

Mount Joy Borough Authority
Pre-Authority
October 15, 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 and Mr. Metzler. Also, present were Angie Fenicle and Joe Ardini, 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

Mr. Mike Higgins from 113 Manheim Street, Mount Joy, was present with nothing to report.

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 noted the week of October 13th, the contractor has started final restoration of fine grading, seeding, matting and mulching at both the treatment plant and well site. It was also noted that the construction trailer will be removed next Monday. Mr. Warfel stated that the subcontractor has rescheduled the paving for next Wednesday. Mr. Warfel provided an update regarding the ongoing floor repair. Mr. Warfel noted that PACT TWO is not looking to present anymore solutions to repair the floor as it's a cosmetic concern not an operational concern. Authority Board has express concern and would like ARRO and staff to look for additional remedies that will provide a finish as required in the contract documents. Mr. Warfel stated that he did receive close outs documents from Garden Spot Mechanical, LLC and ARRO has provided a recommendation for their final pay application. It was also stated that W.C. Eshenaur & Son has also submitted the close out documents and final pay application of which ARRO is currently reviewing and will present a recommendation for the next Board meeting.

Marietta Avenue Pedestrian Safety – Utility work has started, the replacement and lowering of the water service laterals is completed. The lowering of the 6-inch water main was completed today. The sanitary sewer manhole frame and cover replacement and adjustments are planned for spring 2020 due to concern over the winter months.

WWTP Clarifier and Thickener Rehabilitation: ARRO had started design and bidding specifications. At this time, the project is on schedule and plan to be ready for bidding the beginning of December as stated in the PSA.

Lumber Street Elevated Tank Rehabilitation: ARRO has bidding documents complete. The documents were given to Mr. Doug DeClerk for final review. ARRO anticipate advertising for bids the first week of November; pre-bid meeting on November 13th; open bids on December 18th; plan to award on January 21, 2020; construction to begin by April 1, 2020.

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 will have a recommendation for the next Authority meeting. Elm Tree Phase 4C: A new plan was submitted, reviewed and commented on for the final two streets in Phase 4. The plan was very well done and only minor comments.

Rapho Triangle East Lot F7 (KRM Ventures) – ARRO has received the final shop drawing submittals, all approvals are anticipated to be sent this week.

Good Country Properties – The contractor has completed the installation of the water and sanitary sewer improvements to be dedicated to the Authority.

Scheler Property – The contractor has completed the installation 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 anticipates receiving final documents and a request to enter into the 18-month maintenance agreement with the Authority.

Holiday Inn – The design firm has revised the plans and submitted for review and comment. The design appears to meet the Authority’s specifications; therefore, approval was provided to proceed as designed.

Calvary Bible Church – The final disconnects of the old existing water service lateral occurred last week. Therefore, the construction portion of the project is complete and anticipates “as-constructed” documents and final closeout request soon.

Authority Manager Report

Mr. Ardini noted that the employee meeting was held regarding changes to Healthcare, FSA and Aflac.

Mr. Ardini provided an update on the hydropillar painting rehabilitation: ARRO, Mr. Doug DeClerck and Authority staff have been reviewing the specifications for the project. Authority staff will be drafting comments and sending them to ARRO to incorporate into the specifications.

Mr. Ardini informed the Board that he received an e-mail about the ACT 205 Reporting which pertains to the pension funding status. Authority staff and TRA are working on certifying the documents.

Mr. Ardini provided an update on Carmany Pump Station: Mr. Ardini stated the he contacted Mr. Charles French to inform him that the Authority Board denied his request to plant trees within the sewer easement. No correspondence was received.

Mr. Ardini provided an update on the DCED PA Small Water Grant for Wells 1 and 2: Authority staff continues to work on the submission and letters have been sent to the Planning Commissions for East Donegal Township and Lancaster County.

Mr. Ardini informed the Board that he was approached by Mr. Dennis Nissley to inform him that Mount Joy Borough and Mount Joy Township are looking to enter into and agreement regarding the compost site to generate more compost material. Mr. Ardini stated that the he mentioned to Mr. Nissley that the agreement needs to be reviewed by the Authority since the ground is owned by the Authority. Mr. Nissley stated that the Borough’s solicitor is currently reviewing the document and when completed, a copy will be provided to the Authority for review.

