

Mount Joy Borough Authority
Pre-Authority
May 20, 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, Angie Fenicle, Jimmy Dennis with ARRO Consulting and Mike Davis with Barley Snyder. Chairman Gainer called the meeting to order at 2:00 P.M.

Public Input Period.

No one from the public was present.

Authority Manager Report.

Mr. Leaman stated that he spoke with Mr. James Cowhey with the Lancaster County Planning Commission last week regarding the pipeline project. Mr. Cowhey sent an e-mail to his contact with Williams, Inc. and copied the county commissioners outlining concerns of the pipeline in regards to public water suppliers. Mr. Cowhey also encouraged Williams, Inc. to contact MJBA to arrange a follow-up meeting. Mr. Leaman also stated that he had been sending weekly e-mails requesting a follow-up meeting. Mr. Leaman stated that he received an e-mail on Friday stating they would coordinate a meeting after they review the wellhead protection plan. Mr. Leaman stated that Williams, Inc. will be holding a public meeting on June 11th, and is hoping that MJBA can set up a private meeting rather than addressing their concerns at a public meeting.

Mr. Leaman informed the Board that the Borough is looking to start the masonry repair work on the administration office building in June and will be painting the back of the building when completed. Staff from both the Authority and Borough will perform the work to help keep cost down. The Borough has discussed with Mr. Leaman about changing the color from white to a tan or beige color to blend in with the train station walkway and help lessen the showing of the dirt. Mr. Rebman asked if there were more discussions to place a mural on the back of the building. Mr. Leaman responded that the first picture presented received no interest however they are looking at other options. Mr. Gainer suggested that Amtrak place some signs directing train riders to the train station. Mr. Leaman stated that he will pass it along.

Mr. Leaman stated that the Borough is looking at upgrading the lighting at the administration office and will provide pricing. Mr. Scott Hershey, Borough Manager, mentioned to the Public Works Committee that the Authority's new fiscal budget was already approved and the Borough will have to work with the Authority to see how we can accomplish this task since it was not a budgeted item. The approximate cost is \$11,200 of which the Authority has a 33% or \$3,696.00 obligation. Mr. Derr asked about the incentive rebate. Mr. Leaman stated that the Borough did not do pricing for the administrative building and is now too late to pursue with that.

Mr. Leaman stated he has a signed agreement of sale for the barn removal and relocation between Mr. Jacob Zook and MJBA. Mr. Zook stated that the barn will be relocated to a farm he recently purchased located at 2188 White Oak Road, Strausburg, PA. Mr. Leaman will coordinate with Mr. Zook the removal of the barn, although Mr. Zook mentioned that the timing of the removal will be more difficult since planting season has started. Mr. Derr asked if the barn was empty. Mr. Leaman stated it should be by the end of the week.

Mr. Leaman stated the he received a letter from Mr. Riefenstahl from 267 Park Avenue thanking the Board for allowing him to present his concerns at the meeting and he is in contact with Prudential to investigate why this information was not disclosed when he was looking at buying the house. Mr. Riefenstahl also wanted the Board to be aware that he will be out of town for two weeks.

Mr. Leaman updated the Board on the SRBC status. Mr. Leaman stated that Mr. Mark Harmon from ARRO contacted SRBC to inquire about the status of the well monitoring plan that was submitted on April 17th. Mr. Harmon stated that SRBC is now in the review process.

Mr. Leaman informed the Board that on June 18th Chiques Creek Watershed Alliance will hold their expo at the Lancaster Liederkrantz. Their focus is on stream cleanup and awareness which help facilitate source water protection. Pennsylvania Rural Water Association will be attending the event to display their water cycle and ground water modeling displays. Ms. Cathy Port from DEP contacted Mr. Leaman to see if he would like to attend the event since the Authority submitted an application for the source water protection program and felt it would be a good educational opportunity and Mr. Leaman accepted the invitation. The event will be held from 6 to 8 P.M.

Mr. Leaman provided an update on the 537 plan hook-ups. Mr. Leaman stated that 539 Hill Street will be connected to the system this week. Mr. Leaman stated that 554-558 Union School Road is the only property that has yet connected. Mr. Ardini stated that he received a phone call today regarding the Union School Road property and the installation and connection is to take place next week.

Mr. Leaman stated that at last night's Council meeting, Mr. Mike Reese was appointed to fill the vacant Council seat.

