue with the dystor building of which Eastern Environmental is scheduled to be on site August 19<sup>th</sup>.

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

- Marietta Avenue Project update: The elevation conflicts appears to be resolved. The contractor will be installing the same size and composition of the storm pipe that was previously in place, therefore, the water main will not need to be lowered.
- This quarters water meter readings will begin the week of August 24<sup>th</sup>.

## **Business Manager Report**

Mrs. Fenicle had nothing to report.

## **Minutes of the Previous Meeting**

A **MOTION** was made by Mr. Ruffini and a second by Mr. Derr to approve the July 21, 2020 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 to approve the Final Subdivision Plan for Elm Tree Properties, LLC Phase 5B and 5C (known as the Musser Tract) as recommended by ARRO Consulting's letter dated May 27, 2020; motion carried.

A **MOTION** was made by Mr. Ruffini and a second by Mr. Derr to approve the Encroachment Agreement between 150 New Street Partners and Mount Joy Borough Authority; motion carried.

## **Any Other Matter Proper to Come before the Authority**

Authority Board and staff discussed the possibility of getting aerial pictures of the new water plant and newly painted water tanks. Mr. Ardini will do some research in how to accomplish this.

Mr. Kapcsos informed the Board that staff received an employment application for the construction laborer position. Staff is currently reviewing and will schedule an interview.

### **Authorization to Pay Bills**

A **MOTION** was made by Mr. Metzler and a second by Mr. Ruffini to approve the attached Requisition No. 6 as follows: \$56,597.16 from the Water Operating Fund and \$54,822.55 from 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 20-13 from the Water Bond Redemption and Improvement Fund in the amount of \$28,169.10; motion carried.

A **MOTION** was made by Mr. Derr and a second by Mr. Metzler to approve the attached Requisition No. SBRI 20-8 from the Sewer Bond Redemption and Improvement fund in the amount of \$4,509.00; motion carried.

### **Adjournment**

There being no further business, a **MOTION** was made by Mr. Derr and seconded by Mr. Metzler to adjourn. Motion carried and the meeting adjourned at 5:48 PM.

Respectfully submitted,

Paul F. Ruffini  
Assistant Secretary