

Mount Joy Borough Authority  
Pre-Authority  
January 21, 2014  
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 Gainer, Mr. Weidman, Mr. Hornafius, Mr. Rebman and Mr. Derr. Also present were John Leaman, Joe Ardini and Terry Kauffman and Matt Brown with ARRO Consulting. Chairman Gainer called the meeting to order at 4:00 P.M.

**Public Input Period.**

No one from the public was present.

**Authority Manager Report.**

Mr. Leaman stated that he, Mr. Ardini and Mark Harmon from ARRO met with Mike Brubaker on January 17 to discuss using their wells at the farm on Musser Road as monitoring points. Later that day Mark submitted proposed monitoring points to the SRBC, if the points are acceptable then Mark will submit a formal pump and aquifer monitoring plan to the SRBC for their consideration.

Mr. Leaman said that on January 8 Tom Shaul with PA DEP acknowledged the department will waive the pilot testing of the membrane filters, Tom did send an email to Ben Movahed and ARRO with that same information. The Authority should receive a formal letter around the end of January from DEP.

Mr. Leaman informed the Board that he attended the January Planning Commission meeting to discuss the booster station project and provide them with a letter for thanks for endorsing the grant to PA DCED. On the agenda was considerations of a land development and storm water waiver, both requests were granted.

Mr. Leaman stated that George Desmond is in the process of getting quotes for the Pump Station two project. A question came up about purchasing equipment using the Authority's tax exempt status, Mr. Leaman clarified with Mike Davis this is acceptable since the Authority has an agreement with Mr. Desmond to build the station.

Mr. Leaman informed the Board that he sent thank you letters Lancaster County Planning Commission, Dave Nikoloff with Lancaster EDC, Wenger Feeds, Cargill and Reist Popcorn for endorsing the grant for the Booster Station.

Mr. Leaman informed the Board that he, Mr. Gainer and Mr. Derr met with Mike Skelly and one board member from Elizabethtown Area Water Authority (EAWA) last Monday to discuss the potential interconnection between the systems. It was discussed in more detail that Mount Joy Borough Authority (MJBA) is interested in pursuing an interconnection but doesn't believe at this time we can provide EAWA with definitive dates or quantity of water that could need to be purchased. Mr. Leaman provided EAWA with updates and timelines on the new water plant and suggested at this time it might be best to wait until the Authority can have a clearer picture on what quantity might need to be purchased. He also expressed that he believes the costs of the interconnection should be shared and if there is a need to purchase water it should be a separate agreement.

Mr. Leaman stated that Mount Joy Borough awarded the dam removal in the Little Chiques Park to flyway Excavating, they were the low bidder on the project at a cost of \$43,800. This work is expected to start in February.

Mr. Leaman said that he and Mr. Ardini have been reviewing the plans for Donegal Square, which is getting close to an approved plan; David Miller Associates is the engineer for the project. Mr. Leaman provided them with a letter from the Authority in regards to approval of capacity for water and sewer; they needed a letter from the Authority to submit to Rapho Township for approval of the plans.

Mr. Leaman informed the Board that he met with Dave Christian and Steve Gault today to discuss the plans the Lancaster County Career and Technology Center have for residential Development.

- Mr. Gainer asked if there was any proposal for more homes along Sportsmans Road at this time. Mr. Leaman responded stating that we are not aware of any.

Mr. Leaman reported that we are moving ahead with the paperwork concerning the removal of the Barn. Mr. Gainer asked if we can advertise the new plant plans to the public prior to construction. Mr. Leaman replied that we will hold two or three separate meetings this spring/summer to get public input on the new plant.

### **Operations Manager Report.**

Mr. Ardini stated that we believe that there is a water main leak within the distribution system; Barry has noticed some high usage over the last week. Aqua-tech is scheduled to come next Monday. In-house staff has been out listening for any leaks but has not come up with any definite locations.

Mr. Ardini informed the Board that the last outstanding repair was made to Pump Station #7 (Wood street), this consisted of repairing the conduit that had settled and cracked exposing the main power feed lines from PP&L. This was accomplished this past Friday with a 3 hour shutdown of the station. All other items that were on the list for repairs have been completed.

