

Mount Joy Borough Authority  
Regular Monthly Meeting  
February 4, 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, Angie Fenicle, and Joe Ardini. 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 and Joe met with Dave Christian who is representing Lancaster County Career and Technology Center to design their residential building plans. There was discussion on the potential layout of the water and sewer mains. Mr. Leaman stated that depending where the water and sewer mains are installed, it may require permanent easements dedicated to the Authority.

Mr. Leaman informed the Board that he was contacted by an engineer representing Conway Trucking in Rapho Industrial Park in regards to connecting to the sanitary sewer system. Mr. Leaman recommended that he contacts the engineer working on the sewer design for the Horst Group who owns most of Rapho Industrial Park to work on a common plan. Mr. Leaman stated that since this project is in Rapho Township, he would like Rapho to take leadership and guide them in the direction that needs to be taken.

Mr. Leaman stated that he received a report from Doug DeClerck with the recommendations on repainting the hydro pillar water tank on Lumber Street. The tank will take two months to repaint and with the conditions the Authority is facing with capacity, Mr. DeClerck recommended waiting until the new water plant is completed. Mr. Leaman stated at that time the tank will be re-inspected to make sure the structure is still in great shape. Mr. Leaman also stated that the paint on the tank now has a life span of 12 to 15 years and the new paint will have a life span of 25 to 30 years.

Mr. Leaman stated that he spoke with Howard Boyd and Tom Kile concerning a permanent easement for well 3. Both parties didn't see an issue with proceeding with the request. Mr. Leaman stated that they mentioned the need for additional capacity for the Keller Tract Development. Rapho Township and the parties met to discuss and it is his understanding that they are looking at their remaining edu's. Rapho Township could be approaching the Authority soon to request additional edu's.

Mr. Leaman stated that he attended the Borough Council meeting Monday night to discuss the additional ground for the new water treatment plant. Mr. Leaman stated that there was a lengthy conversation regarding this and other topics relating to the Authority. Borough Council stated that they will discuss how they will proceed with the Authority's request and will relate to the staff their decision. Mr. Leaman also mentioned that Borough Council did approve the waivers for the booster station. The Authority also received the letter of approval from DEP.

Mr. Leaman informed the Board that the Borough's dam removal project is progressing well and is expected to be completed by the end of February.

Mr. Leaman stated that he, Chairman Gainer and Joe met with Barbara Snyder in regards to her drafting a letter for the annual report in reference to the water and sewer rate increases. Ms. Snyder accepted and will be preparing a draft for the Authority to review.

Mr. Leaman stated that Angie will have the third quarter budget report next meeting. Based on the information in the report, a discussion needs to take place on the rate increases so Angie can draft the budget and Ms. Snyder can include this in her letter. Mike Davis will also need to create a resolution.

Mr. Leaman stated that he was asked to participate as a committee review member for the Lancaster County's CDBG grant program. This will involve four Thursday evening meetings in February and March.

Mr. Leaman stated that the meeting with George Desmond was canceled yesterday due to weather and is rescheduled for February 12<sup>th</sup>. This meeting is to discuss pump station #2.

Mr. Leaman stated that he received approval and the demo permit from the Borough for the barn. Mr. Leaman also mentioned that Ms. Gibbs also confirmed the removal of the barn meets the approval of the Conservation District and the Zoning Board Solicitor.

Mr. Leaman informed the Board that the fourth quarter solar srec payment was received for a total of \$75,590.25 for four quarters.

### **Operations Manager Report.**

Mr. Ardini stated that Aqua Tech is currently checking the service area for possible leaks. An employee from the water department will be present during the assessment. One leak was currently found at the main on East Main Street and the construction department will be repairing that on Thursday.

Mr. Ardini stated that he met with ARRO this past Tuesday to review the changes to the atlases and wall maps. This will update the new service lines installed and corrections to existing lines. ARRO will provide us with a cost to update these items.

Mr. Ardini stated that Scott Kapcsos and he met with Jim Kreider from LandStudies to discuss the repairs for the depression at the Cove property. LandStudies will submit a step by step procedure and cost estimate that will be presented at the next Authority meeting. Mr. Ardini stated he is trying to save on cost and will have staff perform the majority of the repairs while LandStudies will be the coordinator of the project.

Mr. Ardini stated that he has completed the customer usage of water capacity evaluations for year ending 2013. Mr. Ardini provided a copy and reviewed with the Board. Mr. Leaman touched on the Donegal School District stating that the business manager was notified when they purchased the edu allocation for the new Junior High School stating it was not going to be sufficient. The original edu's were transferred to the new Donegal High School. Mr. Leaman stated that he met with the new business manager and explained the high usage in October. Mr. Ardini also mentioned that Mike Davis, from Barley Snyder reviewed, commented and approved the letter. The board was in agreement with sending out the letters and invoices to the business owners.

Mr. Ardini stated that Carol Current from Barley Snyder is currently creating the encroachment agreement between Sage Technology and the Authority. Mr. Ardini stated that she is hopeful to have the document completed this week.

Mr. Ardini made a comment that Scott Kapcsos is doing a great job assisting him which enabled him to catch up on other items that needed attention. Mr. Ardini is hopeful to help relieve Mr. Leaman's workload in the next few weeks.

### **Business Manager Report.**

Ms. Fenicle advised that she will provide and updated budget report at the next meeting.

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

A **MOTION** was made by Mr. Derr and a second by Mr. Weidman to approve the January 7, 2014 minutes as presented; motion carried.

### **Unfinished Business.**

There was no unfinished business to discuss.

**New Business.**

There was no new business to discuss.

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

Mr. Leaman verified with the Board the procedure to release the 18 months maintenance guarantee letter of credit for developers in which the Authority took dedication of the utility lines. The Authority Board would approve the draw of the request of the developer holding the 18 months maintenance guarantee and after the expiration and an inspection is completed and passed, Angie will then issue the release. The Board is in agreement with the procedure.

**Authorization to Pay Bills.**

A **MOTION** was made by Mr. Hornafius and a second by Mr. Derr to approve the attached Requisition No. 19 as follows: \$55,801.82 from the Water Operating Fund and \$66,875.77 from the Sewer Operating Fund; motion carried.

A **MOTION** was made by Mr. Derr and a second by Mr. Hornafius to approve the Water Bond Redemption and Improvement Fund Requisition No. WBRI 14-03 in the amount of \$780.00; motion carried.

**Executive Session.**

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

A **MOTION** was made by Mr. Rebman and a second by Mr. Hornafius to exit executive session at 5:35 PM; motion carried.

**Adjournment.**

There being no further business, a **MOTION** was made by Mr. Weidman and seconded by Mr. Rebman to adjourn; motion carried and the meeting adjourned at 5:37 PM.

Respectfully submitted,

John D. Rebman  
Secretary