

Mount Joy Borough Authority  
Pre-Authority  
October 16, 2018  
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. Hamm and Mr. Metzler. Also present were Angie Fenicle, John Leaman and Joe Ardini, Lola Mowen and Matt Warfel from ARRO Consulting and Mike Davis from Barley Snyder. Mr. Hiestand was absent. Chairman Rebman called the meeting to order at 4:00 PM.

**Public Input Period.**

Mr. Josh Deering from 33 Frank Street, Mount Joy, was present.

**Consulting Engineer Report.**

Ms. Lola Mowen and Mr. Matt Warfel provided updates on the following projects and developments:

South Jacob Street Water Treatment Plant and Well 3 Site – Ms. Mowen provided an update to the Board on the construction of the new plant and well 3. Mr. Warfel, Authority staff and Board had a lengthy discussion on the progress of the plant compared to the contract. Mr. Warfel noted that with the work yet to be completed and the start up period needed, PACT TWO is two months past the contract completion date. Mr. Warfel noted that he has been in close contact with PA DEP regarding the project, so he can schedule appointments accordingly. Mr. Warfel also noted that Garden Spot Electrical and Garden Spot Mechanical are aware of the delay in schedule and are okay to date. It was also noted that there is a meeting tomorrow with the contractor, ARRO and Authority staff to review potential items of concern raised by PACT TWO. A **MOTION** was made by Mr. Derr and a second by Mr. Metzler requesting ARRO Engineers to advise PACT TWO of its failure to meet the substantial completion date for the new water plant, if the date is missed in ARRO's opinion, and to inform PACT TWO that such failure triggers the penalty provisions of the contract including liquidated damages and additional damages or actual damages; motion carried.

Carmany Road Nitrate Resin Replacement – A preconstruction meeting was held on September 21<sup>st</sup>. The shop drawings have been submitted and approved. The contractor plans to be onsite one month prior to delivery of materials to prepare the site.

Rapho Triangle East Lot F7 – ARRO performed the second review and provided a comment letter on October 10<sup>th</sup>.

Calvary Bible Church – ARRO was on site October 5<sup>th</sup> for installation of the meter pit.

1580 Strickler Road – ARRO performed the second water and sewer plan review and provided a comment letter on October 10<sup>th</sup>.

Laurel Harvest Labs – ARRO performed the fourth plan review and provided a comment letter on October 12<sup>th</sup>.

**Authority Manager Report.**

Mr. Leaman updated the Board on the 457B Defined Contribution Pension Plan: Mr. Leaman stated he continues to work on the final few fragments for the new plan including the change to the employee handbook. Barley Snyder is currently reviewing the language for the handbook. Mr. Stacy Heistand will meet with all the employees on October 31<sup>st</sup> and November 1<sup>st</sup> to review the investment option and their account standings.

Mr. Leaman informed the Board that he was contacted by TRA Actuarial to discuss an amendment that will be required for the Defined Benefit Pension Plan. The amendment will cost \$500.00.

Mr. Leaman stated that Authority staff, ARRO and representatives from Verizon, Sprint, LCWC and AT&T met today to discuss the Lumber Street tank painting project. Mr. Leaman stated that all representatives were very appreciative for advance notification.

Mr. Leaman stated that the open enrollment meeting for healthcare insurance was held on October 2<sup>nd</sup> and expects to have the dental and vision insurance premium figures in November.

Mr. Leaman provided an update on the Jury Property: Mr. Leaman stated the he and Mr. Sam Sulkosky meet with Mr. Scott Albert to discuss the Borough's interest in purchasing the Jury Property. Mr. Leaman stated the Borough's solicitor is drafting the resolution and agreement between the Borough and the Authority. The documents will be on Borough Council's agenda for action on November 5<sup>th</sup> and will be presented to the Authority Board on November 6<sup>th</sup>.

Mr. Leaman stated that he has been in contact with Ms. Nancy Hess to discuss the construction laborer job description. Ms. Hess recommended not changing the description as it does specify area of mechanical equipment. Mr. Leaman stated that staff will draft the job opening to post internally.

Mr. Leaman stated that he received information on the buyout option for the solar panel system at the Wastewater Treatment Plant. Mr. Leaman noted that the SREC agreement expires in May 2020 and can be renegotiated. Mr. Leaman also stated that the Authority has the option to purchase the equipment. Mr. Leaman contacted Kinect Energy Group to do a feasibility study on the equipment to help the Authority determine the best decision.

