

MIDDLEBURG MUNICIPAL AUTHORITY

August 15, 2017

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**MEMBERS PRESENT:** Doug Hassinger-Vice Chairman, Scott Herbster,  
Ray Colestock, Scott Reigle, Scott Brouse, Tim Folk

**OTHERS PRESENT:** Robert Slivinski-Solicitor, Dustin Zechman-Borough Foreman,  
Dave Walters-Engineer, Judy Varner

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Meeting was called to order by Vice Chairman Doug Hassinger at 6:00 P.M.

Ray Colestock motioned to approve the agenda. Scott Herbster seconded and MOTION UNANIMOUSLY CARRIED.

Scott Brouse motioned to approve the July minutes. Scott Reigle seconded and MOTION UNANIMOUSLY CARRIED.

**LDG REPORT**

**Paxtonville Road pump station**-LDG is waiting for the contracts to come back from the contractor. In the meantime, they are trying to schedule a preconstruction meeting also. Hopefully, this work will soon be underway.

**Water storage tank**-Dave presented estimates for two types of water tanks. The first is a concrete pedestal tank and the second one is a standpipe. They are thirty foot diameter tanks and have the same capacity per vertical foot. The concrete composite tank has a volume of about 128,000 gallons. The standpipe has a volume of about 250,000 gallons.

There is quite a difference in price. The standpipe would be about 47 feet tall and is significantly less expensive. The price estimate includes excavation to install the tank. It does not include any roadway and piping needed to get to the tank. Dave added on about 30% to the standpipe cost and 20 to 25% to the composite tank to cover those expenses. That brings the cost for a composite tank to approximately \$700,000 to \$725,000 and \$350,000 for the standpipe.

The old tank sat at about 660 feet elevation and the reservoir is about 730 feet. This means that the elevation cannot be matched by putting a new tank at the location where the old tank had been. If a new tank were to be installed 200 to 300 feet to the west, the elevations could potentially be matched with that of the reservoir, which is the goal.

Dave explained that the old tank had an altitude valve on it which prevented it from filling up and overflowing. When the tank would fill, the valve would stop the inflow and outflow of water. With a standpipe tank, the altitude valve would not be needed because both the tank and the reservoir would be at the same elevation. However with the standpipe and the configuration of the reservoir, one would only be able to utilize the top 9 or 10 feet of the tank, which is forty

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five thousand to fifty some thousand gallons. The chances of using that much would most likely be slim because the reservoir being a rectangle allows for a lot more volume of water per foot of draw down in it than the standpipe. It would allow utilization of the standpipe to pump the new well into the it. It should also help with fire demand and water pressures, when there is a high demand on the water system.

Dave believes a standpipe tank would be a legitimate project. The problem with the composite tank is the whole concrete column that goes up to the tank has no storage volume. If at some point, a tank were to be placed at the reservoir and if that tank had an operating level of 25 feet or so, a lot more usable volume would be available with the standpipe. Also if a new water tank were installed, the new well could be utilized because right now, water from the new well cannot be pumped to the reservoir due to restrictions.

Depending on the condition of the water line that goes up to where the old tank was, one is potentially looking at a few hundred thousand dollars more for a new line, which would need to be added to the cost of a new tank. Also, a small portion of land would need to be purchased on which to place a new tank.

There was discussion as to where the Borough property line and Franklin Township line meet up on the ridge. Solicitor Slivinski informed everyone that the Authority would not be tied to specifically using Borough property for a new tank site.

Scott Brouse asked Dave his opinion of standpipe versus composite. Dave believes standpipe is the way to go. They are the same diameter but there is more volume storage in the standpipe tank. Scott felt it would be good to know where a new tank would have to go on the ridge and also the property owner, when making a decision.

Ray Colestock asked Dave where we are at with the existing wells at the reservoir. Dave has not gone over the aspect of upgrading those wells recently. The Authority needs to look at the whole picture including the tank, reservoir and the water system. Tim Folk also believes a plan needs to be drawn up showing the steps needing to be done to address the issues of the water system and the order in which to resolve them.

Members of the Authority at present are leaning toward pursuing a ground level tank. Dave is going to get further information on pricing and the location where a tank on the ridge would need to be installed.

**Paving of Route 104 from Paxtonville Road**-Ray Colestock reminded everyone of the paving of Route 104, which is coming up in 2020. He suggested that a pipe be put under the road in the area of Paxtonville Road before the paving project so a water line replacement project can be done at a future date. Penn Dot would like to see the water line moved out of the cartway, plus it is not in good shape. Because the water line is in the road, Dustin explained that the whole project must be done at the same time.

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**SOLICITOR'S REPORT**

Bruce Ulrich property-Solicitor Slivinski reported that he has checked and Bruce Ulrich pays taxes on his North Shuman Street property just enough to keep it from going to tax sale.

Surveying for right of way to water company land in Paxtonville area-Solicitor Slivinski had asked Jim Grose to show what is within twenty five feet on either side of the center line as a result of the surveying. The map does show that it appears to impede one of the structures at Paxtonville Road. Solicitor Slivinski recommends getting an appraiser to give a general price so the Authority knows what they are dealing with cost wise. He estimated the property needed for the right of way to be about 8 ½ acres. Depending on the appraised value of the property, the Authority may want to go with a 25 foot right of way. After the Authority makes a decision, Solicitor Slivinski will then direct Jim Grose to prepare a map for each property owner. If they will not work with the Authority, he will then file Eminent Domain.

**BOROUGH FOREMAN'S REPORT**

Leak detection-Dustin reported that he had spoken to New York Leak Detection. They have not given a time and date they will be coming to the Borough.

Mr. Rehab smoke testing in Paxtonville-Mr. Rehab has completed the smoke testing in Paxtonville. They did not find much other than some broken cleanout caps. There was a house where smoke was coming out of the Bilco basement door. Another had smoke coming out of the chimney. They were not able to gain access to the properties at that time so the intention is to check out those two matters. At times, the standpipes can be pulled out of the tee, which can create water issues. Dustin and crew are going to check them but it will take some time.

Ray Colestock motioned to adjourn at 6:58 P.M. Scott Reigle seconded and  
MOTION UNANIMOUSLY CARRIED.

Beverly Inch  
Municipal Secretary