

Mount Joy Borough Authority
Pre-Authority
November 17, 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, Jimmy Dennis from ARRO Consulting and Mike Davis from Barley Snyder. Mr. Mr. Weems was absent. Chairman Rebman called the meeting to order at 4 PM.

Public Input Period

Mr. Michael Melhorn from 612 West Main Street was present with nothing to report.

Executive Session

An executive session was held to discuss a personnel matter, no decisions were made.

A **MOTION** was made was made by Mr. Metzler and a second by Mr. Ruffini to reconvene the public session at 4:27 PM; motion carried.

Consulting Engineer Report

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

South Jacob Street Water Treatment Plant and Well 3 Site – ARRO has completed coordination with PACT TWO and the Authority relative to closeout requirements and warranty items. ARRO has reviewed all closeout documents and are considered satisfactory. PACT TWO has issued a commitment letter noting the final restoration work will be completed in the spring of 2021. ARRO has reviewed the revised Payment Application No. 25 and recommend payment. The warranty work on the stainless-steel piping on the Ion Exchange system continues to be coordinated through Adedge and their subcontractor, Heisey Mechanical. They are working to schedule installation and completion the week of November 23rd. ARRO has sent another request for the new O&M and specification documents from W.C. Eshenaur for the dehumidification/heating system.

Lumber Street Elevated Tank Rehabilitation - Minaon, Inc. has completed the punch list items. ARRO has reviewed the closeout documents and are waiting for some additional documents before final payment.

Wastewater Treatment Plant Digester Gas System – ARRO as received the proposal today and will be reviewed with Authority staff.

Marietta Avenue Pedestrian Safety Project – ARRO has been providing construction observation services while the contractor is installing storm sewer piping close to the Authority's water and sanitary sewer facilities. The contractor is installing the remaining manholes and risers next week.

Wasterwater Treatment Plant Clarifier & Thickener Rehabilitation – The contractor is continuing work on site. ARRO has requested an updated schedule from the contractor after reminding them of the December 11th substantial completion deadline is approaching.

WWTP NPDES Renewal – A draft permit was received from PA DEP on October 16th. ARRO has reviewed the draft against the existing permit and provided the Authority staff with a summary of the differences between both documents. ARRO has been in conversations with Authority staff to discuss these changes.

Laurel Harvest Labs – The contractor completed the water utility connection, and is currently performing the testing. The sewer connection was originally scheduled for the week of November 9th, however, was postponed due to weather. The Owner has deposited additional escrow with the Authority to address permitting conflicts associated with the stormwater infrastructure. ARRO has met with Laurel Harvest, their contractor, Authority staff and the Conservation District on site to discuss the required permit modifications. AARO is currently working on the permit modifications and anticipates having a draft for the Authority to review within the next several weeks.

Good Country Fruit – Manhole lining has been completed, final testing to follow.

Scheler Property – Manhole lining has been completed, final testing to follow.

Elm Tree Properties Phase 5B & 5C – ARRO along with Authority staff attended the pre-construction meeting. ARRO is in the process of reviewing shop drawings.

Gerberich-Payne Building – ARRO along with Authority staff attended a planning review meeting and are anticipating plans for review in the near future.

Cornerstone Business Center Lot W-5 – ARRO received and reviewed plans for water and sewer service. ARRO anticipates an updated plan in the near future.

Florin Hill Phase 1 & 2 – Revised plans have been reviewed and recommended for approval. A construction cost opinion has been reviewed and recommendations for changes were made to the design firm.

Messick's Farm Equipment – Revised plans have been reviewed and a recommendation for approval has been provided.

Rapho Industrial Park – Revised plans have been reviewed and a recommendation for approval has been provided.

Authority Manager Report

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

Mr. Ardini noted that he submitted a letter to the Borough Manager for the re-appointment of Mr. Ruffini to a five-year term.

Mr. Ardini informed the Board that the HVAC unit in the administrative office required a new heat exchanger costing \$2,372 of which the Authority's obligation is \$783.00.