Mr. Leaman provided an update on the DCED Grant for Wells 1 and 2: Mr. Leaman stated that the Authority received a letter stating the Authority was not selected to receive funding for the wells upgrade.

### **Assistant Authority Manager Report**

Mr. Ardini provided an update on the Construction Department:

- Staff repaired a water service on Plum Street and a watermain leak on Glenn Avenue.
- Staff continues to assist with hydrant flushing.
- Staff is creating a material list for finishing the watermain on the lane for the new water plant and for Marietta Avenue project.
- Staff is reviewing pricing for a snow plow for the skid loader of which was budgeted for this fiscal year.

Mr. Ardini provided an update on the Water Plant:

- Sensing is scheduled to repair the roof leak at Well #1.
- The CL2 sampling plan for the new PA DEP regulations will be submitted this week.
- T.A. Duffy completed the calibration of the well meter and the nitrate meter.

Mr. Ardini provided an update on the Waste Water Treatment Plant:

- Staff serviced the methane boiler and will need to order some parts.
- Staff performed preventative maintenance on the aeration blowers.
- Dyna-Tech replaced the transfer switch display at the WWTP.

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

- Mr. Ardini is working on the agreement for the Nitrogen Credits. The Authority received one of the agreements of which it was provided to Mr. Davis for review.
- Mr. Ardini met with CenturyLink regarding the phone service at the WWTP. The cost to run new phone line underground will not exceed \$3,600. The Authority Board authorized Mr. Ardini to move forward.
- Mr. Ardini met with Amerigreen regarding hauling bio-solids. Mr. Davis will review the agreement.

### **Business Manager Report.**

Mrs. Fenicle had nothing to report.

### **Minutes of the Previous Meeting.**

A **MOTION** was made by Mr. Metzler and a second by Mr. Hamm to approve the September 4, 2018 and September 18, 2018 meeting minutes; 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. Hamm to approve Payment Application No. 14 from PACT TWO in the amount of \$204,292.05 for the South Jacob Street Water Treatment Plant and Well 3 as recommended by ARRO Consulting's letter dated October 9, 2018; motion carried.

A **MOTION** was made by Mr. Derr and a second by Mr. Metzler to approve Payment Application No. 5 W.C. Eshenaur & Son in the amount of \$20,807.81 for the South Jacob Street Water Treatment Plant and Well 3 as recommended by ARRO Consulting's letter dated October 11, 2018; motion carried.

A **MOTION** was made by Mr. Metzler and a second by Mr. Hamm to approve Payment Application No. 8 from Garden Spot Mechanical, Inc. in the amount of \$39,163.75 for the South Jacob Street Water Treatment Plant and Well 3 as recommended by ARRO Consulting's letter dated October 11, 2018; motion carried.

A **MOTION** was made by Mr. Metzler and a second by Mr. Derr to approve Payment Application No. 3 from Garden Spot Electrical, Inc. in the amount of \$282,196.25 for the South Jacob Street Water Treatment Plant and Well 3 as recommended by ARRO Consulting's letter dated October 11, 2018; motion carried.

A **MOTION** was made by Mr. Metzler and a second by Mr. Derr to approve ARRO Consulting's Professional Services Agreement for the Lumber Street Water Tank Painting Project; 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. Hamm to approve the attached Requisition No. 11 as follows: \$113,042.58 from the Water Operating Fund and \$149,492.38 from the Sewer Operating Fund; motion carried.

A **MOTION** was made by Mr. Metzler and a second by Mr. Hamm to approve the attached Requisition No. WBRI 18-15 from the Water Bond Redemption and Improvement Fund in the amount of \$14,542.37; motion carried.

A **MOTION** was made by Mr. Hamm and a second by Mr. Metzler to approve the attached Requisition No. SBRI 18-5 from the Sewer Bond Redemption and Improvement Fund in the amount of \$13,625.00; motion carried.

A **MOTION** was made by Mr. Derr and a second by Mr. Metzler to approve the attached Requisition No. 33 from the 2016 Construction Fund in the amount of \$565,017.01; motion carried.

### **Executive Session**

An executive session was held to discuss a personnel issue with no decisions made. A **MOTION** was made by Mr. Derr and a second by Mr. Metzler to reconvene the public session at 5:58 PM; motion carried.

### **Adjournment.**

There being no further business, a **MOTION** was made by Mr. Hamm and seconded by Mr. Derr to adjourn. Motion carried and the meeting adjourned at 6:00 PM.

Respectfully submitted,

Christopher E. Metzler  
Assistant Secretary