

Mount Joy Borough Authority  
Pre-Authority  
October 20, 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. 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. Weidman was absent. Chairman Gainer called the meeting to order at 4:00 P.M.

**Presentation by RBC Capital Markets.**

Mr. Stephen Flaherty from RBC Capital Markets and Mr. Sean Frederick from Barley Snyder were present to present the proposed refunding of the 2010 Water Bond. Mr. Flaherty stated that he received five proposals with Susquehanna Bank being the most attractive with a fixed interest rate of 2.44% for the remaining adjusted life of the bonds. The mature date of the bond was shortened to 2026 from 2028 to accommodate the five year phase in structure for the new project funding. Mr. Flaherty stated that the saving net of all cost totals \$119,500.00. Mr. Frederick presented and reviewed Resolution 13-5 with the Authority Board and staff. A **MOTION** was made by Mr. Golicher and a second by Mr. Derr to approve Resolution No. 13-15 for the issuance and sale for the guaranteed Water Revenue Note, Series of 2015; motion carried.

**Public Input Period.**

Mr. Hans Seidel from 300 Witwer Way, Mount Joy, was present to inquire about annexing parts of the Township's into the Borough to match the Authority's service system to generate more tax income for the Borough. The Authority Board and staff wished to not comment on the question.

Mr. Josh Deering from Borough Council was present with nothing to present.

**Authority Manager Report.**

Mr. Leaman stated staff met to discuss the placement of the water main across Little Chiques Park with the Borough. From field investigations, it appears either of the two proposed routes for the water main will encounter rock. Therefore, the location selected will be the shortest route across the park. It was stated that there is no legal right-of-way agreement in place when the sewer line was installed many years ago. Mr. Leaman stated since there was no right-of-way that they will install the pipe and then establish the easement. Mr. Leaman stated that Mr. Herhsey spoke with Ms. Josele Cleary and has no objections to the proposed plan. Mr. Davis did mention that even though there isn't a concern with this scenario, the proper procedure is to establish the easement first then do the work. Mr. Mike Davis sent a notice to Mr. Mark Stanley to schedule a meeting with the developers to discuss the easement to well 3.

Mr. Leaman informed the Board that he received notice from SRBC that the requested information sent to them has now qualified the application as administratively complete. The well application will now be assigned for technical review.

Mr. Leaman stated that he received a phone call from the manager from Elizabethtown Water Authority stating the Elizabethtown Authority Board authorized their consulting firm to send a letter to SRBC to voice their opinion on the Mount Joy Borough Authority's request to increase water capacity from the wells. Mr. Leaman stated he advised ARRO Consulting to submit a response letter to SRBC on behalf of the Authority on this matter.

Mr. Leaman provided an update on the AT&T antennae project: The work has started this week. The stud welding and repainting is expected to take place this week. The next three weeks will include the modifications on the top of the tank so the antennae brackets and hardware can be installed. The contractor's goal is to be completed by the middle of November.

Mr. Leaman stated that Ms. Nancy Hess is expecting to complete the two job descriptions she was evaluating through a benchmarking analysis. Ms. Hess expects to submit the information this week to discuss the documents

with Authority staff and finalize her report. Mr. Leaman stated that Ms. Hess is slated to be present at the November 3<sup>rd</sup> Board meeting.

Mr. Leaman stated that he previously stated that he was going to schedule Mr. Stacy Heistand from Asset Strategy to be present for the November 3<sup>rd</sup> Board meeting to discuss the amendments that need to be made to the language in the pension plan. Mr. Leaman stated that after planning future agenda items, Mr. Heistand has been rescheduled to attend the November 17<sup>th</sup> meeting.

Mr. Leaman stated that Authority staff met with L/B Water to evaluate the information collected from the leak detection data loggers which were field testing. The data loggers detected several potential leaks and upon field investigation two leaking service lines were detected.

