

Mount Joy Borough Authority  
Pre-Authority  
May 19, 2015  
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. Rebman, Mr. Derr and Mr. Golicher. Also present were Joe Ardini, Angie Fenicle, John Leaman, Jimmy Dennis from ARRO Consulting and Mike Davis from Barley Snyder. Chairman Gainer called the meeting to order at 4:00 P.M.

**Public Input Period.**

There was no one present from the public.

**Authority Manager Report.**

Mr. Leaman updated the Board on pump station 2: the wet well slab was re-poured on May 8<sup>th</sup>. The first cylinder break test was completed on May 13<sup>th</sup> and showing acceptable results. The first wall pour was completed on May 14<sup>th</sup>.

Mr. Leaman stated that the well test has been completed. All the field equipment had been removed and returned to the rental company. Mr. Mark Harman from ARRO Consulting has indicated it will be about three weeks until ARRO will have the completed documents together to submit to the SRBC. Mr. Harman also sent an e-mail to SRBC to confirm the type of information and documents to make sure the information will be sufficient.

Mr. Leaman stated that Authority staff met last week with ARRO Consulting to have the first meeting for discussions regarding the new water treatment plant and well 3. One of the items that need to be discussed over the next couple of weeks is the name of the plant.

Mr. Leaman stated that he spoke with the principal from the Lancaster County Career and Technology Center to discuss the Cove Property. Mr. Leaman stated that he asked for a plot plan to take to their board for consideration.

Mr. Leaman stated that he and Mr. Hershey completed their reviews of the company handbook and will be getting together within the next couple weeks to discuss their comments. Mr. Leaman stated he will contact Jennifer Craighead with Barley Snyder to review the comments and review the handbook and offer her comments.

Mr. Leaman stated that he will be getting proposals together within the next few weeks for a new pickup truck for the company.

Mr. Leaman stated that of the four properties that were terminated, 29 New Haven Street is the only one that has not contacted the Authority to take steps to resolve the issue. The Borough sent a letter to the property owner which gave the owner one week to set up an agreement with the Authority to have the water turned back on. That time has expired and as of today, the property was posted as unfit for habitation. The next step will be for the Borough's solicitor to file a claim in court of common pleas for the owner to vacate the property. Mr. Gainer asked if the Authority would be responsible if something should happen to this individual. Mr. Davis stated that the Authority has done all the proper procedures and will not be held responsible.

Mr. Leaman stated that he received the health insurance quote from Benecon's Actuary. Mr. Leaman stated that it would be a 4.7 percent increase if the Authority would have a separate plan. Mr. Leaman also brought to the Board's attention that there will be a cadillac tax which will impact companies depending on the amount of the premiums that is paid for each employee. This tax will take place in 2018. Mr. Leaman stated that Authority and Borough staff has scheduled a meeting on June 15<sup>th</sup> to discuss how this tax will impact the Authority.

Mr. Leaman stated that at the next Authority meeting he will have a change order from Eastern Environmental in the amount of \$1,250 to change the coating of the floor to an anti-skid material. The contractor will split half the cost with the Authority due to the sub-contractor's unsatisfactory work.

### **Operations Manager Report.**

Mr. Ardini informed the Board that he received the quotes for the waterline installation on Longenecker Road. L&N Zimmerman's quote totaled \$9,751.50 for the casing pipe and supplies and Kinsley Construction's quote totaled \$9,945 for the installation of the waterline. Mr. Ardini requested a letter from the Borough to detour traffic during the installation, which will be acted upon at the next Borough Council meeting. The Authority Board approved Mr. Ardini to move forward and sign the quotes on behalf of the Authority.

Mr. Ardini stated that he received a quote from Mr. Frantz at 623 Marian Avenue in regards to some property damage that took place during the water main break in front of his house. Mr. Ardini stated that some cracks developed in his ceiling and walls from the tamping of the ground. Mr. Ardini also stated that Mr. Mark Harman from ARRO Consulting was present to inspect the concerns and had prepared a letter stating his comments. The quote is from R.F. Mauman, Inc. in the amount of \$1,188 out of which the Authority would be responsible for \$700. The Authority Board approved the request conditioned upon signing a release of liability agreement between the Authority and Mr. Frantz.

Mr. Ardini provided an update on the booster station project: The bacteria samples were tested and were negative. ARRO has scheduled a walkthrough inspection with PA DEP for tomorrow afternoon. Mr. Ardini stated that if everything passes, ARRO can submit for the operation permit. Authority staff will begin complying a punch list for the contractors within the next few weeks.

Mr. Ardini stated that he and Mr. Paul Ruffini from ARRO Consulting met with Mr. Astin Melhorn from Melhorn Trucking to do an inspection of their facility as part of the industrial pre-treatment program. Mr. Melhorn has supplied a list of chemicals and SDS sheets prior to the inspection. Mr. Ruffini shared a concern of the chemicals that contained quaternary ammonium compounds (QAC) being used in the truck wash area. Mr. Melhorn verified that the product being used contains this chemical. Mr. Ruffini and Mr. Ardini shared concerns about this chemical and what effects it has on biological growth at the wastewater treatment facility. Mr. Melhorn acknowledged their concern and agreed to look into replacing the chemical with another or adding a chemical that would counteract the QAC.

