

MIDDLEBURG MUNICIPAL AUTHORITY

January 13, 2015

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MEMBERS PRESENT: Charles Zechman-Chairman, Dwayne Hackenberg-Vice Chairman, Doug Hassinger, Scott Brouse, Mike Rhodes

OTHERS PRESENT: Bev Loudy, Brad Beaver, Judy Varner, Robert Slivinski-Solicitor, Virginia Zeiber-Borough Administrator, Dustin Zechman-Borough Foreman, Brian Lauver

Meeting was called to order by Chairman Charles Zechman at 6:00 P.M.

Motion was made by Doug Hassinger to approve the agenda. Dwayne Hackenberg seconded and **MOTION UNANIMOUSLY CARRIED.**

Motion was made by Dwayne Hackenberg to approve the December minutes. Mike Rhodes seconded and **MOTION UNANIMOUSLY CARRIED.**

Bev Loudy photo shop-Bev Loudy has built a small detached photography shop on the same parcel as her home located on Furnace Road. Tap fees have been paid for the photo shop. Bev previously received permission from the Authority to connect separate water and sewer lines for the studio to the respective mains. Brad Beaver, her significant other, intended to do the excavation. When they realized the mains were both located on the opposite side of Furnace Road, which required digging up black top and replacing it, along with traffic control, the project became more extensive and expensive than originally planned. Since the studio is such a small entity, Bev requested they be permitted to connect the new water and sewer lines into their existing private water lateral and building sewer near the curb. The house and the studio will be separately metered and have separate shut off valves. The studio building is located close to the residence and will never be able to be sold off as a separate property.

Ginny contacted Dave, because he was not going to be present at the Authority's meeting. He replied as follows: "Based on what you explained to me, I do not think the situation met the criteria to vary from the Rules and Regulations. A separate and independent building sewer shall be provided for every building. For water service, this situation does not meet any of the exceptions of Paragraph 3.5 and 3.6, which states that each customer will be supplied through a separate service line. That being said, I would agree that it does not make sense to run separate lines to the sewer and water main. Since it is an exception to the Rules and Regulations, I suggest if it is allowed, it be noted and an explanation be placed in the property file."

Dustin explained that he believes there was confusion from the beginning. Bev and Brad thought they could connect to their private laterals. When reading sections of the Rules and Regulations, it was found separate lines were needed. They are now asking to hook into the present line instead of going across the street, which would be easier and especially at this time of year.

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Doug Hassinger asked what would happen if someone new moved into the property. Would it still be metered? It would unless it was turned into a storage shed. Solicitor Slivinski expressed that the two concerns would be that it would be metered separately and shut off separately. Dustin explained that Brad already started replacing the service line to the house because he wanted to do everything over. They plan on shutting the water service off and putting a tee on it and then placing a separate valve, one to service the shop and one for the house. The only difference in what would be done is the lateral for the shop would not run cross the street.

Doug Hassinger motioned to allow the connections as requested into the private lines and a tee to be installed so both the house and the shop can be shut off individually. They are to be metered and billed separately. Dwayne Hackenberg seconded and MOTION UNANIMOUSLY CARRIED.

Solicitor fees for 2015- The Solicitor fees for 2015 are being offered at \$120.00 per hour, the same rate as 2014. Dwayne Hackenberg motioned to reappoint Robert Slivinski as Solicitor for the Authority for 2015. Scott Brouse seconded and MOTION UNANIMOUSLY CARRIED.

Engineering retainer agreement- Larson Design Group's retainer agreement for 2015 was presented. Mike Rhodes asked to see the retainer agreement for 2014. Dave's fee as a Project Manager, went from \$135 to \$140 per hour. Ginny reminded everyone that Larson is a reputable firm. Mike Rhodes motioned to retain LDG as the engineer for 2015. Scott Brouse seconded and MOTION UNANIMOUSLY CARRIED.

Replacement for Sam Herman vacancy on Authority-Doug Hassinger informed everyone that he had spoken with Tim Folk from Paxtonville and Tim would be interested in serving on the Authority as a representative from Franklin Township. Tim used to live in Middleburg Borough and his parents live on Grand Street. Doug Hassinger motioned to recommend Tim Folk to the Borough Council. Dwayne Hackenberg seconded and MOTION CARRIED.

