

Mount Joy Borough Authority  
Pre-Authority  
September 15, 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 Secretary 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. Mr. Gainer and Mr. Weidman were absent. Secretary Rebman called the meeting to order at 4:00 P.M.

**Public Input Period.**

Mr. Scott Rights from Steckbeck Engineering, Mr. Charles Suhr from Stevens & Lee and Mr. Steve Horst from Horst Construction were present to discuss the Rapho Industrial Park sanitary sewer installation. Mr. Rights stated that he did not understand why the Authority does not approve of the plans that were presented. Mr. Leaman stated that the plans did not clarify an all gravity system and the Authority does not agree with the layout of the lines and the grinder pumps. Mr. Leaman stated that when you have a development that can be designed to install an all gravity sewer system, it will be more efficient and less costly to maintain rather than building a pump station and install grinder pumps. Mr. Leaman stated that the Industrial Park appears to be capable of having an all gravity system. Mr. Rights explained that the current plan that was submitted does detail an all gravity system and Mr. Horst would like to complete this plan in three phases, however Mr. Horst is not able to obtain an easement through Elm Tree Development at the time. After a lengthy discussion, Mr. Leaman stated that all parties need to get clarity on where Rapho Township stands and a decision can be made. Mr. Leaman stated that Rapho Township has the ultimate decision in the process because the property is located in their jurisdiction.

**Authority Manager Report.**

Mr. Leaman stated that ARRO Consulting contacted Unifilt in regards to their schedule to install the temporary air scour system at the Carmany Road Water Plant. Unifilt is tentatively scheduling for the end of October to have the blower assembly and equipment to install. Mr. Leaman stated that the purpose of this install is to see if the total wastewater being generated from the filters can be reduced by incorporating air into the backwash procedure. The Board asked to be contacted when a date has been set.

Mr. Leaman reminded the Board that he, Stephen Flaherty from RBC Capital and Sean Frederick from Barley Snyder will be attending the Borough Council's Administration and Finance Committee meeting on September 23<sup>rd</sup> at 6:30 PM to discuss the proposed refunding of the 2010 water bonds and the new financing needs for next year.

Mr. Leaman stated that he spoke with Mr. Jeff Butler from East Donegal Township last week and it was stated that a few of their board members will be coming to the Liaison Committee meeting on September 22<sup>nd</sup>. Mr. Leaman stated that he mentioned to Mr. Butler that if they still have questions, staff is willing to stay after the meeting to discuss.

Mr. Leaman informed the Board that he spoke with Ms. Sara Gibson from Rapho Township regarding the Rapho Industrial Sewer project and she verbally confirmed that Rapho Township would like to see an all gravity system which addresses all the properties in the park at the same time. It was also noted Rapho Township does not have a mandatory connection ordinance.

Mr. Leaman stated that a couple meetings ago he mentioned that Markley Actuarial Services completed the annual pension statements. During our phone conference, Markley mentioned that they wanted to look at the retirement calculations for the two most recent retirees compared to the language in the pension documents for consistency. Markley provided a response and said there appears to be inconsistencies with the language in the pension documents. Mr. Leaman stated that he had Mr. Stacy Heistand with Asset Strategies review and provide comments on this matter. Mr. Heistand and Markley are communicating the correct language and will contact the Authority staff on the changes that need to be made to the plan document.

Mr. Leaman stated that he had a conversation with Mr. Mike Brubaker in regards to the Nutrient Credit Trade Agreement. Mr. Brubaker had not yet looked into the regulations. Mr. Leaman stated that Mr. Brubaker asked if

the Authority would be willing to enter into another contract if he can provide comparable pricing to the open market. Mr. Rebman asked how long the contract was for. Mr. Leaman stated for five years and will expire this calendar year.

Mr. Leaman stated that he received a quote for the annual solar panel preventive maintenance from Solar Renewable Energy. They are looking at having Meadow Valley Electric perform the service for a quoted price of \$1,280.00. Mr. Leaman stated that this does not cover any parts that the system may require.

Mr. Leaman updated the Board on Pump Station 2: Mr. Leaman briefed the Board that when Mr. Desmond awarded the project to M2 Construction, it was stated that two sub-contractors will be hired to do the mason work and to install the electrical work. Mr. Leaman stated that he showed concerns to M2 Construction regarding Brenneman Electrical from past experiences with poor workmanship. Mr. Leaman stated that M2 Construction has someone on site to be sure that the electrical job will be done correctly.