Mr. Ardini stated that he was informed that the security system at the wastewater treatment plant is not functioning properly. Vector Security was on site and determined that the main control panel needs to be replaced. Vector Security submitted a quote in the amount of \$5,475.00 to upgrade the security system. The Board gave Mr. Ardini approval to move forward with the replacement.

Mr. Ardini informed the Board that there is a depression over the sewer line on Cornerstone Drive. Staff televised the line and it appears that the line is not leaking, however has a slight belly in it. Mr. Ardini stated he will contact Mr. Dennis Nissley, Public Works Director, to determine what may have caused the depression.

Mr. Ardini stated that he sent out the letters to the residents on Park Avenue regarding the water line replacement. Mr. Ardini received no response to date.

### **Business Manager Report.**

Mrs. Fenicle had nothing to report.

### **Consulting Engineer Report.**

Mr. Jimmy Dennis provided updates on the following projects and developments:

Marietta Avenue Bridge Replacement Project – ARRO has provided Heisey Mechanical a thrust restraining design to utilize on the project.

Mount Joy Country Homes – ARRO, Authority staff and the owner's contractor performed another walkthrough on May 12<sup>th</sup> for Phase 1 and 1A. ARRO found all previous items properly addressed. A letter was received by ARRO requesting facility dedication. ARRO is currently drafting a letter to the Authority for recommendation. Mount Joy Country Homes Phase 2A vacuum testing of the sanitary sewer manholes have been completed.

Elm Tree Properties – Water and sanitary sewer installation started on April 28<sup>th</sup> for Phase 4A.

The Meadows – ARRO’s latest comment letter was submitted May 11<sup>th</sup> and are currently waiting on a response.

Green Park Phase 4 – The contractor has moved on site and is expected to start the installation of the water and sanitary sewer utilities on June 1<sup>st</sup>.

A&M Hardware – The plan is ready for construction and ARRO sent a comment letter on May 11<sup>th</sup>.

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

A **MOTION** was made by Mr. Weidman and a second by Mr. Golicher to approve the April 21, 2015 meeting minutes; 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. Rebman to approve Eastern Environmental Contractors, Inc. payment request No. 8 for the Water Main Relocation/Improvements and Booster Station Upgrades in the amount of \$167,967.81 as recommended by ARRO Consulting’s letter dated May 5, 2015; motion carried.

A **MOTION** was made by Mr. Rebman and a second by Mr. Derr to approve PSI Pumping Solutions, Inc. payment request No. 3 for the Water Main Relocation/Improvements and Booster Station Upgrades in the amount of \$58,287.65 as recommended by ARRO Consulting’s letter dated May 12, 2015; motion carried.

A **MOTION** was made by Mr. Weidman and a second by Mr. Golicher to approve M2 Construction, LLC payment request No. 1 for the Pump Station 2 project in the amount of \$95,922.00 as recommended by ARRO Consulting’s letter dated May 8, 2015; motion carried.

A **MOTION** was made by Mr. Derr and a second by Mr. Golicher to approve AT&T Agreement for antenna equipment installation at the David Street water tank; motion carried.

A **MOTION** was made by Mr. Rebman and a second by Mr. Weidman to approve Resolution No. 7 to establish a record retention policy declaring its intent to follow the schedules and procedures for disposition of records as set forth in the municipal records manual; motion carried.

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

Mr. Leaman informed the Board that the auditors will be present to review the audit at the July 2<sup>nd</sup> finance committee meeting.

Mr. Gainer acknowledges the Authority staff for the tremendous efforts that was put forth to complete the well testing and felt it should be stated for the records. A **MOTION** was made by Mr. Derr and a second by Mr. Golicher to recognize the employee’s efforts, team work and dedication in accomplishing the two week well testing; motion carried.

### **Authorization to Pay Bills.**

A **MOTION** was made by Mr. Rebman and a second by Mr. Derr to approve the attached Requisition No. 2 as follows: \$40,666.72 from the Water Operating Fund and \$41,270.65 from the Sewer Operating Fund; motion carried.

A **MOTION** was made by Mr. Weidman and a second by Mr. Golicher to approve the attached Requisition No. WBRI 15-8 from the Water Bond Redemption Improvement Fund; motion carried.

A **MOTION** was made by Mr. Derr and a second by Mr. Rebman to approve the attached Requisition No. 21 from the 2012 Construction Fund; motion carried.

**Executive Session.**

An executive session was held to discuss real estate matters.

A **MOTION** was made by Mr. Weidman and a second by Mr. Derr to reconvene the public session at 5:48 PM; motion carried.

**Adjournment.**

There being no further business, a **MOTION** was made by Mr. Weidman and seconded by Mr. Golicher to adjourn. Motion carried and the meeting adjourned at 5:49 PM.

Respectfully submitted,

John D. Rebman  
Secretary