

Mount Joy Borough Authority
Regular Monthly Meeting
January 7, 2014
Minutes

The Mount Joy Borough Authority held its regular meeting on this date in Council Chambers of the Borough Offices Building. Present were Chairman Gainer, Mr. Weidman, Mr. Hornafius, Mr. Rebman and Mr. Derr. Also present were John Leaman, Lindsey Edgell, and Joe Ardini. Chairman Gainer called the meeting to order at 4:00 P.M.

Reorganization of the Board.

The meeting was turned over to Mr. Leaman for the purpose of election of officers. Mr. Leaman noted that the current slate of officers is as follows: Ken Gainer, Chairman; John Weidman, Vice Chairman; Jim Hornafius, Treasurer; John Rebman, Secretary; and Larry Derr, Assistant Secretary/Treasurer. A nomination was made by Mr. Rebman and a second by Mr. Gainer to nominate the above listed slate of officers. A **MOTION** was made by Mr. Rebman and a second by Mr. Weidman to close the nominations; motion carried. A **MOTION** was made by Mr. Weidman and a second by Mr. Rebman to approve the above stated slate of officers; motion carried.

Appointment of Official Representatives.

Chairman Gainer noted the current slate of representative:

Solicitor: Barley Snyder, LLC
Engineer: ARRO Consulting, Inc.
Auditor: Trout, Ebersole & Groff
Trustee: Fulton Financial Advisors
Depository: Union Community Bank

A **MOTION** was made by Mr. Derr and a second by Mr. Weidman to reappoint the same representatives as noted above for the 2014 calendar year; motion carried.

Public Input Period.

Mr. Ned Sterling, 13 West Main Street, Mount Joy asked if we will place an ad in the paper for the barn removal. Mr. Leaman stated that an ad has not been placed. We are waiting to see if we have a requirement for pilot testing for PA DEP. If we are required to pilot test we will utilize the barn to do so.

Mr. Sterling asked where the other location was that the Authority was looking at for possibly putting the new plant. Mr. Leaman said it was at Little Chiques Park, but it was in the flood plain. He also mentioned that we already own the ground on Joy Avenue.

Mr. Sterling asked if the new water plant will be as big at the current plant on Carmany Road. Mr. Leaman said that he does not expect that it would be as big, but they would like to leave room for expansion if needed.

Mr. Sterling asked if we go with the new technology at the new plant, what will happen if PA DEP does not approve it. Mr. Leaman stated that PA DEP has already approved over 50 of them.

Authority Manager Report.

Mr. Leaman informed the Board that on December 18 ARRO and Authority staff met with SRBC to discuss the aquifer monitoring plan. After discussions at the office the SRBC wanted to see Charles Springs, Wells one and two and other surrounding wells. ARRO is working on the formal aquifer monitoring plan and the proposed pump plan to submit for review. He also put a call into Tom Shaul with PA DEP to inquire when the Authority will get an answer on the pilot testing waiver request.

Mr. Leaman informed the Board he will be attending the Planning Commission meeting tomorrow evening for the request for land development and storm water waivers for the booster station project on Church Street.

Mr. Leaman spoke with Howard Boyd and mentioned that he would like to set up a meeting with Tom Kile and Howard to discuss the permanent easement the Authority needs to access well three. Mr. Leaman also spoke with Sara Gibson, Rapho Township Manager and was informed that Mr. Boyd and Mr. Kile will be meeting with the Township to discuss the Keller Tract.

Mr. Leaman stated that he received comments from Mike Davis with Barley Snyder in regard to the barn appraisal supplied by Concord House Real Estate. The comments included confirmation that the Authority does not have to bid the removal of the barn since the appraisal assigned a zero value to the barn.

Mr. Leaman informed the Board that he contacted Mike Skelly with Elizabethtown Area Water Authority (EAWA) and they tentatively have another meeting scheduled for January 13 to discuss the potential interconnection.

Mr. Leaman stated that he and Mr. Ardini met with the two property owners remaining that need to connect to the sanitary sewer system. At this point all required paperwork is completed and approved and both owners have contacted plumbers to complete the work. As soon as the weather allows the connections will be made, realistically it will probably be March or April until the work is completed. Mr. Gainer commended Mr. Leaman and staff for working so hard to get this project completed.

Mr. Leaman informed the Board that Mr. Ardini and he will be sending letters to the businesses that have exceeded their allocations for water and sewer capacity according to what was assigned back in 2012.

