

MIDDLEBURG MUNICIPAL AUTHORITY

February 14, 2017

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MEMBERS PRESENT: Dwayne Hackenberg-Chairman, Doug Hassinger-Vice Chairman, Ray Colestock, Tim Folk, Scott Herbster, Scott Reigle, Scott Brouse

OTHERS PRESENT: Dustin Zechman-Borough Foreman, Dave Walters-Engineer, Robert Slivinski-Solicitor, Judy Varner, Virginia Zeiber-Borough Administrator, Brian Lauver, Mark Holman-Forester

Meeting was called to order by Chairman Dwayne Hackenberg at 6:00 P.M.

Motion was made by Ray Colestock to approve the agenda. Doug Hassinger seconded and MOTION UNANIMOUSLY CARRIED.

Motion was made by Ray Colestock to approve the January minutes. Tim Folk seconded and MOTION UNANIMOUSLY CARRIED.

LDG REPORT

Water Main from reservoir-At the January Authority meeting, it was decided to have some cast iron pipe testing done. The scheduling of that testing has not be set up as of yet. Dave wants the person who does the ice pigging to be present when the sections of piping are cut out for testing. The weather is also a factor because the less property damage at the golf course, the better.

New water source study-After discussion at the January Authority meeting, Dave is under the impression that the Authority does not want to pursue another ground water supply but would like to move forward with a plan for treatment of Well 1 and 2 to remove iron and manganese. The Authority members reiterated that is the direction they would like to go so LDG will finalize the report for DEP with this as the preferred option.

Wausau Road/Paxtonville Road water project-The CFA meets to award grants on March 23, 2017.

Paxtonville Road Pump Station #3-Dave updated the proposal for the Paxtonville Road pump station with LDG's 2017 rates. The proposal is now up to approximately \$20,490. The design phase would be \$11,435. Bid phase and construction phase services would be on a time and expense basis. Bidding services are projected to be about \$2900 and construction administration about \$6200. That includes two site visits during construction, review of two payment applications from the contractor and review of the submittals, which includes two change orders and up to five requests for information from the contractor.

This is for repair of Pump Station #3 on Paxtonville Road, which is deteriorating due to hydrogen sulfide gas presence. The longer this deterioration is left go, the worse the pump station will get or may even fail. Bypass pumping would be incorporated into this project

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because currently there is no capability of such. Bypass pumping will be needed while doing this project and bypass pumping is a good thing to have available, in case it is needed in the future. Two or three manholes downstream will need to be repaired where the pump discharges because they are deteriorating also. Most likely some valve and pipe replacement will also be needed. The pump station would be lined with some type of cementitious material or some type of lining system that would not be affected by hydrogen sulfide.

There are capital reserve funds available to pay for this project and the longer it goes, the worse things get. After discussion, Tim Folk motioned to go ahead with the pump station rehabilitation project. Doug Hassinger seconded and MOTION UNANIMOUSLY CARRIED.

Dave believes it will be about 45 days to get the design work completed, a month bid time and about two months for construction. That would put the time frame of construction close to summer, which would be the best scenario.

Water System Capital Improvement Plan- Dave presented each Authority member with a copy of the Water System Capital improvement Plan, which LDG was directed to do, so that better planning and implementation could be done to improve the water system. With the help of the Borough Foreman, the improvements are listed in order of importance and the cost contains a 20% contingency.

Dave suggested the Authority members take some time to go over the plan, come to the March Authority meeting and then discuss it further. He believes the Authority should come to an agreement as to what the priorities are, what could be system maintenance and could be budgeted out of the user rates and then take the plan to a funding agencies and started exploring if there is grant funding available and how to move forward because the Authority cannot pay for all of the work that needs done.

The plan also contains items such as water storage and fire protection. Water storage is projected to be about 300,000 gallons at present and that amount will need to be increased. There was discussion about changing the six inch pipe that comes out of the reservoir to a twelve inch pipe to get better flows. There will need to be some modifications in the meter building, which is below the reservoir, to accommodate those flows as well. Option 1 would be to put a new elevated tank in the area the old water storage tank was and make modifications to the meter house, keeping the old reservoir intact. Option 2 would be to put in two water storage tanks. One tank would be up on the hill and the other would replace the existing reservoir. The reservoir, built in 1903, is over a hundred years old and in decent shape but sooner or later, some modifications will need to be made to it.

