

MIDDLEBURG MUNICIPAL AUTHORITY

August 11, 2015

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MEMBERS PRESENT: Dwayne Hackenberg-Vice Chairman, Raymond Colestock,
Doug Hassinger, Tim Folk, Scott Brouse, Mike Rhodes

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

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

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

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

B J Burnley sewer connection letter- There has been a request, from those working with the developer for the new Dollar General Store at the B J Burnley site, for a sewer connection letter from the Authority. Bev reminded everyone there are presently three connections at the property- the house, store building and warehouse. The request is for a letter that states there is adequate capacity and that sewer will be provided to the new Dollar General store, when it is built. That would mean going from three EDUs of sewer to one, so the capability to serve is there and also the capacity. Is the Authority in favor of having a letter as such written and who do they want to write it?

Dwayne Hackenberg informed everyone that where the present warehouse is, there will be a retainage area for storm water. There was question as to what to do with the other two building sewers. It was decided the developer should take those two sewer connections out back to the curb of Swinehart Drive and cap them. Solicitor Slivinski recommended that a drawing of the tap in plans be obtained so the Authority knows what is being planned. Dustin would need to inspect the work when it is done also. After discussion, Scott Brouse motioned to have Solicitor Slivinski write the appropriate letter approving connection and request drawings of the proposed sewer line for the store. Doug Hassinger seconded and MOTION UNANIMOUSLY CARRIED.

Dave Walters, Engineer recommended that specific information be given which states specifically how the two remaining lines are to be capped because they have to be water proof. The Authority does not want to deal with infiltration.

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LDG REPORT

Well project-Dave Walters, Engineer presented Authority members with a cost analysis of the well project. The water line, which is to be installed from the well house out to Route 522 and tied in to the main, is projected at \$70,873. The construction of the well house is projected at \$272,975, which Dave believes is a bit inflated. Metering upgrades at the reservoir at a projected cost \$31,000 are needed, along with changes so that water can be pushed to the reservoir from the well as needed. \$25,000 is included for erosion control and mobilization and \$39,985 for contingency. The total probable cost is \$439,833.

There is \$156,000 left in CDBG funds, which means that other funding will need to be used to fund a good portion of the remaining costs of the project. The Authority is waiting to hear if a survey can be done to determine eligibility to apply for additional CDBG funds. Bev was notified that in the next week or so, the Authority should know if they are eligible to do an income survey for applying for CDBG funding. Dave wants to go out for bids for the well project no later than January 2016, preferably December 2015.

There was discussion about the storm water running in the area of the well site and the piping and drain, which will need to be put in that area to address the situation. Tim Folk asked why it was the Authority's responsibility to address the problem, when there has always been a drainage problem in that area. Dave explained that we do not want the water percolating into the well site. What Tim was asking is why it is now strictly an Authority problem, when it was the Borough's before. Dave explained that it will involve spreading the flow on land that is the Authority's.

Doug Hassinger questioned what the Borough is planning to do to address the storm water problem at the Schleig's on Furnace Road because the water that has been the source of discussion will go into that same area. Dave is going to be having a discussion with Borough Council concerning the Schleig storm water issue. Doug felt the Authority's water issue being discussed may have an effect on the Schleig issue. Dave felt that it would not change what will be proposed to correct the Schleig storm water problem.

Mike Rhodes asked if there have been any variations in the SWIP testing results since things have dried off. The conductivity has gone up slightly which is not a bad thing. The other parameters have remained constant. The water quality in the well is excellent and Dave feels if the Authority could have gotten 200 gpm out of it, they would be in a great position.

Raymond Colestock brought up what would need to be done to the wells at the water plant, which have a high iron and manganese count. Dave thinks they should be run a while just to get an idea of the water quality. Raymond believes we need to be checking out this situation before DEP comes and tells us we need more water resources. Dave thinks the wells should be checked but there is also Middle Creek and putting dams up in the mountain to hold more water.

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Timbering and right of ways- Ginny asked Solicitor Slivinski what the status of gaining the proper right of ways to the water company land is. Should we be getting the forester in to look over the land and see where the good timbering areas are? A decision could then be made as to what the next step is, as far as right of ways. Mike Rhodes suggested that if it will cost a lot to gain access to one area, it may be more advantageous to go to another area.

Ginny thought that when timbering, one could make a road. In the past a road was made on water company land to get to the area being timbered but not on other property owners' land. Scott Brouse, who does timbering, noted the cost to make a road is taken out of the value of the timber. In the past, Forester Mark Holman had suggested that a timbering project could be done in the Paxtonville area and would be worthwhile but road access was needed. The road access was never acquired. It is to be noted that the Authority is an arm of the state and can file eminent domain if necessary to acquire right of ways, if property owners are uncooperative.

Tim Folk felt the Authority should proceed with getting the timber on the water company land evaluated. If the Authority would proceed with a timbering project, would having that revenue on the books affect getting grants? This had been previously discussed and the timbering funds could be earmarked so as to not hurt getting grants.

Bev was directed to get in touch with Mark Holman, Forester, and have him check out the possible timbering projects and the Authority will then make a decision after he gets back to them. Mike Rhodes asked if there is a fee for the forester to check the timber. That is not known but the forester does take a cut from timber projects.

Briana Hendricks situation-Briana Hendricks is keeping the water and sewer bill to her property current. They still owe some of the costs, which would go toward the lien fees, and for a broken water meter. The property is still liened so eventually the funds will be recovered.

Fire suppression system for plants- Dustin asked Penn Fire what it would cost to put the fire suppression system in at the plants. It is known as a FM200 system. They gave Dustin a ball park estimate of \$12,000 per room. Dustin thought that was high and did not know if the Authority would want more quotes on fire suppression at the plants. Dwayne felt one would not really know the cost unless an evaluation of the plants is done. Once the system is installed, it is checked twice a year. A project as such would need to be put out for bid.

Dustin felt that since there was concern with the heat sensors costing \$5000 and no insurance rededuction being available for it, it would be costly to do an FM200 system so he did not check into it any further. There are not many companies who install this system and it would not benefit installers to bid on such a project because they would include traveling and other costs into the bid.

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Kissimmee Plant chemicals-Raymond Colestock questioned the amount spent for chemicals at the Kissimmee WWTP. Dustin explained that what was ordered will last for a number of months. Three of the tanks were empty and that is why so much was spent at one time. Also, not all of the tanks are used all of the time.

Motion was made by Doug Hassinger at 6:47 P.M. to adjourn. Raymond Colestock seconded and MOTION UNANIMOUSLY CARRIED.

Beverly Inch
Secretary