

MIDDLEBURG MUNICIPAL AUTHORITY

April 12, 2016

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MEMBERS PRESENT: Charles Zechman-Chairman, Dwayne Hackenberg-Vice Chairman, Scott Brouse, Doug Hassinger, Raymond Colestock, Tim Folk, Scott Reigle

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

Meeting was called to order at 6:00 P.M.

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

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

Easements and future timber sales-Mark Holman, Forester for the Authority, reported that he, Dustin, Tim and Doug had been to the water company land accessible from Bruner Springs Lane. Mark presented a catalog from which small signs can be ordered to mark boundaries for the Authority's land. Dustin is going to explore the matter further. Three potential ways to gain access to the Authority's land were explored. They also went to Huckleberry Lane to investigate it as an access road. The lower part of the road is old macadam. Numerous people live in that area and Mark believes it would not be beneficial to haul logs out from that area. Bruner Springs Lane would be the best access because there is no macadam and no one lives along that lane. One would go back the lane to Karl Zimmerman's property and right before the cabin there is an old road that could be used to access the Authority's land. Part of that lane accesses the Bickhart property. If one swings all the way around the Zimmerman property, one comes to the Shamory cabin. Just before the Shamory cabin, there is an old dirt road which could be used for access.

Mark believes that access should be obtained to the Authority's land, not only for timbering but for anything else it may be needed for in the future. He presented a map that showed the areas which had been sprayed for gypsy moth because areas with timber which would be good for a timber sale was sprayed. There are about 317 acres of timber in that area that could be merchantable and accessible from Bruner Springs Lane. Tim Folk believes a timber sale should be explored but access must be legally resolved.

There is some road work that will need to be done to gain that access but it will take time to get an easement. Mark suggested that with this easement, the Solicitor may be able to do something to prevent macadam from being placed on the lane, which really presents problems when doing a timber sale. Once an easement is obtained, the timing would depend on the timber market to some extent. Scott Brouse, who is on the Authority, is in the timber industry and he would have an idea when the timber market is starting on the upswing. The road work could be done and the timber put up for sale but the bottom line is the Authority needs an easement before that could occur.

Mark normally has road improvements done ahead of time, pays for that out of his business account and then takes that off the top of the sale before taking a percentage. It actually enhances the value of the timber when the buyers come in to view the timber.

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Solicitor Slivinski reported that a survey is needed first. The Authority has the right to file Eminent Domain and then the property owners could haggle over just compensation. After a survey would be obtained, a realtor would then give an appraisal so the Authority could make an offer to the property owners. There are two cabins that go across the Authority's land. Solicitor Slivinski feels this easement may solve everyone's problem because it is believed the property owners do not have easements either.

The Forester believes a fifty foot right of way would be the best option because it leaves the door open for subdivision, two way traffic or anything of that nature in the future, but it should be at least thirty two feet. If a fifty foot easement were obtained, the amount needed for a timbering project would be all that would be used at present time.

Solicitor Slivinski noted that the location of some of the cabins may influence the easement because they are already there. It was noted that the Snook cabin may be affected by a fifty foot easement. That cabin is in poor shape so as it is so the value is very minimal.

Dwayne Hackenberg motioned to hire a surveyor to lay out the road with a fifty foot easement. Raymond Colestock seconded and MOTION UNANIMOUSLY CARRIED.

Raymond Colestock motioned to get price quotes from several surveyors. Tim Folk seconded and MOTION UNANIMOUSLY CARRIED. It was suggested that Gene Kreamer, Bob Bickhart, Jim Grose from Middleburg and Coukart and Associates from New Berlin be contacted. Bickhart had done some survey work in that area in the past and it was suggested that with his familiarity of the area and the work that was done, he may be the best contact.

Virginia Zeiber asked Mark if he had given a ball park figure as to what a timber sale would profit for the Authority. Mark said he had given a conservative figure of \$100,000 or more but now realizing there are 300 acres and some of the timber is very nice, it would be more. It would also involve what type of cut would be done but it would be worth while.

Extension of sewer main in Kissimmee-Grace Jordan, who resides in Kissimmee but formerly resided in Middleburg, attended the Authority meeting to request the Kissimmee sewer main be extended to the area where she lives. Besides she and Harry, she has talked to Harold and Linda Walter and Larry and Darla Drick and they would like to tap into the system. She talked to Maynard and Lena Loss and Maynard said that he had wanted sewer in the past but he was not having any issues with his septic system at the present so he does not need it. Grace believes being on the public sewer is a convenience but people do not realize how much of a convenience it really is.

Dave Walters checked the Chapter 95 report and verified it would not be an issue for the capacity of the plant. Dustin is going to get further information on the length of the line, the number of households which would be involved, gravity flow option, etc., all of which would affect the cost of a project. The planning of the project would also involve Penn Dot.