Mr. Leaman stated that he received an email from Comverge Engery in regards to the demand response program at the wastewater treatment plant. The authority will be receiving approximately \$3,000 for the annual reimbursement, \$1,270 was received this week and the remaining will be dispersed over the next several months.

Mr. Leaman informed the Board that he met with Barbara Snyder who is the contact Carol Roland suggested about assisting the Authority with an article for the Annual Report. It was a good meeting; she thinks she could complete an article for us in the range of three to four hours. She would like to meet with the Board.

Mr. Leaman stated that the Source Water Protection application was submitted yesterday to PA DEP. PA DEP contacted us immediately after the application was submitted and strongly encouraged setting up a joint committee with another authority in the program.

Mr. Leaman informed the Board that we had to do another draw on the loan to cover the Brubaker Nutrient Trade fees.

Mr. Leaman updated the Board on the Standard & Poors Bond Rating. The rating that he Borough and Authority had was an 'A' rating. A typical rating is 'A' or 'AA'. We are now upgraded from 'A' to 'AA'.

Mr. Leaman stated that EAWA is conducting a system and wage information survey to share with all participating parties. The Board felt the past practices of using an independent consultant to evaluate both the Borough and Authority wage structures has worked well and believes we should not deviate from past procedures.

Operations Manager Report.

Mr. Ardini stated that Sage Technology has submitted a revised plan for their expansion, the only involvement we have is relating to the addition of parking spaces that will encroach into our waterline Right of Way. Arro is currently reviewing the plan, if there are no issues, Sage would like the Authority to entertain an encroachment agreement within the waterline Right of Way.

Mr. Ardini stated that over the winter months the Waste Water Treatment Plant and Water Plant staffs have started the process of doing inside maintenance on equipment and house cleaning at both facilities.

Mr. Ardini informed the Board that Water Plant staff witnessed a hydrant flow test for the Donegal Square project. This information was copied to him and will be part of the engineering submittal for determining the size of the water services at the location.

Mr. Ardini stated that we received a set of plans for the ABC building in Rapho Industrial Park showing the need for a larger waterline service, due to the proposed expansion. This is currently being reviewed by Arro and staff.

Mr. Ardini stated that Barry has spoken with Bruce Sherman about the changes that need to be made to the trending and recordkeeping on the computer that runs the Water Plant. These were changes that need made from the PA DEP filter inspection. He is scheduled to start the implementation of the smaller changes this month and have all the work complete by spring.

Mr. Ardini informed the Board that we had a water main break on Martin Avenue, just down from Sunset Avenue. We were able to repair the leak under pressure with a band clamp.

Mr. Ardini stated that we have had about 5 to 6 phone calls from customers claiming to have no water. After investigation, we have determined that service lines were frozen at some point beyond the curb stop on the property owner's side.

Administrative Assistant Report.

There was nothing to report.

Minutes of the Previous Meeting.

A **MOTION** was made by Mr. Weidman and a second by Mr. Derr to approve the December 3, 2013 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. Hornafius to approve Resolution #1-14 which includes the schedule of fees and charges for the water and sewer services; motion carried.

A **MOTION** was made by Mr. Weidman and a second by Mr. Rebman to approve a request to draw loan funds from the sewer revenue note; motion carried.

Any Other Matter Proper to Come Before the Authority.

Mr. Gainer asked the Board if anyone wanted to be on a different committee, all on the Board are satisfied with their committee; no changes will be made.

Authorization to Pay Bills.

A **MOTION** was made by Mr. Hornafius and a second by Mr. Derr to approve the attached Requisition No. 17 as follows: \$57,628.81 from the Water Operating Fund and \$73,707.38 from the Sewer Operating Fund; motion carried.

A **MOTION** was made by Mr. Derr and a second by Mr. Rebman to approve the Water Bond Redemption and Improvement Fund Requisition No. WBRI 14-01 in the amount of \$24,230.93; motion carried.

A **MOTION** was made by Mr. Derr and a second by Mr. Rebman to approve the Sewer Bond Redemption and Improvement Fund Requisition No. SBRI 14-01 in the amount of \$38,347.50; motion carried.

A **MOTION** was made by Mr. Weidman and a second by Mr. Hornafius to approve the attached Requisition #13 from the 2012 Construction Fund; motion carried.

Executive Session.

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

A **MOTION** was made by Mr. Weidman and a second by Mr. Derr to exit Executive Session at 5:32 PM; motion carried.

Adjournment.

There being no further business, a **MOTION** was made by Mr. Weidman and seconded by Mr. Derr to adjourn; motion carried and the meeting adjourned at 5:34 PM.

Respectfully submitted,

John D. Rebman
Secretary