

MIDDLEBURG MUNICIPAL AUTHORITY

January 12, 2016

Page 1 of 7

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

OTHERS PRESENT: Dustin Zechman-Borough Foreman, Robert Slivinski-Solicitor, Mr. & Mrs. Ken Hassinger, Brian Lauver, Heidi Potter, Judy Varner, Dave Walters-Engineer

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

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

Motion was made by Tim Folk to approve the December minutes. Scott Brouse seconded and MOTION CARRIED UNANIMOUSLY.

Scott Reigle was introduced as the new member of the Municipal Authority representing Franklin Township.

Dwayne Hackenberg motioned to retain Charles Zechman as the Authority Chairman for 2016 and 2017. Doug Hassinger seconded and MOTION CARRIED UNANIMOUSLY.

Doug Hassinger motioned to retain Dwayne Hackenberg as Authority Vice Chairman for 2016 and 2017. Ray Colestock seconded and MOTION CARRIED UNANIMOUSLY.

Dwayne Hackenberg motioned to retain Robert Slivinski as Solicitor. Scott Brouse seconded and MOTION CARRIED UNANIMOUSLY.

Scott Brouse motioned to retain Larson Design Group as the Engineer for the Municipal Authority. Dwayne Hackenberg seconded and MOTION UNANIMOUSLY CARRIED.

Ken Hassinger's water line at 16 West Market St-Ken Hassinger attended the meeting to inform the Authority of the configuration of the water line at his West Market Street apartments. Ken has been involved with the water system that supplies Troxelville for over twenty years, so he is familiar with how things work when it comes to a water system. The water pressure in the area of the apartments is around 100 PSI. Ken presented a print out of what he projects for the usage for that building. The pipe is a one inch pipe, not a three fourths inch pipe as previously mentioned at a past Authority meeting. Ken believes there was considerable usage when Curves occupied the space, where he is projecting adding two additional efficiency apartments in addition to the efficiency apartment which he is constructing using the EDU that exists from Curves. He believes the figures show that he would have the capacity to

MIDDLEBURG MUNICIPAL AUTHORITY

January 12, 2016

Page 2 of 7

sufficiently serve water to all the apartments, which includes the two projected efficiency apartments. In case there would be an issue, a pressure tank could be installed to solve the problem.

Bev explained that she believes the reason this issue came up was because the Borough issues the zoning permit. Are we following the rules and regulations, etc so that if something occurs, it does not come back on the Municipal Authority? Ken needs the Authority's approval to move on so that Ginny can issue his zoning permit for the new apartments. After discussion, Dwayne Hackenberg motioned to give approval for Ken to service two new apartments with water. Tim Folk seconded and MOTION UNANIMOUSLY CARRIED.

Mike Rhodes proposal for water testing at the new well-The Authority is questioning the recent testing that has been done for the new well because up until that testing was done, it was conferred to them that the water was really good. Mike proposes to do another testing on the water because he is qualified to do so and see what those results come back. Dustin Zechman, Borough Foreman, informed everyone that last week, they took samples for total dissolved solids and sulfates from the new well, both wells at the water plant and at the maintenance shed. Larson is exploring blending the water but the levels must be good at the water plant. Those results are not back yet and Dustin is planning on testing again this week.

It was suggested that Fred Keller should be contacted depending on how the results come back. He may be able to get help to get DEP moving ahead so the well project meets the deadline. There must be consistency and the rules cannot keep changing. Authority members were also explicit that if a special meeting is needed to have it advertised. They do not want to wait until it is too late to get the project completed and they know time is becoming a big factor.

Dustin explained that if blending would need to be done, there is a water line that goes up Willow Avenue. It would be run to the well and the water mixed and looped back into the line.

LDG REPORT

Well Testing-Dave reported that iron, manganese and carbon dioxide testings are going to be added to the testing of the wells at the water plant.

Source Metering-Part of the Water Allocation Permit is to install meters on all the surface water supplies. A meter will need to be placed on West Bowersox intake and then that reading be subtracted to see what is coming out of the East Bowersox intake. A metering manhole needs to be installed downstream of the intake structure. There will be a flume in it and inside the metering manhole, a level sensor will need to be installed. That will tell what the flow is through the flume and that will be subtracted from the master meter at the water plant to come up with the two flows from East Bowersox and West Bowersox intakes. The metering manhole is around \$6,500.00 and is ordered.