Mr. Ardini stated that he met with Kathleen Surra & Chris Metzler from Thaddeus Stevens College this past Friday. They were interested in visiting some of the wastewater facilities in Lancaster County to see the different styles of operations. They are looking at possibly having this associates degree started in the fall semester. It is also a good possibility that they will be looking at asking water & wastewater municipalities & contract operations if we are interested in participating in an internship with the students that will be taking the course.

Mr. Ardini informed the Board that Scott Hershey informed us that our flagger training certification is soon due to expire and he was in the process of getting pricing on holding a class here at the Borough. The last class we took was in February 2011 and the training is good for three years. Tom Strubel is talking with a person from Elizabethtown that may be able to provide the training at no costs. If this does not work out the quote that Mr. Hershey received is \$875 for 20 attendees, anything over that amount in attendees will be an additional \$25 per person.

### **Business Manager Report.**

There was nothing to report.

### **Consulting Engineer Report.**

Mr. Brown informed the Board of project manager's changes from Cindy Zawrotuk to Matt Warfell on the new water plant. Arro had three staff members resign to seek employment from another firm. Mr. Leaman stated that he would like an updated cost opinion for the new water plant. Mr. Leaman also asked should the Authority look at incorporating some upgrades to Carmany Road Water Plant into the Bonds. Mr. Leaman stated that he would coordinate a meeting with ARRO and Authority staff to look at upgrades for Carmany Road.

Mr. Brown stated that the record plans for the Villa's at Elm Tree Phase 6A, Elm Tree Properties Phase 2 and Elm Tree Properties Phase 3B have all been resubmitted, Authority staff and ARRO have reviewed and ARRO has commented on the Authority's behalf.

Mr. Brown gave an update on the Donegal Square Land Development Plan. He stated that revision four was received and reviewed. The plan appears to be technically complete and a comment letter to that effect was provided on January 15. At this time we are waiting for PA DEP approved planning module to proceed to the construction phase.

Mr. Brown informed the Board that the Reserves at Union School Phase 2 contractor have provided final record documents. ARRO considers this phase technically complete and a letter to that effect has been issued.

Mr. Brown stated that the Reserves at Union School Phase 3 plans were received on December 16, 2013 and a review and comment letter was processed on December 23, 2013.

Mr. Brown gave an update on the ABC Keystone Chapter Land Development Plan. The plan was submitted on December 17, 2013 for review, Authority Staff and ARRO have reviewed and ARRO commented on the Authority's behalf on December 23, 2013. They re-submitted on January 13 for review. Authority staff and ARRO have reviewed and ARRO has responded with a comment letter on the Authority's behalf on January 16.

**Minutes of the Previous Meeting.**

A **MOTION** was made by Mr. Weidman and a second by Mr. Derr to approve the December 17, 2013 meeting minutes; motion carried with one correction.

**Unfinished Business.**

Discussion was held on the New Water Plant Design Plans. ARRO provided the Board with two proposed concepts. Direction was given to proceed with acquiring additional ground from the Borough for the conceptual water plant design.

**New Business.**

A **MOTION** was made by Mr. Derr and a second by Mr. Hornafius approval was given to enter into an Encroachment Agreement with Sage Technologies for the Authority's Right of Way Easement; motion carried.

**Any Other Matter Proper to Come before the Authority.**

There was no other matter to come before the Authority.

**Authorization to Pay Bills.**

A **MOTION** was made by Mr. Weidman and a second by Mr. Rebman to approve Requisition No. 18 for the Water and Sewer Operating Funds; motion carried.

A **MOTION** was made by Mr. Hornafius and a second by Mr. Derr to approve Requisition No. WBRI 14-2 from the Water Bond Redemption Improvement Fund; motion carried.

A **MOTION** was made by Mr. Rebman and a second by Mr. Derr to approve Requisition No. 14 from the 2012 Construction Fund; 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 5:30 PM.

Respectfully submitted,

John D. Rebman  
Secretary