

Mount Joy Borough Authority  
Regular Monthly Meeting  
June 3, 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, Lindsey Edgell, Joe Ardini, and Mike Davis with Barley Snyder. 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 informed the Board that he sent his fourth email to Williams requesting another meeting to discuss the location of the pipeline in relation to the well field. There is a meeting scheduled for June 10<sup>th</sup> at 8 AM with Williams, John Leaman, Joe Ardini, Mike Davis from Barley Snyder and Mark Harmon from ARRO; Mr. Rebman also noted that he is available and will attend the meeting.

Mr. Leaman noted that Mr. Zook, who will be relocating the barn on Joy Avenue, came to the site to number the timber posts for the removal process. Mr. Leaman will coordinate with Mr. Zook to secure a dumpster for any scrap or rotted lumber. They will be starting on June 14<sup>th</sup>; Mr. Leaman requested that they be completed by June 30<sup>th</sup>. Mr. Zook stated that it could go a few days into July, but he will aim to be done by June 30<sup>th</sup>.

Mr. Leaman stated that Mark Harmon from ARRO has been in contact with SRBC regarding the well monitoring plan. SRBC has finished their review and will have a written response within one week.

Mr. Leaman informed the Board that the Gouse Property on Hill Street is connected to the sanitary sewer system.

Mr. Leaman stated that he met with Mike Davis to discuss options for pump station 2. He and Mr. Ardini felt a phone call to Mr. Desmond would be best. Mr. Leaman informed Mr. Desmond that we feel that his proposal is unacceptable. With the available funds that the Authority has we are not in a position to take their proposal. Mr. Leaman should hear back from Mr. Desmond regarding this shortly.

Mr. Leaman informed the Board that Amtrak has started their work for preparation of the bridge removal on Marietta Avenue. The engineer for the bridge replacement project expects Amtrak to complete their work by the end of July and then the bridge work to start in August.

Mr. Leaman noted that he was looking at a grant opportunity available from the state a few weeks ago and saw a new requirement the state is implementing which is an asset management plan for water and wastewater systems. Mr. Leaman made a suggestion to ARRO that they might want to consider working on an asset management plan to offer their clients. From what he understands in talking with representative from the state they are going to eventually make this a requirement for all grant applicants.

Mr. Leaman said that he and Mr. Ardini met with Howard Boyd to discuss the Keller Tract, Tom and Howard should fully own this property by the fall of this year. Howard would like to propose to the Authority about cleaning up the brush on the ground where well #3 is located, he also inquired about how much ground the Authority owns on that side of the creek. They are still looking at a two to three year time frame on the project.

Mr. Leaman informed the Board that the Police Department contract negotiation is completed. They added a new employee contribution table for 2014 through 2017. Currently each employee contributes \$40 bi-weekly for single coverage or \$50 bi-weekly for family coverage. The new contribution structure will be \$44 bi-weekly for single coverage for 2014 and 2015, and \$55 bi-weekly for family coverage for 2014 and 2015. Then it will go to \$48 bi-weekly for single coverage for 2016 and 2017, and \$60 bi-weekly for family coverage for 2016 and 2017. If Borough Council decides to put this new rate structure across the board for the Non-Uniform employees as well, they will

have a conversation with the Authority Administration Committee first, as it will affect their employees also. The contract also set wage increases over the next four years; 2014 will be 1%, 2015 will be 2% and 2016 and 2017 will be 3%.

Mr. Leaman stated that he received a phone call from Mr. Riefenstahl, he expressed concerns and felt he was misquoted in the April 15<sup>th</sup> minutes. He wanted to make it clear that he does have concerns with the possible new water treatment plant on Joy Avenue.

Mr. Leaman informed the Board that we have been doing some research on the current bill forms we have and the possibility of upgrading to a full page size bill form. Mr. Leaman and Mrs. Edgell explained many concerns and problems with the current post card bill form we have and also the possibility of the Post Office trying to get away from post card bills. We currently have no more room to put any other text on the post cards and we are having a big problem with them getting lost in the mail. We would like to move towards a full page size bill form and possibly outsource the printing and mailing of the bills to our billing software company. The Board agreed that we should move forward in the process.

