

MIDDLEBURG MUNICIPAL AUTHORITY

October 11, 2016

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

**OTHERS PRESENT:** Dave Walters-Engineer, Dustin Zechman-Borough Foreman, Virginia Zeiber-Borough Administrator, Robert Slivinski-Solicitor, Judy Varner, Brian Lauver, Heidi Potter(arrived late)

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Meeting was called to order by Chairman Charles Zechman at 6:01 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 September minutes. Ray Colestock seconded and MOTION UNANIMOUSLY CARRIED.

**Contribution for heating oil for the Borough building**-Ginny explained that work on the 2017 budget will soon be started and is the Authority again willing to contribute \$800 from the water fund and \$800 from the sewer fund towards the heating oil for the Borough building? Tim Folk motioned to contribute \$800 each from both the sewer fund and the water fund for 2017. Dwayne Hackenberg seconded and MOTION UNANIMOUSLY CARRIED.

**Authority members terms for 2017**-Charles Zechman's term expires the end of 2016. Charles expressed that he's had enough years on the Authority and he would not serve another term. Authority members were advised to find someone to take Charles' place. He or she would have to live in the Borough and that person would serve five years starting in 2017 and would need Borough Council's approval.

**Bruce Ulrich delinquency for 46 North Shuman Street**-Bev explained that she had given Authority members a sheet of everything that is owed by Bruce Ulrich. The only thing not included is interest because that is figured from the time the lien is placed to the time the delinquency is paid. She is going to do another lien after the 3<sup>rd</sup> quarter is delinquent.

Bev wants to keep the Authority updated on the situation because she gets a little uptight when she thinks about the property becoming a sale due to delinquency because it is the old tannery land. Would it sell or not and Bev does not want anyone to question why they were not kept up to date on the situation.

Bruce left the area some time ago and is not paying the bills. In the beginning, Bev got the mail back so she contacted Bruce's father, Barry Ulrich. He said to have the mail sent to him and that was done but there has been no action to make payment. Dustin explained the water is not shut off because the maintenance crew has not been able to locate the shutoff and he believes that

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Bruce's property shares a service with the Country Print Shop. Because of stuff buried on the property, there is interference with the locator so if there is a shutoff, Dustin has been unable to locate it. Doug Hassinger wondered since there is a meter, if the meter could be removed and the water shut off. Dustin explained that with the meter there, we know if any water is used. If the meter were removed, there would be no reason to go into the building and if someone wanted to use the water, an idler could be placed where the meter was and the water used.

Ginny asked at what point a sheriff sale should be done. Bev reiterated that is her concern because she is not sure how sellable the property will be. Solicitor Slivinski advised that the Authority does not want to sit on the situation beyond half the value of the property. The question is what is half the value of a property of this nature with possible issues.

Bev is going to check if Bruce is the sole owner and get deeds to the properties. Dustin is going to check Borough records to see if anything will help him to know the next step to locating a shut off, if there is one or if the line needs to be divided because at one time Bruce's property and the Country Print building were all part of the tannery property. Solicitor Slivinski believes the property would be sellable for the delinquency amount and questions if we know there is an issue. Someone had commented in the past about a lot of old bottles being collected there. It is also questionable if the Borough maintenance crew wants to start digging up the line because there could be issues then.

Dustin questions if back at that time there would have been two services all the way to the main. He did shut off the water at the curb stop that he found and Country Print was without water but he was not able to get into Bruce's building to see what was happening in there. Originally both the CPS and Bruce Ulrich's building were part of the same property and if the water lines are not divided, they need to be. Dustin feels that a tap for Bruce's building should be installed and then when the building is sold, the new owner would be required to run a line, most likely down the drive to the building. He will check into the problem further and report back to the Authority at the November meeting.

### **LDG REPORT**

**Well project-** The well project is complete and the Operations Permit has been received from DEP. The well is ready to go online and hopefully the well and the water plant will work together properly.

**Well testing-** Three samples were taken from Well 1 at the water plant. The water exceeds the allowable limits for iron and manganese. The water contains carbon dioxide, however there is no limit for carbon dioxide. It just interferes with the treatment process, so it has to be addressed. LDG will be contacting equipment manufacturers to determine treatment systems capable of reducing these contaminants to achieve compliance with the drinking water standards or to the level that they do not interfere with the downstream processes. The iron and manganese will be

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more difficult to address than the carbon dioxide. The other well at the reservoir is most likely in the same aquifer so the issues should be the same. Doug asked about going deeper with the well but the well would then need to be recased, which would be costly. There could be several different fractures in the well, where the poor water quality is coming from, and that would be a difficult matter to identify and address, along with being costly. Dave believes the key is to find out if the well water can be pretreated before it is run into the filtration plant.

**PA small water and grant**-LDG is proceeding with the completion of the grant application which is due by October 31. The application is for \$425,000, which would mean a match of \$75,000 by the Authority. If that will be an issue, the amount of the grant can be put down to whatever match would be deemed affordable.

Dave presented a grant request resolution for adoption which states that the Authority is applying for the grant and Dwayne Hackenberg and Beverly Inch are approved to execute grant documents on behalf of the Authority. Scott Brouse motioned to approve the grant request resolution. Doug Hassinger seconded and MOTION UNANIMOUSLY CARRIED.