MIDDLEBURG MUNICIPAL AUTHORITY

January 12, 2016

Page 3 of 7

The flow meter and flume to download flow data will cost approximately \$4,400.00 and is available from LB Water. Along with that, three additional sensors are required to be installed at the intake structures to monitor bypass flow requirements. The bypass meters do not need to be installed until 2020. Dave recommends that as soon as possible the additional meters be purchased. That will give data that is needed, because it is unknown what flows are being obtained from the three sources. By collecting that data, it will determine what the water deficit is going to be in drought conditions. That will give the information needed as to how much water is needed to supplement the system. Numerous municipalities had Water Allocation Permits for fifty years and now that the permits must be renewed, there are new requirements being implemented by DEP so it is affecting everyone.

The source meter must be installed by March 6, 2016 so it is very important that the installation is completed on time. The Borough crew is going to do the construction work and Dustin believes it can be completed in a few days. It is still unclear if it can be set on a gravel pad or if it will need to be concrete, because the meter needs to be level.

The flow meter is being purchased through COSTARS so it will not have to be put out to bid. Dave recommends purchasing the other meters as soon as possible so that we are on line with recording the flow information.

Water Allocation Permit requirements-DEP requires that municipalities report how far they are with the metering requirements. A study must be initiated to investigate additional water sources or to upgrade the filtration plant to adequately treat the water from the wells at the water plant. LDG gave a proposal of around \$10,000 to do that analysis. Some of the work has been started for exploring the different options for an additional water source. Also, a plan must be initiated to reduce water loss to below 20%, which must be completed by March 2017. The drought contingency plan must be updated by March 6, 2016.

Grace Covenant Church Transitional Housing-Ginny sent Larson a plan for transitional housing work which is being done at the Labor of Love Building on East Market Street. She ask Larson to look over the EDU assessment for the facility. It will include 14 bedrooms and common kitchen, dining and bath and laundry facilities. The Authority's rules and regulations do not include that type of facility. The closest thing is a hotel and Dave thought an EDU is assessed for every two rooms. When the subject had came up in the past, the Hotel Middleburger was then assessed an EDU for the restaurant and an EDU for the rooms upstairs. Dave got in touch with the Williamsport Municipal Authority. They approach it as 1 EDU for every four bedrooms, which would equate to 3.5 EDU's. They also provided some water use records from those types of facilities. Typically, they use about 33 to 35 gallons per bedroom. For 14 bedrooms, that comes to about 490 gallons per day. According to our rules and regulations, one EDU is 213 gallons per day which would equate to 2.5 EDU's.

MIDDLEBURG MUNICIPAL AUTHORITY

January 12, 2016

Page 4 of 7

Bev questioned how tap fees and EDU's would be assessed. At present, the property is billed one EDU but when the apartment was in the upstairs before it became part of the store, there were two EDU's. This issue would also involve the tap fees and how many would be charged. Ginny was to check if Selinsgrove had any facilities of this type. Dwayne also remembered when there were two apartments upstairs at the Labor of Love building.

There are bathrooms downstairs and two bathrooms with showers with multiple fixtures upstairs. There is a common laundry, kitchen and dining room area. Tim Folk ask what would make this facility different from a house with 14 bedrooms, etc. Dave stated he gave information for the Authority to base its analysis on for billing. Most municipalities would not consider this one EDU. This type of facility is not specifically listed in the rules and regulations but it is stated that 213 gallons per day is considered one EDU. More water use information could be gathered from municipalities, which have a use such as transitional housing.

Tim Folk ask if they went with what is being discussed and down the line it is determined there is a lot more usage, could the situation be brought up again? Dave said he would have to check the rules and regulations to see if there are any provisions as such. Ray said any information obtained would be valuable because the Authority wants to be fair. Grace does not have a time set for opening the facility so there is time to obtain further information, unless the Authority is ready to make a decision.

It was ask what Colonial Haven was billed for when it was in business. Bev thought they were billed one EDU because they lived together as a "family", if that label is appropriate. Dwayne thought there were about eight people at Colonial Haven. Heidi Potter felt that because in the transitional housing situation people will come and go and because some rooms are a bit larger than others and others may be empty, it is hard to estimate how many will be there at a time but she thought maybe it could be in the twenty four range at the most. Scott Brouse stated the Authority has to assume the rooms to be occupied in order to provide the utilities.

Dave stated the tap fees are based on the capacity of the facility. For the monthly billing, it will be based on the amount of water and sewage used. On the other hand, if 2.5 EDU's are charged, it would mean 2.5 base rates for water and sewer plus any overage. Dave is going to get more information for the next Authority meeting. Tap fees must also be determined. There was an apartment upstairs before the store took over that area, plus Dwayne remembered when there were two apartments upstairs. It goes back a long time but all of that information figures in with tap fees. Normally, there is an assumption made that when the sewer line was run, tap fees were paid and will not be charged again.