Mr. Leaman updated the Board on pump station 2. Mr. Leaman stated that he, Joe Ardini, Mr. George Desmond, Mr. Wilbur McMichael and Mr. Mark Stanley met to discuss how to move forward with pump station 2. Mr. Desmond proposed a new financial obligation of \$170,000.00 rather than the existing agreement of 29% of total project because he feels he shouldn't be responsible since this is not an upgrade. The Board asked Mr. Leaman to contact Mr. Desmond to discuss the potential unknown liability obligations the Authority will be responsible for. Mr. Leaman stated he will contact Mr. Desmond and will relay the concerns. It was also agreed upon by the Board and staff to have Mr. Mike Davis from Barley Snyder to be present at the meetings moving forward.

Operations Manager Report.

Mr. Ardini provided an update on the Cove Road project. The waterline has been installed and is currently being pressure tested and bacteria tested. When the test results are received, staff will then switch the services to the new line and abandon the existing line. Mr. Ardini stated that the fire hydrant was not installed yet as it is on backorder.

Mr. Ardini stated that the letters were mailed to the customer on South Market Avenue and Square Street to make them aware of the waterline project associated with the Booster Station replacement. Staff is hopeful that the customers that have galvanized water lines will consider replacing their service when the work is currently being installed.

Mr. Ardini stated that the second quarter meter readings will begin this week. Mr. Ardini stated the new reader was ordered however will take about four weeks to receive. This will allow both staff members to read at the same time.

Mr. Ardini stated he received a call regarding a depression located near 1105 West Main Street. Staff televised the sewer main and found no damage. Staff also excavated the area and did find evidence that there had been a repair there before. Mr. Ardini contacted CH&N Construction to excavate the depression and they are anticipating to do so on Thursday.

Mr. Ardini stated that he met with Mr. John Smolnik from L/B Water last week to order the remaining four meters that need replaced at Donegal Middle School, Donegal Primary School, The Janus School and Lancaster County Career & Technology Center. Mr. Ardini stated that staff is anticipating to replace these meters during school break this summer.

Business Manager Report.

Ms. Fenicle stated that the annual audit started Monday and feels it is going smoothly. Mr. Gainer asked the status of the outstanding billing accounts. Ms. Fenicle responded that payment plans are in place and staff is keeping the files to date by contacting the customer who defaulted to continue to keep their agreements up to date. Ms. Fenicle also mentioned that the letters for land lord owned properties will be mailed next week. Mr. Rebman asked if we are squared away with what the Authority owed the Borough as per the audit findings. Ms. Fenicle stated that all payments have been paid.

Consulting Engineer Report.

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

Church Street Booster Station – The plans and specs are 99% complete and the dates have been selected for advertising and bidding.

Wells 1 and 2 withdraw allocation from SRBC – ARRO has submitted the monitoring plan on April 18 and are currently waiting for SRBC's response.

Elm Tree Properties – The developer held a pre-construction meeting on May 12th. The installing of the utilities is expected to begin the week of June 2nd.

Donegal Square Land Development Plan – ARRO continues to have RPR staff on site while utilities are being installed.

Reserves at Union School Phase 3 – The plans have been finalized and are currently waiting on the developer to schedule construction.

Mount Joy Country Homes Phase 2A, 2B, and 3 – The plans have been finalized and are currently waiting on the developer to schedule construction.

Minutes of the Previous Meeting.

A **MOTION** was made by Mr. Weidman and a second by Mr. Derr to approve the April 15, 2014 meeting minutes; motion carried.

Unfinished Business.

There was no unfinished business to discuss.

New Business.

A **MOTION** was made by Mr. Rebman and a second by Mr. Weidman to approve the submission of applications to PMAA for Kenneth Gainer and James Hornafius for service awards; motion carried.

A **MOTION** was made by Mr. Derr and a second by Mr. Hornafius to approve the plans for ABC Keystone Chapter Water System Improvements; 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. Hornafius and a second by Mr. Derr to approve the attached Requisition No. 2 as follows: \$39,687.95 from the Water Operating Fund and \$36,388.82 from the Sewer Operating Fund; motion carried

A **MOTION** was made by Mr. Rebman and a second by Mr. Derr to approve the attached Requisition No. WBRI 14-8 from the Water Bond Redemption Improvement Fund; motion carried.

A **MOTION** was made by Mr. Rebman and a second by Mr. Derr to approve the attached Requisition No. SBRI 14-3 from the Sewer Bond Redemption Improvement Fund; motion carried.

Executive Session

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

A **MOTION** was made by Mr. Weidman and a second by Mr. Rebman to exit executive session at 3:38 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 3:39 PM.

Respectfully submitted,

John D. Rebman
Secretary