

Mount Joy Borough Authority  
Pre-Authority  
August 19, 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 from Barley Snyder. Chairman Gainer called the meeting to order at 4:00 P.M.

**Public Input Period.**

Mr. Jack Thomas from 560 Old Market Street was present but did not have anything to discuss.

**Authority Manager Report.**

Mr. Leaman stated that Mr. Mark Harman from ARRO Consulting provided him with the well monitoring and pump testing plan. Mr. Leaman stated that he delivered the documents to SRBC on August 15<sup>th</sup> along with a check to cover the review and a letter requesting waiving the second review fee and consider the two wells as one well field.

Mr. Leaman stated that he spoke with Mr. George Desmond today about the pump station 2 project. Mr. Desmond gave Mr. Mark Stanley the expense total for the project over a week ago. Mr. Desmond will make a phone call to Mr. Stanley requesting that he forward that information on to Mr. Leaman.

Mr. Leaman stated that he sent an email yesterday to confirm the booster station meeting for September 4<sup>th</sup> at 2:00 PM with Mr. Rob Bowman and Mr. George Desmond. Mr. Leaman stated that he received ARRO Consulting's quote for construction management and observation and now have the final numbers needed. Mr. Leaman stated that the PSA will be on the next meeting's agenda for approval.

Mr. Leaman stated that Mr. Mike Davis is working on his comment letter for the Rapho Triangle East amendment that Mr. Mark Stanley had submitted for Green Park Phase 4. Mr. Leaman stated that if the amendments are acceptable, he would expect to have them on the agenda for the next meeting.

Mr. Leaman stated last week Congressman Pitts sponsored a bus tour of the route of the proposed pipeline. Chairman Gainer and he participated in the tour. There was between 50 to 60 individuals that attended the tour with approximately 12 individuals including contractors being with The Williams Company. Mr. Leaman and Mr. Gainer both felt the event was well received by the attendees and provided more clarification of how the pipeline will be installed.

Mr. Leaman stated that he received plans for the new stadium proposed for Donegal School District. It was discussed to see if water and sewer edu's can be transferred. Mr. Leaman stated that it is still being discussed. Mr. Leaman, Mr. Ardini and ARRO Consulting are reviewing the plans. K&W is the engineering firm for the project.

Mr. Leaman stated that Mr. Ardini and he met with an engineer and an individual that purchased the property at 1195 West Main Street. They are moving forward with the land development plan with Mount Joy Township to put a doctor's office and possibly another professional office. The individuals met to discuss how to obtain public water and sewer to the front of the property. Mr. Leaman stated that they are still working through details and all cost will be the responsibility of the owner.

Mr. Leaman stated that he will have the agenda for the Joint Administration Meeting later this week or the beginning of next week and will send it out via email. The meeting will start at 6:00 PM.

Mr. Leaman stated that the Borough advertised in-house for the bookkeeper position and received one applicant. The position was offer and accepted by Ms. Jill Frey. Mr. Hershey has now posted in-house for the receptionist position.

Mr. Leaman stated that Mr. Scott Hershey has Ms. Nancy Hess coming to review and update some of the job descriptions for the Borough. Mr. Leaman stated that the Authority does not need any assistance at this time.

Mr. Leaman reminded the Board of the PMAA Conference Banquet on August 26<sup>th</sup> and to meet here at the office at 4:45 PM.

Mr. Leaman wanted to let the Board aware the he received the appraisal for the Cove Property and will discuss this at a later date.

Mr. Leaman mentioned that all individuals are connected to the sewer system and the 537 Plan is now complete. Mr. Gainer suggested that staff draft a letter to the Borough letting them know that all have compiled with the regulation and also thank them for their assistance. Mr. Ardini stated that he will draft a letter.

Mr. Leaman informed the Board that he received and invite for EDC night at the Barnstormers baseball game for August 28<sup>th</sup> at 6:00 PM.

