

Mount Joy Borough Authority
Regular Monthly Meeting
March 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.

Mr. Nick Liazis from 307 West Main Street a/k/a Mount Joy Diner was present as requested by Chairman Gainer to discuss the findings regarding the overage of capacity that he inquired about at the February 18th meeting. Mr. Leaman stated that after investigating the water meter at Mount Joy Diner, it was discovered that there is an apartment located behind the diner. The diner and apartment is connected to one common water meter in which it was determined this account to be reclassified as a mixed use account. A mixed use account will also receive a permit indicating the number of dwelling units for commercial and residential; however will not receive an individual allocation of capacity. Mr. Leaman stated as a result, all the commercial accounts are being reviewed to make sure that all accounts are coded correctly. Mr. Gainer thanked Mr. Liazis for being present as he wanted him to hear of the outcome of his request. Mr. Liazis thanked the Authority Board and staff for taking the time to research this matter.

Authority Manager Report.

Mr. Leaman informed the Board that SRBC has changed what they want to see in the well monitoring plan compared to what was discussed in September when staff met with them in Harrisburg. Mr. Mark Harmon from ARRO Consulting, has a phone call into SRBC to discuss the direction to accomplish the changes they would like to see.

Mr. Leaman stated that Mr. Ardini and he met with Ms. Sara Gibson from Rapho Township and their engineer to discuss how to move forward with public sewer in Rapho Industrial Park. Rapho Township has taken leadership on this project and has instructed the engineer representing Conway Trucking to communicate with the Horst Group in developing a uniform system. Rapho Township has also encouraged the parties to work on a gravity system that could possibly connect into the Elm Tree Development.

Mr. Leaman stated that he spoke with Mr. David King, an Amish man who is interested in the barn however it will be a few months before he would be able to take it down. Mr. King is in agreement that this barn will be for reuse and will contact Mr. Leaman when he is ready to remove it.

Mr. Leaman stated that he met with six of the seven property owners on Joy Avenue in regards to the new water plant. Mr. Leaman stated he has not had any opposition to the new plant. Mr. Leaman stated that one of the owners is against the growth in the Elm Tree Development in which Mr. Leaman explained that the development is in Rapho Township. Mr. Leaman also mentioned that an owner commended the Authority Board for keeping the plants in line with all the regulations and was thankful that Mr. Leaman took the time to meet. Mr. Gainer stated as requested by Borough Council, the Authority has met with six of the bordering property owners.

Mr. Leaman informed the Board that staff has met to finalize their departments' budgets and the management staff has met with the finance committee yesterday. Ms. Fenicle is completing the revisions of the budget. Mr. Leaman stated that a decision needs to be made as a starting point to see what amount of a rate increase needs to be implemented in order to determine the revenue income. After a brief discussion, the Board agreed to propose a \$.50 increase for both water and sewer rates. Ms. Fenicle will report at the next meeting if this increase will be sufficient. Chairman Gainer mentioned that the Authority is heading in the right direction to not utilize the entire amount of tapping fees to balance the budget and it is also a positive that we are putting into play the recommendations by our auditors.

Mr. Leaman stated the he and Chairman Gainer met with Mr. George Desmond last Thursday to discuss pump station 2 in more detail. Mr. Leaman stated that Mr. Desmond will approach the contractors to determine how long they are willing to commit their pricing that was submitted. It was also asked if anything can be revised with the pump station to see if we can save cost. Mr. Leaman is looking at a July or August time frame to possibly consider starting the project.

Mr. Leaman stated the he and Mr. Ardini attended a pre-construction meeting for Donegal Square Development last week and they would like to start site work the week of March 3rd. Mr. Leaman stated that the plans have been reviewed and will ask for approval of the plans later in the meeting.

Mr. Leaman stated that the Authority has won an award at the annual Envision Awards Banquet last Tuesday for the combined improvements to the wastewater treatment plant. Mr. Leaman stated that this will be published in the Borough newsletter and Authority's annual report. The Lancaster County Planning Commission has published this in the media including the Lancaster Online edition.