Mr. Ardini discussed with the Board the interview regarding the Construction Supervisor’s position. Authority Board authorized Mr. Ardini to offer this position to the candidate.

Operations Manager Report

Mr. Ardini provide a report during Mr. Kapcos absence.

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

- Staff has completed hydrant flushing for the year for all of section A, totaling 151 hydrants
- Staff relocated a curb stop on Square Street in conjunction with Reist Popcorn project.
- Staff worked on paving restoration patches, including American Legion property service termination.

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

- Staff completed all wastewater reporting.
- Kohl Bros made some repairs to the surge relief valve and replaced the main discharge pressure gage at the Booster Station.

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

- Staff has shipped the head unit to the flow meter at Pump Station #1. Staff will be utilizing an exchange program from the manufacturer to receive a new one.
- Staff performed maintenance on various pumps and blowers at the WWTP.
- Staff has performed sewer main flushing and cleaning in a few areas along both East and West Main Street.

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

- Marietta Ave Project update:
 - Majority of services have been replaced or relocated onto the 12" water main.
 - Fire Hydrant wet tap and installation of hydrant has been completed.
 - The lowering of the 6" water main at the Richland Lane and Marietta Avenue intersection was completed as of today. There are currently 23 customers in boil water advisory due to the water mains being shut down.

Business Manager Report

Mrs. Fenicle had nothing to report.

Minutes of the Previous Meeting

A **MOTION** was made by Mr. Derr and a second by Mr. Metzler to approve the September 17, 2019 meeting minutes as presented; motion carried.

Unfinished Business

There was no unfinished business to discuss.

New Business

Mr. Todd Smeigh from D.C. Gohn Associates was present on behalf of Lancaster County Career and Technology Center (LCCTC) to discuss with the Authority Board and staff to possibly dedicate a low-pressure sewer line owned by LCCTC to the Authority. Mr. Ardini stated that the Authority does not own any low-pressure stations outside of the Borough. It was also stated that the Authority owns medium-pressure force mains from pump stations owned by the Authority. There was also a concern related to the constructability of the LCCTC force main and lack of as-built drawings. President Rebman noted that the Authority Board and staff will deliberate what was presented and the Authority staff will provide a decision when one has been reached.

A **MOTION** was made by Mr. Metzler and a second by Mr. Derr to approve Payment Application NO. 11 from Garden Spot Mechanical, Inc. in the amount of \$4,560 for the South Jacob Street Water Treatment Plant and Well 3 as recommended by ARRO Consulting's letter dated October 9, 2019; motion carried.

A **MOTION** was made by Mr. Metzler and a second by Mr. Derr to approve Payment Application NO. 12 from Garden Spot Mechanical, Inc. in the amount of \$9,700 for the South Jacob Street Water Treatment Plant and Well 3 as recommended by ARRO Consulting's letter dated October 9, 2019; motion carried.

Any Other Matter Proper to Come before the Authority

There was no any other matter proper to come before the Authority.

Authorization to Pay Bills

A **MOTION** was made by Mr. Derr and a second by Mr. Metzler to approve the attached Requisition No. 12 as follows: \$64,360.90 from the Water Operating Fund and \$41,802.30 from the Sewer Operating Fund; motion carried.

A **MOTION** was made by Mr. Metzler and a second by Mr. Derr to approve the attached Requisition No. WBRI 19-18 from the Water Bond Redemption and Improvement Fund in the amount of \$3,162.25; motion carried.

A **MOTION** was made by Mr. Metzler and a second by Mr. Derr to approve the attached Requisition No. SBRI 19-6 from the Sewer Bond Redemption and Improvement Fund in the amount \$1,042.25; motion carried.

A **MOTION** was made by Mr. Derr and a second by Mr. Metzler to approve the attached Requisition No. 57 from the 2016 Construction Fund in the amount of \$28,013.70; motion carried.

Adjournment

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

Respectfully submitted,

Christopher E. Metzler
Assistant Secretary