

Mount Joy Borough Authority
Regular Monthly Meeting
May 6, 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 and Mr. Rebman. Also present were John Leaman, Angie Fenicle, and Joe Ardini. Mr. Derr was absent. Chairman Gainer called the meeting to order at 4:00 P.M.

Public Input Period.

Mr. Bruce Riefenstahl from 267 Park Avenue was present and asked for an update on the proposed new water treatment plant that will be constructed behind his property. Mr. Leaman stated that there are no updates at this time. The engineer is currently looking in how the design can be reconfigured to not impact much of the view in back of the houses but also to leave some room for growth in the future for well #4 which will impact the inside of the building not the structure. Mr. Riefenstahl asked for a time frame for these blue prints to be finished. Mr. Leaman stated he cannot speculate dates until all the facts are in place. Mr. Leaman stated that after the Authority Board agrees on the final plans; all documents need to be sent to DEP for their approval. Mr. Riefenstahl asked how he will know the plans are ready for approval. Ms. Fenicle stated that the agendas are posted on the website on Friday before meetings.

Authority Manager Report.

Mr. Leaman informed the Board that Mr. Mark Harmon from ARRO submitted the well monitoring plan to SRBC on April 17th. Mr. Harmon will follow up with them by May 16th to discuss.

Mr. Leaman stated the he received a phone call from Ms. Ferne Silberman asking if he would meet with the potential buyers of 263 Park Avenue to discuss the proposed water treatment plant. Mr. Leaman and Mr. Ardini met with the realtors and the potential new owners and explained to them what is being considered; the individuals were greatly satisfied with the information and didn't feel the plant would impact their decision to buy the property.

Mr. Leaman stated that on May 5th, Mr. George Desmond met with one of the contractors that provided a bid for pump station 2 to discuss if there are any options to reduce the costs to construct the station. Mr. Leaman stated that Mr. Mark Stanley, who is now representing Mr. Desmond, contacted him to set up a meeting for May 9th to discuss their findings.

Mr. Leaman stated that he received an email on April 28th from a representative from the William's Company as a follow up from the April 22nd meeting regarding the pipeline. The email asked to receive a copy of the Authority's wellhead protection plan and stated they will contact him shortly to arrange another meeting to discuss his questions on the location of the pipeline.

Mr. Leaman informed the Board that he will be meeting with Ms. Sara Gibson from Rapho Township to discuss the EDU allocations pertaining to the 1994 agreement between the Authority and Rapho Township. Rapho also had their engineer review the agreement as Rapho needs to submit a request for more EDU and amend the agreement. Mr. Leaman stated it was agreed upon that the agreement needs to be reviewed and brought up to date.

Mr. Leaman informed the Board that the lighting project is completed and inspected as of today. Mr. Leaman is pleased with the work that was completed and encouraged the Board to stop by the plants to see for themselves.

Mr. Leaman stated the Elm Tree 3B west agreement that was approved last meeting, he wanted to make them aware that the maintenance guarantee was extended for 30 months rather than 18 months due to the recent sink hole in the area. The extended guarantee is for sanitary facilities located between ET125 and ET170.

Mr. Leaman stated that the Authority will be receiving the first quarter SREC payment for \$11,826.00 compared to last year first quarter was \$12,700.00.

Mr. Leaman stated that staff collected approximately \$28,000.00 of the \$48,000.00 from the delinquent accounts and has multiple individuals on payment plans. Mr. Leaman informed the Board that staff is moving ahead to collect from landlords that have rental properties. This procedure is much different than posting the owner occupied properties. Staff will be following the procedure provided by Mr. Mike Davis. Mr. Leaman stated, this process is more complex, but feels it needs to be done.

Operations Manager Report.

Mr. Ardini stated the he received a call from property owner at 209 School Lane in regards to an excessive amount of water in her front yard. Upon investigation, it was determined that the service line was leaking on the owner's side of the curb stop and the owner had it repaired. Mr. Ardini stated the leak at 13 Pine Street was also repaired by the home owner.

