

Mount Joy Borough Authority
Pre-Authority
November 19, 2019
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. Weems and Mr. Metzler. Also, present were Angie Fenicle, Joe Ardini and Scott Kapcsos, Matt Warfel from ARRO Consulting and Mike Davis from Barley Snyder. Chairman Rebman called the meeting to order at 4 PM.

Public Input Period

There was no one present from the public.

Consulting Engineer Report

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

South Jacob Street Water Treatment Plant and Well 3 Site – Mr. Warfel, Authority staff and the Board continued to discuss the two change orders that were presented to PACT TWO for signature, to date, the change orders have not been signed and therefore, cannot recommend approval to the Authority. Mr. Warfel noted that ARRO has yet to receive any documentation from the surveyor regarding the potential low spots where the flooding took place. Mr. Warfel provided an update regarding the ongoing floor repair. Mr. Warfel noted that Durex is a Co-Stars supplier and installer if the Authority chooses to pursue another route to complete the floor. The Board directed ARRO to send a letter to PACT TWO to let them know that a remedy has been found and if this outstanding item will now be completed by PACT TWO. Mr. Warfel noted that a meeting was held today, and ongoing discussions took place regarding final completion date and to supply a schedule of completion.

WWTP Clarifier and Thickener Rehabilitation: ARRO has completed draft design and bidding specifications. Submission was provided to the Authority for review of which Authority staff has provided comments. At this time, the project is on schedule and plans to be ready for bidding the beginning of December as stated in the contract.

Lumber Street Elevated Tank Rehabilitation: The project is advertised and “live” on PennBid as of October 25th. Pre-bid meeting was held on November 13th. The current schedule is to open the bids on December 18th, plan to award on January 21st with construction to begin by April 1, 2020.

Cedar Lane Water Main Replacement- ARRO prepared a baseline plan set for use by the Authority for the replacement of the water main from the intersection of Springville Road to the dead end.

Elm Tree Properties – Elm Tree Phase 5A: The contractor has completed the installation of the water and sanitary sewer improvements. The owner sent a letter requesting a reduction in the financial security. ARRO submitted a recommendation to the Authority.

Rapho Triangle East Lot F7 (KRM Ventures) – ARRO has received the final shop drawing submittals and provided approvals,

Good Country Properties – The contractor has completed the installation and testing of the water and sanitary sewer improvements to be dedicated to the Authority. ARRO has also reviewed a submittal for a grease interceptor for the site.

Scheler Property – The contractor has completed the installation and testing of the water and sanitary sewer improvements to be dedicated to the Authority.

QDOS – 1335 Strickler Road – ARRO along with Authority staff performed a final walkthrough of the project. All facilities have been installed meeting or exceeding the Authority’s specifications. We have received, reviewed and commented on “as-constructed” documents and all concerns have been addressed. ARRO received final documents and provided a recommendation to enter into the 18-month maintenance agreement with the owner.

Holiday Inn – The design firm has again revised the plans and submitted for review and comment. Design changes and submittals are currently being reviewed.

LCCTC Construction / House Building Program – The Authority has issued a letter regarding dedication of the sewer main. ARRO will review plans if/when they are submitted. Mr. Ardini stated that he relayed the decision to not accept their request and LCCTC thanked the Authority for reviewing the request.

Gerberich-Payne Building – ARRO reviewed a revised capacity request for 40 water and 39 sewer EDU's and provided a recommendation to the Authority.

Rapho Industrial Park – Another set of plans have been submitted. ARRO has reviewed and a draft review letter has been provided to the Authority.

Donegal Square – ARRO reviewed a revised request for capacity and provided a recommendation for approval of two EDU's for water and one EDU for sewer. ARRO is also reviewing a submittal for a grease trap/interceptor.

Authority Manager Report

Mr. Ardini noted that he and Mr. Zach Dennis met with the Donegal Future City Team at the Junior High School to discuss how our water and wastewater systems work and discuss the project that their team is submitting in a competition.

