

MIDDLEBURG MUNICIPAL AUTHORITY

June 14, 2016

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

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

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

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

Motion was made by Tim Folk to approve the May minutes. Doug Hassinger seconded and MOTION UNANIMOUSLY CARRIED.

LDG REPORT

Well Project-The well project is about 60% complete. Anticipated date of start up is the end of July or beginning of August.

Mid State has submitted Pay Request #3 in the amount of \$174,455.85 for work completed from May 7 to June 1. LDG has reviewed the pay request and recommends the Authority approve it. Dave explained that Mid State had come in with a requested change order of approximately \$200,000 to add the blending system. They are currently at approximately \$95,000 for that work. A storm drain, check valve and other minor work must be completed on Furnace Road but it appears it will be quite a bit less than Mid State anticipated. Dave believes it was a good move not to approve the change order when it was presented. It is also estimated that it will be about \$192,026.74 to complete the project. There is some work that will not be required so Dave believes the cost to complete will come in at approximately \$20,000 to \$25,000 less than anticipated. Scott Brouse motioned to approve Mid States Pay Request #3 in the amount of \$174,455.85. Dwayne Hackenberg seconded and MOTION UNANIMOUSLY CARRIED.

Tra Electric also submitted Pay Request #3 in the amount of \$22,413.15 for work completed from May 3 through June 3. Tra is a good company and even though they are behind a bit in the work, Dave is not too concerned about it. The balance for them to finish is approximately \$103,231.12. Dwayne Hackenberg motioned to approve Pay Request #3 for Tra Electric in the amount of \$22,413.15. Doug Hassinger seconded and MOTION UNANIMOUSLY CARRIED.

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Dave reminded everyone that a good portion of the payments will now come out of the loan, which was taken out by the Authority for the Well Project. Dave believes in the end, the Authority will need to borrow more than anticipated or use funds from elsewhere. Dave and Ginny are going to confer, before the next Authority meeting, to explore the Authority's options.

Well Testing-LDG's staff is working with Dustin to develop a sampling plan. The new source study must be done by March 2017. Things are moving along in a timely fashion but it must be determined what type of treatment to use at the wells at the Water Treatment Plant.

Source metering-Dustin and Dave met last week with representatives from Greyline, which is a manufacturer of flow meters. An area velocity meter was tested and will work at the water plant. Upon receiving a price quote, the meter will be ordered. It is projected that it will be approximately \$3400. All sources will then be metered and in compliance.

Water Allocation Permit requirements-There have been no comments received on the documents which were submitted to DEP.

Water Rates-There was discussion on how Middleburg water rates compare with other communities. This year the expenditures were more than the income so a decision will need most likely to be made to increase water rates. Scott Brouse requested that Dave and Ginny confer before the next meeting and give the Authority members several options when making a decision concerning the water rates. The list of projects and funding should be explored.

Dave suggested the Authority also check into the sewer rates also because there has been discussion about the pumping stations in Paxtonville and the hydrogen sulfide issues and corrosion. Maintaining infrastructure is an ongoing issue.

Ginny explained that her elderly mother who lives in Lewisburg, used 4100 gallons in a quarter and she pays \$35.00 per month. That makes her quarterly bill is \$105.00 and Middleburg's is \$51.00 for the minimum per quarter. Dave knows that Montoursville, where he resides, is underfunded when it comes to upgrading the system, etc. Jersey Shore is \$6.00 per thousand gallons but they have a much larger user base than Middleburg. Ginny and Dave will get further information for the next meeting.

Grace Covenant Church paperwork-Solicitor Slivinski has received the signed Transitional Housing agreement and had it recorded. He still has not received the corrected easement for the sewer line at the church building.

Road for water company land in Paxtonville- Solicitor Slivinski sent letters to Bob Bickhart, Jim Grose and Gene Kreamer about surveying the lane access to the timber land in the Paxtonville area. Jim Grose sent in a proposal and Gene Kreamer attended the Authority

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meeting to get more information because he was not exactly sure what the Authority was looking for. His company surveyed one of the sections which was proposed for access to the Bickhart property in 2003. That involved a fifteen foot right of way. There are several unknown possibilities beyond locating the center line, establishing the right of way and dealing with adjacent property lines and owners. Gene was not sure how far the Authority wanted to take this phase of the project so at this point, he had not prepared a proposal because he was interested in knowing more.

Solicitor Slivinski stated that he was not looking for a definite price. He was looking to get the center line and road laid out so that information would be "on paper" when dealing with the other property owners and even eminent domain. All of these factors will have a bearing on the cost. Jim Grose did his pricing based on the highlighted sketch provided by Mark Holman.

There has been no contact made with the adjacent property owners, which concerns Gene because there is no right of entry. At the May Authority meeting, it had been decided to move ahead and if those property owners do not want to cooperate, eminent domain will be pursued. A fifty foot right of way is being sought. Dustin reminded everyone that when this project was being looked into the first time, maybe four or five years ago, Mark Holman had notified property owners and they were unwilling to cooperate. Because the Authority has the right of eminent domain, "land locking" does not apply.

Dave recommended that a scope of work be drawn up so that apples are being compared to apples. Jim Grose would then be able to amend his price quote if necessary and Gene Kreamer would be able to come up with a price quote. A drawing is to be created showing the center line and buildings in that area.

Solicitor Slivinski is going to work on a scope of work and notify property owners. It was suggested they be invited to an Authority meeting.

Blower at Kissimmee sewer plant-Dustin reported that a few years ago, a blower at the Kissimmee plant was replaced with a stand alone submersible unit with an outdoor enclosure. At that time, he asked to get preapproval to purchase two other blowers when necessary. That time has come and the price for one blower is \$6,785. Two are needed at a cost of \$13,570. The units need to be built and the lead time is eight weeks. Parts to the current units are no longer available. Dwayne Hackenberg motioned to purchase two units at \$13,570 and to take the funds out of Sewer PLGIT. Doug Hassinger seconded and MOTION UNANIMOUSLY CARRIED.

Dwayne Hackenberg motioned to adjourn at 6:54 P.M. Tim Folk seconded and MOTION UNANIMOUSLY CARRIED.

Beverly Inch
Secretary