Mr. Ardini provided an update on the Lumber Street Water Tank Rehabilitation Project: Mr. Ardini stated that Minoan was onsite and completed the remaining punch list items and are in the process of completing the close out documents for final payment. Mr. Ardini also noted that a change order will need to be approved prior to final payment.

Mr. Ardini informed the Board that the two-year agreement between Borough of Mount Joy and the Authority expires this year. Mr. Ardini informed the Borough Manager, and he will be presenting the agreement to the Borough's Administration and Finance Committee and to Borough Council.

Mr. Ardini provided an update on the WWTP NPDES Permit: Mr. Ardini noted that discussion has taken place with ARRO regarding the draft permit changes and are currently looking into the ultraviolet reporting requirements.

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 blacktop restorations of previous work and perform sealing of all patches.
- Staff has performed maintenance to fire hydrants that were identified to be difficult to operate during this year's flushing program.

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

- Heisey Mechanical is scheduled to be on-site at the South Jacob Street Water Plant to make the necessary repairs to the leaks on the Adedge piping on November 23rd.
- Staff continues to provide responses to PA DEP for the South Jacob Street Water Plant FPPE and the 1 Log Giardia Inactivation submissions for both water plants.
- Staff in conjunction with Quality Metals installed a vibration isolator on the brine line at Carmany Water Plant.
- Well #3 is experiencing low voltage alarms from the PPL power supply which controls the well pumps. A monitor will be installed to monitor and gather data to help resolve the problem.

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

- Staff was part of a demonstration for a new sewer main cleaning nozzle by Bortek Industries.

- Staff is currently working on the Muffin Monster grinder at the head works.
- Methane Conveyance piping update: The 6" line from the digester building has been cleaned and Kline's Services was present to vacuum and residual water left in the line. Staff has finished cleaning the piping in the digester building and are in the process of reassembling this week.

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

- Mr. Shawn Younger has successfully completed the necessary testing requirements to apply for his water operators license in August of 2021 due to PA DEP requires three years of operating experience.
- Mr. Ryan Storm has successfully completed two water exams.
- The fourth quarter meter readings will start the week of November 23rd.

Business Manager Report

Mrs. Fenicle disbursed and discussed quarterly budget reports.

Minutes of the Previous Meeting

A **MOTION** was made by Mr. Metzler and a second by Mr. Ruffini to approve the October 20, 2020 meeting minutes as presented; motion carried.

Unfinished Business

A **MOTION** was made by Mr. Metzler and a second by Mr. Ruffini to accept Mr. Weems resignation from the Authority Board effective November 17, 2020; motion carried.

New Business

A **MOTION** was made by Mr. Metzler and a second by Mr. Ruffini to approve the Developer's Agreement between Mount Joy Borough Authority and Elm Tree Properties, LLC Phase 5B and 5C; motion carried.

A **MOTION** was made by Mr. Metzler and a second by Mr. Ruffini to approve the Revised Payment Application No. 25 from PACT TWO, LLC in the amount of \$350,000 for the South Jacob Street Water Treatment Plant and Well 3 as recommended by ARRO Consulting's letter dated November 2, 2020; 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. Ruffini to approve the attached Requisition No. 12 as follows: \$55,478.30 from the Water Operating Fund and \$61,151.83 from the Sewer Operating Fund; motion carried.

A **MOTION** was made by Mr. Ruffini and a second by Mr. Metzler to approve the attached Requisition No. WBRI 20-19 from the Water Bond Redemption and Improvement Fund in the amount of \$352,724.00; motion carried.

A **MOTION** was made by Mr. Metzler and a second by Mr. Ruffini to approve the attached Requisition No. SBRI 20-10 from the Sewer Bond Redemption and Improvement Fund in the amount of \$1,550.98; motion carried.

Adjournment

There being no further business, a **MOTION** was made by Mr. Metzler and seconded by Mr. Ruffini to adjourn. Motion carried and the meeting adjourned at 5:19 PM.

Respectfully submitted,

Paul F. Ruffini
Assistant Secretary