Mr. Ardini stated that the Authority was contacted by Lancaster Estates inquiring about potentially connecting to the public water system. Mr. Ardini noted that Rapho Township would have to approve the request and will also need to amend their agreement with the Authority for additional EDU allocation.

Mr. Ardini noted that the phosphorous purchase agreement with Furmano Foods was signed and the required paperwork was submitted to PA DEP. It was also stated that another company has also contacted the Authority for additional credits as well.

Mr. Ardini provided an update on the DCED PA Small Water Grant for Wells 1 and 2: Mr. Ardini noted that Authority staff met with Mr. Brian Eckert from DCED to review the grant application. Everything appears to be in order and the final application will be submitted by the end of the month.

Mr. Ardini provided an update on the Composting Agreement: Mr. Ardini noted that all request was submitted, and all comments were initiated in the agreement. Mr. Ardini noted that the agreement is only between Mount Joy Borough and Mount Joy Township, the Authority is only listed as the landowner.

Mr. Ardini stated that he was contacted by a previous employee asking if the Authority would approve to run estimated pension benefits. Mr. Ardini stated that this needs to be provided by TRA and will cost \$200.00. The Authority authorized staff to move forward with the request.

Operations Manager Report

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

- Staff has completed verifying zero usage meters to determine if the property is vacant or if the meter needs repaired or replaced.
- Staff starting reading water meters this week.
- Staff made a repair to a 6' water main break at the intersection of School Lane and Farmview Lane last week.

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

- Staff prepared and submitted all the necessary documents pertaining to LT2 sampling for Wells 1 and 2 to the department. Staff received a letter from PA DEP approving the Bin 1 classification.
- Mr. Andrew Taylor, from Water Service Professionals, completed the annual filter bed evaluation on all three filters at the Carmany Road Water Treatment Plant.
- Labor and Industries conducted an inspection to the pressure vessels (air-compressors-boilers) at both water treatment plants. South Jacob Street plant needs a few minor changes.

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

- Staff made repairs to a few items at the plant including polymer system and mud valve for clarifier #3.
- Staff received and installed the head unit to the flow meter at Pump Station #1 that was sent out for repairs.

- Labor and Industries conducted an inspection to the pressure vessels (air-compressors-boilers) throughout the plant. Staff made one recommended change to the boiler.
- The transmission computer in the flush needed to be replace and will cost approximately \$3,500.

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

- There was a discussion of the sewer main lining on East Henry Street with the Borough and Engineer for the Train Station. Authority staff responded to the engineer with a cost share proposal.
- Letter's were sent out last week to customers on Cedar Lane regarding the water main replacement project. Staff is looking to start the project on December 5th.

Business Manager Report

Mrs. Fenicle provided and discussed quarterly budget reports.

Minutes of the Previous Meeting

A **MOTION** was made by Mr. Derr and a second by Mr. Metzler to approve the October 15, 2019 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. Derr to approve Resolution No. 10-19 approving the PA Small Water and Sewer Program Grant of \$371,794.93 to be used for the project known as Mount Joy Borough Authority Wells 1 & 2 Rehabilitation and authorizing Mr. Joe Ardini to execute all documents for said grant; motion carried.

A **MOTION** was made by Mr. Weems and a second by Mr. Metzler to approve the revised plans pertaining to parking spaces for the Elm Tree Properties Phase 5A Development; motion carried.

Any Other Matter Proper to Come before the Authority

Mr. Ardini made the Authority Board aware that Mr. Rebman will also need to sign another exhibit document for the DCED grant to verify that the Authority does own the said property.

Authorization to Pay Bills

A **MOTION** was made by Mr. Derr and a second by Mr. Metzler to approve the attached Requisition No. 14 as follows: \$28,697.32 from the Water Operating Fund and \$72,506.49 from the Sewer Operating Fund; motion carried.

Adjournment

There being no further business, a **MOTION** was made by Mr. Metzler and seconded by Mr. Weems to adjourn. Motion carried and the meeting adjourned at 5:30 PM.

Respectfully submitted,

Steven M. Weems
Secretary