### **Operations Manager Report**

Mr. Ardini provided an update on the Park Avenue and High Street waterline replacement project: Staff has completed the installation on Park Avenue and has begun the installation on High Street.

Mr. Ardini stated the he received a letter from PENNDOT in regards to the street resurfacing project on RT. 772, agreeing to the cost share agreement of 75% PENNDOT and 25% Authority. PENNDOT will be sending an agreement in which the Authority Board will be asked to approve.

Mr. Ardini stated that Donegal Square has started to install water and sewer laterals for two more buildings and Authority staff will be performing the inspections.

Mr. Ardini stated that staff is working on work orders that were generated from the recent meter readings. There were quite a number of bad meters and older mxu units.

Mr. Ardini informed the Board that Mr. Beiler has begun removing bio-solids from the wastewater treatment plant as well as one of the local farmers.

Mr. Ardini informed the Board that a meeting was held for the Marietta Avenue Bridge Project. It appears that Heisey Mechanical will not be able to start on the waterline work until mid to late October and with the possible overhead line outages, their anticipated completion date may be moved back.

### **Business Manager Report.**

Mrs. Fenicle provided budget reports to the Board for their review.

Mrs. Fenicle updated the Board on delinquent account notices that were sent out two weeks ago. Mrs. Fenicle stated out of the 26 rental terminations sent, \$12,500 of \$15,500 was collected and out of the 73 owner occupied terminations that were sent, \$23,000 of \$25,500 was collected.

### **Consulting Engineer Report.**

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

Well 3 & New Water Treatment Plant – ARRO and their process engineer subcontractor has started working on the disciplines and discussions were held with SRBC and PA DEP. Future meetings with the agencies will be occurring.

Church Street Booster Station – The contractors have finished the punch list items. The contractors are now working on submitting O&M Manuals and contract closeout documents.

The Meadows – ARRO is providing construction observation on water & sanitary sewer installations.

Green Park Phase 4 – Testing of the utilities still needs to be completed.

A&M Hardware – ARRO is reviewing shop drawings. The installation of the water and sewer utilities has started.

Donegal Stadium – Contractor has completed the physical installation of the water and sanitary sewer utilities. Testing still needs to be completed.

Interstate Fleets – ARRO has reviewed and commented on the water and sanitary sewer improvements plan.

**Minutes of the Previous Meeting.**

A **MOTION** was made by Mr. Derr and a second by Mr. Golicher to approve the August 18, 2015 meeting minutes; motion carried.

**Unfinished Business.**

There was no unfinished to discuss.

**New Business.**

A **MOTION** was made by Mr. Golicher and a second by Mr. Derr to approve Eastern Environmental Contractors, Inc. payment request No. 11 for the Water Main Relocation/Improvements and Booster Station Upgrades in the amount of \$33,320.95 as recommended by ARRO Consulting's letter dated September 3, 2015; motion carried.

A **MOTION** was made by Mr. Derr and a second by Mr. Golicher to approve Alden Homes request to reduce letter of credit #D006760 for Elm Tree Phase 4A Development in the amount of \$221,426 retaining a balance of \$55,334 as recommended by ARRO Consulting's letter dated August 24, 2015; motion carried.

A **MOTION** was made by Mr. Golicher and a second by Mr. Derr to approve M2 Construction, LLC. payment request No. 5 for Pump Station 2 Project in the amount of \$270,063 as recommended by ARRO Consulting's letter dated September 10, 2015; 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. Derr and a second by Mr. Golicher to approve the attached Requisition No. 10 as follows: \$34,426.77 from the Water Operating Fund and \$53,034.08 from the Sewer Operating Fund; motion carried.

A **MOTION** was made by Mr. Golicher and a second by Mr. Derr to approve the attached Requisition No. WBRI 15-16 from the Water Bond Redemption Improvement Fund; motion carried.

A **MOTION** was made by Mr. Derr and a second by Mr. Golicher to approve the attached Requisition No. SBRI 15-7 from the Sewer Bond Redemption Improvement Fund; motion carried.

A **MOTION** was made by Mr. Golicher and a second by Mr. Derr to approve the attached Requisition No. 28 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. Derr and a second by Mr. Golicher to reconvene the public session at 6:25 PM; motion carried.

**Adjournment.**

There being no further business, a **MOTION** was made by Mr. Derr and seconded by Mr. Golicher to adjourn. Motion carried and the meeting adjourned at 6:26 PM.

Respectfully submitted,

Robert R. Golicher  
Asst. Secretary