Solicitor Slivinski suggested looking at the income levels of the those who would be affected. This may help in getting CDBG funds to do the project. Grace stated that would be good because about everyone in that area is in their 70's and on Social Security. Bev was asked to get in contact with Glenda Ruch from Seda Cog to find out if such a project could be funded due to income eligibility. Dave Walters, Engineer gave a ball park figure of \$600,000 if the main would be extended a mile. If we would be income eligible for the project, Dave believes it would be 2017 or 2018 before the project would be underway and the CDBG funds obtained.

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LDG REPORT

Well Project-The permit has been obtained and Mid State has begun construction of the well. Dave was able to negotiate with DEP on the blending ratio. They are requiring a 1 to 1 ratio if well water from Well 1 or Well 2 is used. If just surface water is used for blending, a .7 to 1 ratio is required. If well water would be used, we would need to wait a week to go back to .7 when using surface water. LDG is going to be exploring what would need to be done to Well 1 and 2, in order to use them.

Mid State has submitted Pay Request 1 in the amount of \$20,823.30 for work done from March 18th through April 5th. LDG is recommending the Authority approve that request. Doug Hassinger motioned to approve Pay Request 1 in the amount of \$20,823.30, which would come out of CDBG funds. Dwayne Hackenberg seconded and MOTION UNANIMOUSLY CARRIED.

TRA Electric submitted Pay Request 1 for mobilization costs of \$1,557.00. LDG is recommending the Authority approve that request. Dwayne Hackenberg motioned to approve Pay Request 1 for TRA Electric in the amount of \$1,557.00 from CDBG funds. Scott Brouse seconded and MOTION UNANIMOUSLY CARRIED.

Mid State submitted a change order request for the blending system. It was around \$200,000 and LDG was not able to negotiate that price. In order to move the contract forward, LDG awarded them a work change directive, which tells them to move ahead with the work and they will be paid according to time and materials. It will put a little more burden on Dustin with keeping an eye on Mid State but they will need to submit an extensive breakdown of time and materials. The contract time was also changed from June 3 to August 3, 2016. Tim Folk motioned to approve Work Change Directive 1. Raymond Colestock seconded and MOTION UNANIMOUSLY CARRIED.

One of the issues was the project had to be changed from 24 inch contact piping to 30 inch because the water, which will be used for blending, had to be taken into consideration when determining the pipe sizing. Mid States contention is there is more handling for the larger piping and the fittings are more costly. They figured their production at 125 feet per day for installing four inch pipe and they should be able to put in 300 feet per day. These issues prompted a time and materials basis, in order to keep the project moving ahead. Dustin will keep an eye on the project.

Dave presented Change Order 1 from TRA Electric to include the blending system in the amount of \$7,813.97. The extension of time was also included and LDG is recommending the Authority approve the change order. Dwayne Hackenberg motioned to approve Change Order 1 for TRA Electric in the amount of \$7,813.97. Doug Hassinger seconded and MOTION UNANIMOUSLY CARRIED.

Source Metering-LDG has determined the level sensing unit recommended, will not work. The level coming out of the West Bowersox intake changes so much and there is pressure there which makes the water seek its own level, which does not give true readings. An area velocity meter will need to be used so the readings are accurate. The level sensing meter can then be used on the intake structure so it will not be wasted. Dave is going to be in touch with L/B Water to get the type of meter needed.

Loan for well project-Virginia Zeiber reported that the loan for the well project is ready.

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Purchase of bulk water-Dustin Zechman, Borough Foreman, reported there will be a company, Penn Environmental, in the area. They will be doing soil boring for PPL and would like to purchase bulk water from the Authority. A few months ago, Dustin brought up the subject of the cost of water, when he had gotten a hydrant meter. It takes very little time to set the hydrant meter up. Dustin is unsure what to charge when it comes to set up. Penn Environmental is looking to purchase about 30,000 gallons of water. The present cost of drinking water is \$4.65 per thousand gallons. The water does not have to be potable so the well at the sewer plant could be used to supply the water. Dustin wanted to know what the Authority's directive is with the sale of the water.

Raymond Colestock motioned to charge \$75.00 per set up and \$15.00 per thousand gallons of water. Doug Hassinger seconded and MOTION UNANIMOUSLY CARRIED.

Motor pump for sale-Solicitor Slivinski's neighbor has a 50 horsepower three phase motor pump for sale. Solicitor Slivinski is going to get the specs for Larson to look over to see if it would be of value for the Authority to purchase.

Motion was made by Scott Brouse to adjourn at 7:28 P.M. Scott Reigle seconded and MOTION UNANIMOUSLY CARRIED.

Beverly Inch
Municipal Secretary