### **Operations Manager Report.**

Mr. Ardini stated that Rex has been making contact with the properties associated with the waterline replacement on Square Street and Market Avenue. As of now he has been in approximately 20 homes and he is hopeful that he can gain access to the remaining 10-12 properties.

Mr. Ardini informed the Board that we are waiting on the HOP permit from PA DOT before starting the investigation on the sinkhole in front of Moyer Furniture. CHN is scheduled for tomorrow morning and this should not take more than two days.

Mr. Ardini said that the hydrant was installed on the waterline for the Cove Road project. The waterline passed the pressure test and staff is in the process of reducing the chlorine level below 1.0 mg/l for sending samples to the lab for coliform. The two properties are scheduled to be moved over to the new waterline tomorrow June 4<sup>th</sup>.

Mr. Ardini stated that WWTP staff has been televising the sewer in Four Seasons phase 5; this is being done prior to the release of the maintenance security letter. They did discover an issue with a section of sewer main that appears to have settled this will be discussed with the developer during the walkthrough on Thursday, May 29<sup>th</sup>; Howard Boyd contacted CH&N to correct the issues.

Mr. Ardini informed the Board that the camera that we use for sewer main inspection developed an issue. Staff tried troubleshooting the problem, but were not able to correct it, after speaking with the televising equipment company it was determined that the camera needed to be sent back to them for inspection and repair. We are hopeful that it can be repaired and back to us by the end of next week.

Mr. Ardini stated that staff is making progress on the Cove Project; we have been able to drain the raceway and are in the process of permanently closing off the flow gate to prevent water from the creek entering into the raceway. Once this is done we will be able to televise an unknown pipe and then determine how we are going to repair the depression at the entry gate.

Mr. Ardini said that the central air conditioner at the WWTP for the Belt Filter Press room has failed and will need to be replaced. He spoke with Dennis at the plant and he does not feel that this is something that needs to be replaced this year. He spoke with Schwanger Brothers, they informed him that by next year the one in the Lab will also need replaced. Dennis is fine with putting this in the budget for next year.

Mr. Ardini stated that we are scheduled to replace three hydrants with non-standard threads; Springville Road, Cedar Lane and Birchland Avenue. This is scheduled for June 16<sup>th</sup> and will require a boil water notice.

Mr. Ardini informed the Board that he, Stacie Gibbs and Ken Barto met with Jonathan Charles and David Strong regarding the Farmview property. They have a recorded plan and Mr. Charles paid for nine reservations back in 2008. At this point Mr. Strong is not sure whether he wants to proceed or not.

**Business Manager Report.**

Mrs. Edgell gave an update on water termination notices. In May there were 62 notices sent to owner occupied properties, the arrears totaled \$31,000, of that we received \$17,200, some people paid in full and others made a down payment on a payment agreement. We also sent 60, 37 day notices on June 2 to owners of rental properties, the arrears totals \$43,000, they are scheduled with a July 9<sup>th</sup> termination date; we will have another update on this group in late July.

**Minutes of the Previous Meeting.**

A **MOTION** was made by Mr. Derr and a second by Mr. Weidman to approve the May 6, 2014 minutes as presented; motion carried.

**Unfinished Business.**

There was no unfinished business to discuss.

**New Business.**

There was no new business.

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

There was no other matter.

**Authorization to Pay Bills.**

A **MOTION** was made by Mr. Hornafius and a second by Mr. Derr to approve the attached Requisition No. 3 as follows: \$30,892.98 from the Water Operating Fund and \$50,873.71 from the Sewer Operating Fund; motion carried.

A **MOTION** was made by Mr. Hornafius and a second by Mr. Derr to approve the attached Requisition No. WBRI-14-9 from the Water Bond Redemption Improvement Fund; motion carried.

**Executive Session.**

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

A **MOTION** was made by Mr. Weidman and a second by Mr. Derr to exit executive session at 6:02 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 6:03 P.M.

Respectfully submitted,

John D. Rebman  
Secretary