Mr. Leaman informed the Board that the furnace at the Borough public works building needs replaced. Mr. Leaman approved Mr. Tom Strubel, Public Works Director, to move forward with replacing the unit as they did not have heat. The Authority's obligation to this replacement is approximately \$850.00.

Operations Manager Report.

Mr. Ardini stated that Aqua Tech was here on Tuesday to investigate the water line at the cove. They were unable to locate exactly where the break is because either the line had separated or has a large hole. It appears that the issue is either right against the bank of the creek or in the encased concrete within the creek. Mr. Ardini mentioned that staff will continue to search to see where the leak is located. The valves are temporary closed.

Mr. Ardini provided an update on the manhole repairs on Thoreau Drive. The repairs are complete and the invoice is on the agenda to be approved. The price valued more than what was originally noted due to having to remove the complete manhole, concrete and replacing the top section of the manhole. The finish paving will be schedule in the spring.

Mr. Ardini informed the Board that he met with Barry Geltmacher to review the annual unaccounted water report that is submitted to SRBC. The unaccounted water calculates to 23.02 percent which has reduced from the previous year. SRBC likes to see this percentage around 20 percent. Mr. Ardini stated that he feels replacing the large water meters in the industrial and commercial industries had a reflection on the reduction.

Mr. Ardini stated that he reviewed the additions and corrections that need to be completed to the wall maps and water and sewer atlases. He is currently getting pricing from ARRO Consulting to complete the updates. Mr. Ardini mentioned that this update will include replacing the full atlas into a binder rather than its current format.

Mr. Ardini mentioned that he will be drafting the articles for both the Authority annual report and the Borough newsletter as previously mention my Mr. Leaman in regards to the Envision Award.

Mr. Ardini stated the Borough is proceeding with the lighting improvements at the public works building. The Borough will invoice the Authority during its next fiscal year.

Mr. Ardini provided an update on the Marietta Avenue Bridge project: staff is hopeful to have this project completed by year end 2014. The materials for this project can be purchase prior to the start of the project. Mr. Ardini reminded the Board that an agreement between Commonwealth of Pennsylvania and MJBA share the cost at 50 percent.

Business Manager Report.

Ms. Fenicle had nothing to report.

Minutes of the Previous Meeting.

A **MOTION** was made by Mr. Derr and a second by Mr. Weidman to approve the February 4, 2014 minutes as presented; motion carried.

Unfinished Business.

There was no unfinished business to discuss.

New Business.

A **MOTION** was made by Mr. Weidman and a second by Mr. Hornafius to approve an employee wage increase of 3.5% for the 2014-2015 fiscal year; motion carried.

A **MOTION** was made by Mr. Derr and a second by Mr. Hornafius to approve the Donegal Square Water and Sanitary Sewer Plans as recommended by ARRO Consulting's letter date February 27, 2014; motion carried.

Any Other Matter Proper to Come Before the Authority.

Mr. Leaman stated that he reviewed Ms. Barbara Snyder's report that will be published in the annual report and had made some revisions to make it consistent with our operations. Ms. Snyder agreed to the revisions. Mr. Leaman asked the Board if they had any revisions to the article. The Board had no revisions.

Authorization to Pay Bills.

A **MOTION** was made by Mr. Hornafius and a second by Mr. Weidman to approve the attached Requisition No. 21 as follows: \$49,035.69 from the Water Operating Fund and \$54,146.95 from the Sewer Operating Fund; motion carried.

A **MOTION** was made by Mr. Rebman and a second by Mr. Derr to approve the Sewer Bond Redemption and Improvement Fund Requisition No. WBRI 14-02 in the amount of \$10,871.00; motion carried.

Executive Session.

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

A **MOTION** was made by Mr. Weidman and a second by Mr. Derr to exit executive session at 5:15 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 5:30 P.M.

Respectfully submitted,

John D. Rebman
Secretary