**Wausau Road/Paxtonville Road waterline project**-LDG is working on the design of this project. They are meeting with PennDot tomorrow to discuss the Highway Occupancy Permit. A General Permit will also be needed from DEP for crossing a stream on Paxtonville Road.

**Paxtonville Road pump station proposal**-LDG is waiting for the Authority to approve to proceed with this project. The proposal for LDG to do the design and bid work is \$19,000.

**Nutrient credits**-The Authority will need to purchase nutrient credits for nitrogen and phosphorus for the 2016/2017 sewer year. The September test results are not back but it is estimated that 550-750 nitrogen credits and 40-60 phosphorus credits will need to be purchased. It is estimated the cost will be in the \$2500 range. All of that documentation must be in place by November 28<sup>th</sup>. DEP changed the way that sewage treatment plants can generate credits and it has tightened up the market for credits. Dave is going to be in contact with Authorities which have credits and he is hoping we can get the credits through one of them. Tim Folk motioned to have LDG go ahead with the negotiating for the phosphorus and nitrogen credits. Ray Colestock seconded and MOTION UNANIMOUSLY CARRIED. Dave is going to check with Hampton Township because they have both phosphorus and nitrogen credits.

Dustin explained that he did not use the chemicals this year as he normally did because it is cheaper to buy credits. From what Dustin understands, it will now be labeled a violation with a fine. Starting this month, the chemicals will be used.. We are under budget for chemicals for this year but will be back in line and possibly over budget for next year.

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**Terre Hill manhole lining repair**-LDG got a call from the current owner of Plummer Environmental. Terre Hill no longer exists and was bought out by Plummer Environmental. He has verbally agreed to reline the eight manholes which are defective and look at another manhole that Dustin has recently identified. If the ninth manhole can be patched, he is willing to do that work at no cost to the Authority, along with the other eight manholes. He is not willing to replace the ninth manhole so should it need replaced, the Authority would be responsible for that cost. He is really under no obligation to do this work, but he is willing to take care of the matter before year end. Todd Plummer, whom Dave spoke with, stated he was not made aware of this problem until he received a letter from Solicitor Slivinski.

**Access to water company land**- Solicitor Slivinski reported that he had sent out letters to approximately 12 property owners in an effort to get this matter addressed. This would allow the surveyors, etc entry so they could do their surveying. He thought some of the land owners would attend this Authority meeting but that did not happen. If push comes to shove, the Authority would then petition the court to allow access. The hope is that the land owners will cooperate.

Tim Folk asked if this matter could be discussed outside the Authority meeting. He knows a lot of the people and believes he may be able to help facilitate the access issue. Solicitor Slivinski informed Tim that he could talk the basic facts with landowners. A meeting would constitute at least four people and would need to be advertised but Tim does not think they would come to a meeting.

Tim questioned when the work would be done. Preferably it is done when the leaves are off the trees but in spring, when the leaves are just starting to grow, would be a reasonable goal. If the landowners do not give access and the Authority files eminent domain, they own the land and work can be started but the price would be settled in the legal system.

Scott Brouse informed everyone that the timber prices have dropped off again but everyone agrees that gaining access should be done in preparation of a future timbering project.

**Fence at water plant**- Dustin Zechman, Borough Foreman, presented proposals for fencing at the water plant. He met with someone from Apollo Fence, which had installed the fence up at the new well. The price quote for barbed wire, an eight foot chain link fence and two mangates was \$17,998. Dustin also called Buffalo Valley fence and Susquehanna Fence. Susquehanna Fence did not respond. Buffalo Valley's quote was \$17,700 but only included 509 feet of fencing. He then went back to Apollo Fence and ask for a quote on 509 feet of fencing, which was \$17,691. Dustin read the conditions for Buffalo Valley and there were numerous conditions such as if rock was encountered, there would be additional charges. Rock will be encountered at the water plant so Dustin believes that Apollo Fence would have the best quote. Dwayne Hackenberg motioned to approve Apollo Fence at a quote of \$17,998. Doug Hassinger seconded and MOTION UNANIMOUSLY CARRIED.

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Septic tank at water plant-Dustin presented a price quote from Orchard Pumps of \$1,564.01 for a thousand gallon septic tank for at the water plant. The current septic tank is concrete and is leaking. Every time it rains, the tank fills up. Dustin will inquire if they will honor the warranty if the Borough crew would install it. Ray Colestock motioned to accept the bid from Orchard Pumps \$1,564.01. Tim Folk seconded and MOTION UNANIMOUSLY CARRIED.

Trees on Borough and Authority land-Dustin was in contact with Apache Tree of which George Long is the owner. He does a lot of work for the Borough and the wood is used for the furnace at the Maintenance Building. There are four trees at the water plant, which need to come down to accommodate the electric line and the new fence. He also included in his proposal trimming the trees on the road from ground to sky. The quote is \$3,450. Dwayne Hackenberg motioned to approve the Apache Tree price quote of \$3,450. Ray Colestock seconded and MOTION UNANIMOUSLY CARRIED.

Motion was made by Dwayne Hackenberg to adjourn at 7:23 P.M. Ray Colestock seconded and MOTION UNANIMOUSLY CARRIED.

Beverly Inch  
Municipal Secretary