### **Operations Manager Report.**

Mr. Ardini updated the Board on the Joy Avenue property. It was stated that after multiple discussions, seeding the ground was not feasible due to the ground consisting mostly of clay. Mr. Ardini stated that he had a conversation with Highway Construction whom is currently looking at using water from the Authority to repave route 283, has paving milling materials that would work well on the Joy Avenue site. Ms. Stacie Gibbs and Mr. Kenneth Barto are in agreement with using this material. Mr. Ardini stated by using these materials, the Authority saved approximately \$300. Mr. Leaman applauds Mr. Ardini for a great job.

Mr. Ardini updated the Board on the meter replacements for all the schools. It was stated that the final meter for Lancaster County Career Technology Center was installed on August 15<sup>th</sup>. Mr. Ardini stated that he will be looking to soon start the industrial accounts. Mr. Ardini stated that the Authority should see the effectiveness of the new meters during the 3<sup>rd</sup> quarter.

Mr. Ardini stated that last meeting he reported that he received two calls about the letters that were sent to permit users regarding their usage. Mr. Ardini stated the Mount Joy Thrift Shop was one of those users and they had called him back letting him know that they found a leak and it was repaired. Mr. Ardini also stated that they were very appreciative that we send these letters and the suggestions we offered them.

Mr. Ardini stated that the Authority received the official response letter for PA Bureau of Laboratory stating that the Authority has passed the performance testing. Mr. Ardini stated since we received this letter, he will now draft an appreciation letter to the employees at the Wastewater Treatment Plant.

Mr. Ardini stated that staff, Mr. Mark Harman from ARRO Consulting worked together in repairing sinkholes in the swale beside the water plant. Mr. Harman was present for his recommendations on the remediation of the sinkholes. Staff was able to correct the issues and is expecting to backfill the holes on Wednesday. Mr. Ardini stated that staff believes this was creating turbidity within the well in which staff will monitor it after the fields are harvested.

Mr. Ardini stated the meter readings for this quarter will start this week and that some changes have been made in which will allow both employees to read at the same time. Staff is hoping that this will take about one week.

Mr. Ardini stated the he received and is currently reviewing the plan for McDonald's restaurant which will be located at the Donegal Square site.

Mr. Ardini stated the he received an email from Mr. Dennis Nissley, Public Works Director, regarding a proposal to install a generator at the public works maintenance building in their 2015 budget season. Mr. Ardini explained to Mr. Nissley that the Authority's fiscal budget differs from the Borough's calendar year budget. Mr. Ardini stated that the quote from Dyna Tech for the generator is \$20,595 and \$6,500 from Hertzler Electric for the installation. Mr. Ardini mentioned that he is looking at whether the Authority could utilize the generator from the booster station rather than purchasing a new one. The generator at the booster will be removed since the new booster station will require a new generator.

### **Business Manager Report.**

Ms. Fenicle had nothing to report.

### **Consulting Engineer Report.**

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

Church Street Booster Station – The pre-construction meeting was held on August 12<sup>th</sup>. The preliminary construction schedule show the GC on site September 2<sup>nd</sup>. ARRO is currently reviewing shop drawings and responding to RFI's.

Wells 1 & 2 Withdraw Allocation From SRBC – ARRO has provided the Authority with the info requested by SRBC for the testing and monitoring of the wells.

Marietta Avenue Paving Project – Authority Staff and ARRO have located all the utilities with conflicts, defined those to be addressed by Authority staff prior to PennDOT starting the project as well as work that needs completed by PennDOT. ARRO plans on submitting the packet to PennDOT the week of August 25<sup>th</sup>.

Donegal Square Land Development Plan – The utilities are installed. The contractor needs to perform vacuum testing of manholes and provide as-build drawings.

Elm Tree Properties – The Villa's Phase 5D utility lines are installed. ARRO is waiting for them to complete the sanitary sewer testing and the as-built drawings. The Villa's Phase 5B North and 5B South walkthrough was completed and provided the developer with a punch list of items that need addressed. Elm Tree Properties Phase 4A submitted a new plan and was reviewed by ARRO. A comment letter was sent to the developer today.