Mr. Ardini informed the Board that Mr. Doug DeClerck was here on May 1st to inspect work conducted for the county at the hydro pillar tank on Lumber Street. Mr. DeClerck also perform an inspection of the inside of the tank to check for any possible deficiencies within the water tank. A report will be provided.

Mr. Ardini informed the Board that staff has started construction on Cove Road. Staff has installed 160 feet of water line so far. Despite of the rain delay, staff is hopeful to have the water line stalled to the end of the driveway by the end of the week.

Mr. Ardini informed the Board that the annual report is completed and it currently at the printer. The customers should anticipate receiving them no later than the second week in May.

Mr. Ardini stated that he received a call from Keystone Pet Supply on West Main Street asking permission to transfer the EDU from the white house beside the business to the pet store. Keystone Pet Supply is purchasing this property from Mr. Galen Rutt as well as the house in which the house will be removed and constructed into a parking lot. Since the house is being removed, Keystone would like the EDU allocation transferred to the business since they are purchasing the property. Mr. Ardini stated that Mr. Mike Davis sees no problem with this and therefore staff has no objection as well. The Board is in favor to honor their request.

Business Manager Report.

Ms. Fenicle had nothing to report.

Minutes of the Previous Meeting.

A **MOTION** was made by Mr. Rebman and a second by Mr. Weidman to approve the April 1, 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. Rebman to approve Resolution #6-14 to enter into a Deed of Dedication for the Conveyance of Interest in Utility Facilities to serve Elm Tree Properties Phase II as recommended by ARRO Consulting's letter dated April 29, 2014; motion carried.

A **MOTION** was made by Mr. Rebman and a second by Mr. Weidman to approve Elm Tree Properties request to release letter of credit #D005038 for Elm Tree Properties Phase II in the amount of \$60,683.13. A new letter of credit was established for the 15% maintenance guarantee; motion carried.

A **MOTION** was made by Mr. Weidman and a second by Mr. Hornafius to approve Elm Tree Properties The Villas at Elm Tree Phase 5D subdivision Plan as recommended by ARRO Consulting's letter dated April 21, 2014; motion carried.

A **MOTION** was made by Mr. Weidman and a second by Mr. Hornafius to authorize the Authority Manager, John Leaman, to proceed with Mr. Jacob M. Zook regarding the removal and relocation of the barn located at 10 Joy Avenue and that the Authority Manager, with the assistance of the Authority Solicitor, is further directed and authorized to execute an agreement with Mr. Jacob M. Zook for the removal and relocation of the barn; motion carried.

Any Other Matter Proper to Come Before the Authority.

Mr. Leaman mentioned to the Board that he did make Council aware of the rate increases in his report that was supplied to them. Mr. Leaman did not hear of any comments from the Council. Mr. Leaman stated that at the Council meeting, Mr. Ned Sterling asked if the Borough made a decision if they are selling some additional ground to the Authority. It was stated at that meeting that no decision has been made.

Mr. Leaman informed the Board that at the next meeting he will have some dates to advertise the bidding for the booster station project.

Authorization to Pay Bills.

A **MOTION** was made by Mr. Rebman and a second by Mr. Hornafius to approve the attached Requisition No. 1 as follows: \$56,176.15 from the Water Operating Fund and \$69,253.52 from the Sewer Operating Fund; motion carried.

A **MOTION** was made by Mr. Hornafius and a second by Mr. Weidman to approve Requisition No. WBRI-14-7 from the Water Bond Redemption Improvement Fund; motion carried.

Executive Session.

An executive session was held to discuss a personnel matter and an update on a real estate matter; no decisions were made.

A **MOTION** was made by Mr. Rebman and a second by Mr. Weidman to exit executive session at 5:46 PM; motion carried.

Adjournment.

There being no further business, a **MOTION** was made by Mr. Weidman and seconded by Mr. Hornafius to adjourn; motion carried and the meeting adjourned at 5:47 P.M.

Respectfully submitted,

John D. Rebman
Secretary