LDG REPORT

Dave Walters, Engineer, was not in attendance at this meeting. A copy of the faxed report was given to everyone. There is nothing pertinent to report. Dustin Zechman, Borough Foreman, made a change in that the contractor delivered the transfer switch for water plant generator today. The generator has still not arrived but the transfer switch needs to be hooked up and a lot of wiring done beforehand.

Hain/Conrad sheriff sale-The Hain/Conrad property on 27 Dinius Avenue has been scheduled for sheriff sale on March 20, 2015 at 1:45 P.M. Solicitor Slivinski is sending the proper paper work to keep Mr. Hain legally notified. There is about three to four thousand owed to the Authority for the sewer tap and three to four thousand to the county for taxes. One may be able to get the home for maybe \$10,000 or so.

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Manhole problem-The last time a sewer rehabilitation project was done, there was monolithic manhole lining done. During the project, there were issues with Manhole 104, which located in the field by PBS. All of manholes had a ten year warranty but this one has failed. Terry Hill was the contractor and they are going to come back and fix Manhole 104. There was so much water at the time of the project, it pushed the lining out before it was cured. When they went to check it, it had popped back into place but now it is worse than ever. They have not seen anything like this before. Larson contacted the contractor and they will be back to honor the warranty.

Detectors for the plants-Dustin also got quotes from ICEA Solutions for smoke and heat detectors for both plants and to tie them into the dialers. The cost for the sewer plant is \$3,193 and the water plant is \$4,792.

The sewer plant quote includes four detectors, the alarm panel, receivers and the installation. The water plant quote includes eight detectors but two of them may not work. The detectors are wireless and it is unsure whether two of the buildings will get a signal. If they do not work, \$131.25 will be deducted off of each one.

Dustin feels it may be possible to get a cheaper quote for the sewer plant. The water plant may be another matter. Until another company would figure out the SCADA system, there would be a lot of labor time in figuring it out because everything ties into that system. ICEA is familiar with the system, which would give them the heads up as to what to do to tie the detectors into the system at the water plant.

The detectors would benefit the sewer plant because there was a fire in the new biolac cabinet and a lot of the process control was lost because the blowers were down because of not having power. All of the solids settled to the bottom and baulked in the clarifier and went to the creek. All the work that was done for the nitrification and denitrification was wasted and now they are starting from scratch. A lot of this could have been avoided if there had been detectors to notify someone as to what was happening.

In looking at the price quote, it was determined the labor hours are an estimate and could change. Mike Rhodes asked what would happen if they lost the person from ICEA Solutions because he is a one man show. Dustin explained that Andy, who has ICEA Solutions, and Dan Renkel, the computer tech for the Borough, generated a SCADA system which is non Windows based, does not require annual support and everything is on a thumb drive. If the system would fail, a new touch screen would need to be purchased and the thumb drive put back in and everything would be up and running. Dustin is more comfortable with the present system than he was with the old one. He is not nervous that a new person would have to figure out the system.

Dustin is going to get more quotes for the next meeting. Dwayne suggested he see who the fire company uses. They are from the Lancaster area. They do not need to tie into the present system. The company can make the calls when the alarm comes into them. The whole idea is to keep damage at a minimum.

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Cameras and signs on water company land-“No motorized vehicles” signs have been posted where the gates were proposed. A lot of people are talking and complaining. Some are driving by. Others are threatening to call the Game Commission. For the most part, the signs appear to be doing the trick until the gates are installed. The Game Commission supplies the signs and will enforce them.

In the area of the reservoir, there are vehicles going up and down the lanes and especially with Josh Martin living in that area, it is hard to determine which are going to the Martins and which aren't. There are people walking up there at 11:00 at night with head lamps on. What they are doing, no one knows. The lane that goes to the Josh Martin property is an easement so most of it to Martin's gate is water company land so he could not keep anyone from using it.

Motion was made by Mike Rhodes to adjourn at 6:53 P.M. Dwayne Hackenberg seconded and MOTION UNANIMOUSLY CARRIED.

Beverly Inch
Municipal Secretary