Mount Joy Country Homes – The plans for Phase 2A, 2B and 3 have been finalized and the construction schedule states it will start after Labor Day.

Reserves at Union School – ARRO has reviewed shop drawings and is currently performing construction observation. The contractor is expecting to finish installation of the sanitary sewer this week and begin installing the water mains next week.

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

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

### **Unfinished Business.**

Mr. Ardini discussed with the Board the Lumber Street Hydropillar Water Tank report he received from Mr. Douglas DeClerck. It was stated that the evaluation findings indicate that the interior wet chamber are in good condition and should not need reconditioning for at least five to seven years. Evaluation findings indicate minor spot paint failure and corrosion; such is not causing any significant metal loss at this time and is not considered serious. Reconditioning should not be needed for at least five to seven years. Evaluation findings indicate paint failure and corrosion, especially on the shell wall, bowl and bowl to corrugated skirt interface; this corrosion is not viewed, at this time, as serious or damaging. Should the existing corrosion be left unchecked it has the potential to become serious and damaging, resulting in costly future steel repairs. It is estimated that the existing conditions should be addressed in the near future, but waiting five to seven years should not pose a problem and would be the recommendation of this consultant. The estimated cost repair the Lumber Street Hydropillar in the year 2020 is \$750,000. It was also noted that the new paint has a life expectancy between 30 and 40 years. Mr. Weidman asked if the spots on the tank will hold out for five years. Mr. Ardini stated that according to the report it should not be an issue and to do it now would not be cost effective.

### **New Business.**

Mr. Leaman brought to the Board attention that staff just received notice that American Pension Benefits have signed a contract with a new actuarial firm called Barlow Consulting, Inc. Mr. Leaman stated that he discussed this with Mr. Stacy Heistand from Asset Strategy and it was suggested to get a quote from another actuary firm to compare pricing and services. Mr. Leaman was directed by the Board to move ahead with getting the quote. Mr.

Leaman stated that he will direct Mr. Stacy Heistand to proceed with getting a quote from Markley Actuary Services in Lancaster.

Mr. Leaman stated that he was contacted by a PPL representative regarding the Authority's current contracts. Mr. Leaman stated that PPL Energy Plus is calling customers to see if they would want to lock into another agreement that will take effect after the current agreement expires which will be 5/1/2015. Mr. Leaman stated that the current rate lock in for water is 6.6 cents per kilowatt and is a two year contract. The new rate would be 6.942 cents per kilowatt for two year contact and 6.979 cents for three year contract. Furthermore, Mr. Leaman stated that the current lock in for sewer is 6.26 cents per kilowatt and is also a two year contract. The new rate would be 6.099 cents per kilowatt for two year contact and 6.19 cents for three year contact. Mr. Leaman stated that the representative stated that the pricing is very competitive and would recommend locking in early. Mr. Leaman feels this is the best solution to continue to take advantage of low rates. A **MOTION** was made by Mr. Derr and a second by Mr. Rebman to authorize Mr. Leaman to execute the documents to enter into a two or three year contract with PPL Energy Plus consider the prices are 6.942 cents per kilowatt or lower for water and 6.19 cents per kilowatt or lower for sewer; motion carried.

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

There was no other matter proper to come before the Authority.

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

A **MOTION** was made by Mr. Weidman and a second by Mr. Hornafius to approve the attached Requisition No. 8 as follows: \$37,915.90 from the Water Operating Fund and \$50,207.63 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 14-13 from the Water Bond Redemption Improvement Fund; motion carried.

#### **Executive Session**

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

A **MOTION** was made by Mr. Weidman and a second by Mr. Rebman to exit executive session at 5:35 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 5:36 PM.

Respectfully submitted,

John D. Rebman  
Secretary