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The treatment of Well 1 and Well 2 is projected to be about \$500,000 to \$600,000. The filter plant will eventually need maintenance. The three filters will need sandblasting, painting and other maintenance at a cost of \$143,000 to \$185,000. It is believed the filter work could be worked into the budget.

Since the amount of unaccounted for water needs to be decreased by 2020 and it is believed that some of the water mains and service lines may be part of the issue, line replacement is part of the over all plan. Solicitor Slivinski suggested metering properties out to the curb and then it would be known if there is a leak in the private lateral. The issue with that is the Borough crew has been placing new radio read meters in the residences and there are not many to go anymore. LDG is suggesting that a leak detection be done. Dustin stated there was nothing accounted in the past for hydrant flushing and other items affecting water loss and now they are keeping records, which should help achieve the goal needed when it comes to water loss. Bev reiterated that even places like the carnival field, which are not billed, are on a meter and that water usage is part of the consumption of water for the quarterly billing cycles.

After looking at the average water usage, LDG determined that Middleburg's rate is about \$28 per month for residential customers. Penn Vest's target rate is \$32 per month. In order to be eligible for funding, Middleburg would need to be at that target rate. Penn Vest would then take a water project and figure how much could be funded by that rate increase and then inform us what funding would be available for the rest of the project.

LDG recommends meeting with Penn Vest or RUS but RUS does not have the funding that Penn Vest does. CDBG funding is also to be considered. The Wausau Road waterline project is being explored through the PA Small Water and Sewer Grant Program. It appears that program will continue rather than the H2O program.

This plan will be further discussed and decisions made at future Authority meetings.

Access to water company land in Paxtonville area- Forester Mark Holman attended the meeting in order to discuss a future timbering project and obtaining the right of ways to that land, which had been discussed several years ago. He wondered if the survey had been done. The property owners have been contacted and all said yes except for two who said no and two who never responded. Carl Zimmerman and Gene Bickhart's daughter said no. After discussion, there was question if the daughter really understands what is going on because she is not living here and her relatives have agreed to the access. The letter concerning eminent domain went out in the mail today.

Mark asked if a right of way width had been decided upon. Solicitor Slivinski stated that it had not been decided. He wanted to get a preliminary survey and see what may be in the way when dealing with the right of way. Also, the Authority would want an idea of cost.

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An appraiser would then do an appraisal and then a declaration of taking would be filed. Solicitor Slivinski would like to get a estimated value of the timber. Mark reiterated that the right of way has to be established before anything can be done so it is a future market for timbering water company land. Solicitor Slivinski believes it will cost the Authority in the vicinity of \$50,000 to achieve the right of way.

The forester is willing to take his GPS, go to the area in question and come up with an estimate of what timber is up there, if the Authority wants to pay him to do so. He also believes at least a 32 or 33 foot right of way should be sufficient for timbering. Doug suggested just doing 50 foot right of way and being done with it. Solicitor Slivinski reiterated that a surveyor would survey from the center line. One would then know what a 33 foot right of way and a 50 foot right of way would cost and involve. As long as a Declaration of Taking is not filed, the Authority is not obligated to anything. The Authority's options are still open.

The forester believes he originally suggested a fifty foot right of way but is rethinking it. It opens the door for the Authority or any of the other property owners to develop land in that area. One then has the problem with lots of people using that road. Tim stated that a 33 foot right of way would give the Authority access to the timber. If anyone would sell land to develop, the developer would then have to deal with the right of way issue. It is believed a developer would never buy it knowing there was not a fifty foot right of way. There is also the question of protecting the water shed in that area.

Solicitor Slivinski is going to get surveying proposals for the March Authority meeting.

Catherman lien-Solicitor Slivinski has entered another lien on the Wayne Catherman property.

Subpoena for Authority- A subpoena has been received for the Authority to provide information regarding a chemical which was added to gasoline starting in 1979, The State of Pennsylvania is suing refining companies such as Exxon to recover costs of cleaning up water systems where the chemical had gotten into the system by dropping out of the atmosphere. There is no knowledge of Middleburg having such an issue at the water plant.

Doug Hassinger motioned to adjourn at 7:17 P.M. Ray Colestock seconded and MOTION UNANIMOUSLY CARRIED.

Beverly Inch
Municipal Secretary