Mr. Leaman stated the he spoke with Mr. Mike Brubaker regarding the Nutrient Credit Trade Agreement. Mr. Leaman stated that Mr. Brubaker did verify that the restructured criteria by DEP appears to be not cost effective for him. Mr. Leaman stated that the agreement between Mr. Brubaker and the Authority will expire at the end of this calendar year. Mr. Leaman mentioned that Mr. Brubaker asked if the Authority will revisit next year to see if there is any value to enter into another agreement at a later time.

### **Operations Manager Report**

Mr. Ardini provided an update on the Park Avenue and High Street waterline replacement project: All the water main on High Street has been installed up to Mount Joy Street where the final connection will take place. Bacteria samples will be taken on the waterline this week and staff is anticipating on switching services next week.

Mr. Ardini provided an update on the Marietta Avenue Bridge project: The water main support brackets were installed on the bridge on Friday evening and the waterline was installed on Sunday evening. Heisey Mechanical is working on the final connection points off of the concrete end walls. Staff will be installing a portion of the new water main on Wednesday this week and acquiring bacteria samples. Staff is anticipating on having the west side completed by the middle of next week. Mr. Golicher asked if there is an approximate date to when this work will be finished. Mr. Ardini stated that the anticipated date is slated by the end of this year. Mr. Leaman also stated that the pricing that was presented at the last meeting for the crane rental was increased to \$25,000 due to liability concerns from the contractor. It was determine that a three pick lift is more suitable to lay the pipe for safety and liability concerns.

Mr. Ardini provided an update on Pump Station 2 project: The electrician continues installing the conduit inside the building and has installed the underground service conduits. M2 Construction is working on the piping and concrete stoops outside of the building.

Mr. Ardini informed the Board that a homeowner at 542 Martin Avenue called the Authority concerning water coming into his basement. Staff went to his home on October 8<sup>th</sup> and 9<sup>th</sup> to listen on the water main to see if there were any leaks, however no issues appeared. Staff also listened on his service line and it appeared that there could be a leak on his service line in which the owner did replace the service line but did not correct the issue. On October 12<sup>th</sup>, at 3:00 AM, the Authority was contacted by the Police Department for a water leak on Martin Avenue to which staff responded and repaired. Mr. Ardini stated that after the repair was made, it appeared that ground water had undermined the Authority's water main which contributed to the cracking of the pipe.

Mr. Ardini informed the Board that he did contact Sarah from Thaddeus Steven as directed to obtain a copy of their certificate of liability or release of liability form from their students and staff prior to any tours of the Authority's facilities. Mr. Ardini stated she will look into it and will provide him with an update.

Mr. Ardini stated that the Authority was contacted about a sinkhole behind well 1 in the soybean field. Staff is trying to make contact with the landowner for him to sign the consent form so the Authority can remediate the sinkhole.

Mr. Ardini stated that there was sinkhole on Frederick Street under the water main in which that was also repaired last week.

Mr. Ardini stated that RGS Associates contacted the Authority inquiring about water and sewer capacity for a possible development on the farm owned by Ms. Patricia Iacobucci on Pinkerton Road. Mr. Ardini stated that this was just an inquiry, no plans were submitted.

### **Business Manager Report.**

Mrs. Fenicle stated that the Authority received the 2016 Health Insurance renewal amounts last week. The 2016 health insurance increase is 9.5%. In a previous conversation it was stated that the health insurance may rise between 11 to 13%. Mrs. Fenicle stated that the renewal figures are based on claim history ending June 30<sup>th</sup> of every year. Mrs. Fenicle noted that 2015 claim history is down 11% from 2014.

Mrs. Fenicle provided an update on the web site: Mr. Dave Schell sent an email today to staff providing a link to review what he had currently switched over to the new site. Mrs. Fenicle stated that she briefly reviewed the site and noticed some changes that need to be made to the Authority's pages as well as multiple Borough pages.

