

Mount Joy Borough Authority  
Pre-Authority  
December 16, 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. Rebman and Mr. Derr. Also present were Joe Ardini, Angie Fenicle, John Leaman, Jimmy Dennis and Matt Brown with ARRO Consulting and Mike Davis from Barley Snyder. Mr. Hornafius was not present. 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 updated the Board on the booster station project. Mr. Mike Davis forwarded the requested information for this project to Mr. Rob Bowman's attorney Mr. Charlie Courtney. Mr. Davis is waiting for a response from Mr. Courtney to move forward and draft a developer's agreement.

Mr. Leaman stated that the Authority received the \$25,000 contribution from Cargill towards the new water main and booster station project. Authority staff will be terminating the water main on Cargill's property on December 17<sup>th</sup>, once complete, Cargill can move ahead with extinguishing the water main easement.

Mr. Leaman updated the Board on the pump station 2 project. Mr. Mark Stanley on behalf on Mr. George Desmond sent a letter to Mr. Mike Davis stating Mr. Desmond is offering to pay 25% of his contributions to the station prior to construction and the remaining 75% in a promissory note. Mr. Davis responded with a letter on behalf of the Authority and countered the offer with 50% prior to the start of the project followed by 25% due at six month from start of project and the remaining balance at completion of the project. No response has been received to date.

Mr. Leaman stated that Mr. Mark Harman has sent the completed matrix information to SRBC for approval of the 72 hour test. Mr. Leaman had a conversation with a representative and it was stated that they are looking to move forward to approve the test within the next couple weeks. It was also stated that SRBC would like the Authority to have the monitoring equipment available in case the water flow would pick up at the Charles Spring property.

Mr. Leaman, staff and the Board had a brief discussion regarding the changes in health care for 2015. Mr. Leaman mentioned that there will be an increase of 14%.

Mr. Leaman informed the Board that Green Park Phase 4 plans have been submitted for review and expects to present the plans for approval within the next couple months.

Mr. Leaman stated that plans have been submitted for review for The Meadows development. Staff and ARRO Consulting will be meeting to discuss these plans.

Mr. Leaman informed the Board that Public Officials Day at the Farm Show is scheduled for January 15<sup>th</sup>, 2015.

Mr. Leaman stated that staff will be installing an additional waste line at the water plant. The line will be installed next to the existing one.

**Operations Manager Report.**

Mr. Ardini updated the Board on the booster station project; the connection at Square Street and Cherry Alley was completed this past Monday and a boil water notice was issued until the results are received. The connection at Square and Plum Street will take place Tuesday evening which will result in no boil water notice. The CMU block is completed except for four courses where the generator is to be installed. Trusses for the building are scheduled to be set on Wednesday and sheeting of the roof will begin. The electrician is scheduled for the week of the 25<sup>th</sup>.

Mr. Ardini stated that staff will be terminating the water main under the railroad tracks at Chocolate Avenue this Wednesday. This line will then become the service line for Wilbur Chocolate. This will also complete our obligation to Amtrak for the South Market Avenue boring project.

Mr. Ardini stated that the Authority received the draft NPDES permit for carmany water plant. Mr. Ardini reviewed the document and found it to be similar to the existing permit except two items. PA DEP will require an annual permit fee of \$500 per year for five years.

Mr. Ardini informed the Board that the oil separator tank at the public works maintenance facility is failing. Mr. Dennis Nissley did some research on replacing the existing metal tank. Staff determined that replacing the existing tank with a concrete tank would be the most economical as opposed to a metal or plastic tank. The price for a new tank will cost \$3,000 in which the Authority will be responsible for \$1,500. The Authority and Borough staff will do the installation.

### **Business Manager Report.**

Mrs. Fenicle had nothing to report.

### **Consulting Engineer Report.**

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

Marietta Avenue Bridge – ARRO Consulting, Authority staff and Heisey Mechanical held a meeting to discuss the design of a lateral expansion thrust design system for the water main that will be installed on the bridge.

Donegal Square – The utilities are installed; Contractor performed some vacuum testing and still needs to provide drawings.

The Reserves at Union School Phase III – ARRO Consulting has witnessed the testing of the sanitary sewer improvements. A financial security reduction request was received and ARRO provided a recommendation letter to the Authority.

Elm Tree Properties – The Villa's Phase 5D as built plans were reviews and approved. Elm Tree Phase 4A plans were resubmitted and reviewed. A comment letter was provided on October 29<sup>th</sup> with no response to date.

Mount Joy Country Homes – Phase 1 and 1A, ARRO Consulting and Authority staff performed a walkthrough on December 5<sup>th</sup>. ARRO provided a punch list of items that needs to be addressed prior to dedication of facilities. Phase 2A, ARRO staff continues to perform RPR services. The utilities are installed and contractor is proceeding with testing.

New Donegal Athletic Stadium – ARRO and Authority staff had a meeting on November 19<sup>th</sup> with the design firm and owner to review the plan and provided input for plan approval.

The Meadows – The plans were submitted on December 12<sup>th</sup>. ARRO Consulting is currently reviewing the plans and comment letter.

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

A **MOTION** was made by Mr. Derr and a second by Mr. Weidman to approve the November 18, 2014 meeting minutes; motion carried.

### **Unfinished Business.**

Mr. Matt Brown from ARRO Consulting was present to discuss the discrepancy in the booster station cost opinion fees. Mr. Brown has stated that he has addressed the issues with his firm and has input proper procedures to be sure that something along this line is not missed again. Mr. Brown has apologized for any inconveniences and will stride to better his firm to maintain the working relationship between ARRO and the Authority. The Authority Board was very appreciative of Mr. Brown to present his findings.

**New Business.**

A **MOTION** was made by Mr. Rebman and a second by Mr. Derr to approve Easter Environmental Contractors, Inc. payment request No. 3 for the Water Main Relocation/Improvements and Booster Station Upgrades in the amount of \$276,920.036 as recommended by ARRO Consulting's letter dated December 3, 2014; 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. Weidman and a second by Mr. Derr to approve the attached Requisition No. 16 as follows: \$28,642.82 from the Water Operating Fund and \$47,955.57 from the Sewer Operating Fund; motion carried.

A **MOTION** was made by Mr. Derr and a second by Mr. Rebman to approve the attached Requisition No. WBRI 14-20 from the Water Bond Redemption Improvement Fund; motion carried.

A **MOTION** was made by Mr. Derr and a second by Mr. Rebman to approve the attached Requisition No. SBRI 14-8 from the Sewer 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. Derr and a second by Mr. Rebman to reconvene the public session at 5:26 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 5:28 PM.

Respectfully submitted,

John D. Rebman  
Secretary