### **Consulting Engineer Report.**

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

Well 3 & New Water Treatment Plant – ARRO, their process engineer subcontractor and HVAC subcontractor held a design coordination meeting on October 15<sup>th</sup> and currently working on scheduling with Authority staff to hold a instrumentation and control meeting. ARRO is anticipates having the pre-selection packet ready in December. Mr. Leaman asked Mr. Dennis if the probable cost opinion is still acceptable. Mr. Dennis noted that he has not seen any changes to the cost opinion to date.

Church Street Booster Station – ARRO has reviewed all final documents and submitted them for approval for this evening.

Donegal Square – ARRO is performing inspections and witnessing testing as needed.

The Meadows – ARRO continues to provide construction observation on water & sanitary sewer installations.

Green Park Phase 4 –Contractor has completed the testing.

Donegal Stadium – Contractor has completed the testing.

The Villa's at Elm Tree Phase 5C – ARRO has received a water and sanitary sewer improvements plan for review.

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

A **MOTION** was made by Mr. Derr and a second by Mr. Golicher to approve the September 15, 2015 meeting minutes; motion carried.

### **Unfinished Business.**

There was no unfinished to discuss.

### **New Business.**

A **MOTION** was made by Mr. Rebman and a second by Mr. Derr to approve Eastern Environmental Contractors, Inc. payment request No. 12 for the Water Main Relocation/Improvements and Booster Station Upgrades in the amount of \$32,565.71 as recommended by ARRO Consulting's letter dated October 14, 2015; motion carried.

A **MOTION** was made by Mr. Derr and a second by Mr. Rebman to approve PSI Pumping Solutions, Inc. payment request No. 4 for the Water Main Relocation/Improvements and Booster Station Upgrades in the amount of \$10,803.35 as recommended by ARRO Consulting's letter dated September 29, 2015; motion carried.

A **MOTION** was made by Mr. Golicher and a second by Mr. Derr to approve M2 Construction, LLC. payment request No. 6 for Pump Station 2 Project in the amount of \$109,894.50 as recommended by ARRO Consulting's letter dated October 8, 2015; motion carried.

Mr. Leaman provided an updated copy of the completed Water and Sewer Capital Improvement Plans schedule. Mr. Leaman stated that this is something that needed to be completed for future bond funding. Mr. Leaman also mentioned that the bulk of the numbers are related to the new water plant on the water fund. Mr. Gainer complimented staff on a job well done in updating this plan and stressed that this needs to be followed and updated when necessary with changes that arise. Mr. Golicher asked if the Board can receive an update throughout the year on where these plans stand. It was agreed by staff and the Board that an update will be provided every 6 months.

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

Mr. Rebman asked that status on Melhorn Trucking and the reclamation system installation. Mr. Leaman stated that he has not received an update from Melhorn Trucking. Mr. Leaman stated he will reach out to them for an update. Mr. Leaman stated that Melhorn Trucking has until the end of this calendar year to complete the installation.

**Authorization to Pay Bills.**

A **MOTION** was made by Mr. Derr and a second by Mr. Rebman to approve the attached Requisition No. 12 as follows: \$29,051.21 from the Water Operating Fund and \$35,758.59 from the Sewer Operating Fund; motion carried.

A **MOTION** was made by Mr. Rebman and a second by Mr. Golicher to approve the attached Requisition No. WBRI 15-18 in the amount of \$47,378.86 from the Water Bond Redemption Improvement Fund; motion carried.

A **MOTION** was made by Mr. Rebman and a second by Mr. Golicher to approve the attached Requisition No. SBRI 15-9 in the amount of \$109,894.50 from the Sewer Bond Redemption Improvement Fund; motion carried.

**Executive Session.**

An executive session was held to discuss real estate matters.

A **MOTION** was made by Mr. Rebman and a second by Mr. Derr to reconvene the public session at 6:22 PM; motion carried.

**Adjournment.**

There being no further business, a **MOTION** was made by Mr. Rebman and seconded by Mr. Golicher to adjourn. Motion carried and the meeting adjourned at 6:24 PM.

Respectfully submitted,

John D. Rebman  
Secretary