Well Project-In conjunction with the well project and water capacity, Larson did an analysis of the costs of dams on the water shed at the intakes. Years ago when Larson started to work for the Authority, they started to look at some alternate sources. One was to pull water out of Middle

MIDDLEBURG MUNICIPAL AUTHORITY

January 12, 2016

Page 5 of 7

Creek. The cost would be to take the water up to the water plant and filter it. As for the well project, there are two parameters that are outside the maximum contaminant levels. They are secondary contaminants, not primary, but DEP is still requiring those to be addressed. They are total dissolved solids and sulfates. The levels were higher when DEP took a sample at the end of the SWIP testing. The well was run everyday for a six month period. The samples taken then differed quite a bit from the ones taken at the end of the 72 hour pump test.

Mike Rhodes had looked at the information provided previously and had commented on it. Dave commented that Mike is working with wells that are not used as heavily so that will affect the results. He is working with residential properties, which do not see the demand that others do. In terms of the well, are we going to operate it for six months continuously? Probably not, unless there is a drought situation. DEP is taking the position that if the well is used continuously, the condition will reappear so they are making the Authority address the parameters that are out of line at the present.

The only ways to address removing the TDS and sulfates is through ultra filtration, which is membrane filters and a process called reverse osmosis, which is typically used to convert sea water to drinking water. It removes all the dissolved material out of the water. The other process is distillation, which is evaporating it and reconstituting it, which removes the solids out of the well. None of those are economically feasible for the well that is in question. The only treatment option left is to blend it with the existing water in the system to get the parameters below the maximum contaminant level. DEP is agreeable with this concept but how much water is needed from the existing system to reach the acceptable level must be determined.

LDG looked at adding the equipment to do the blending into the well project. Water would need to be pulled from the Furnace Road area where the water is coming into town from the reservoir. There is a six inch line that goes up Willow Avenue for a short distance. If a four inch line were extended from there to the well house, a small pump in the well house would inject it on the discharge side of the well. The cost is estimated at \$81,000 to \$82,000. Some process piping modification would need to be done inside the well house. The main extension on Willow Avenue and some restoration to the pavement is included in the cost. If the line could be placed off the pavement but in the road right of way, it would cut costs. The booster pump and motor and some electrical modifications are estimated at \$12,000 but Dave thinks that cost may be a bit high. With the contingency added, the estimated cost is \$91,000.

If that cost is added to Contracts 1 and 2, the cost for the well project is just slightly under \$600,000. Dave suggested that once the design for the blending is done, it be presented to Mid State as an actual change order to their contract. It was suggested that another way to save money is for the Borough crew to install the line on Willow Avenue, but there are time constraints on this project and Dave did not know if Dustin and the crew would be available to undertake such a job at this time.

MIDDLEBURG MUNICIPAL AUTHORITY

January 12, 2016

Page 6 of 7

Dave believes there are two options at this time. One is to move forward with the well project or the other is to stop the project. If the project is stopped, he wanted the Authority to know what costs would be involved, as well as those if it is decided to move forward with the project. If the project moves forward, approximately \$450,000 will be borrowed versus the previously projected \$300,000 or the Authority funds will need to make up that difference. The Authority received \$345,000 in CDBG funds. To date, \$186,000 has been spent. It covers Geo Services, the drilling of the well and then upgrading it to a production well. There is most likely some administrative costs involved because SEDA COG gets paid to take out the grants. There is \$156,000 available for construction in CDBG funding. Some of the out of pocket costs for engineering, back to when the project was started, were about \$110,000. The land was purchased. During the SWIP testing, there were some costs that were not covered by CDBG. They were basically the disposable items and were about \$3700. The electrical costs during the SWIP monitoring were about \$2600. There were some lab fees that were about \$500. The total Authority costs is about \$161,000.

If the decision is made to abandon the project, there will be additional administrative costs and Dave does not know what the County would require the Authority to pay back. He believes \$186,000 would be the minimum and the maximum about \$220,000 for pay the back amount.

In exploring pulling water from Middle Creek, some type of intake structure would need to be put on the creek. A six inch line would be run to the water plant to carry the raw water. The line would need to be run under Paxtonville Road, which is a state highway and some piping modification would need to be done at the water plant. A pumping system would be put at the creek and the water run to the water plant to be treated. A ball park figure is 1.4 million dollars.

The other option is the dams at the intakes. If a dam is done in the area of Bowersox Run, due to the topography of the land, the Authority would most likely wind up doing two small dams or one very large dam. If it were placed in the area of Erb Run, there could be one dam on Erb and leaving Bowersox as it is. LDG does not have a lot of experience with dams but American Waterworks has a guide. One engineering firm that Larson works with does a lot of dam work and if the Authority decides to move forward with a dam, Dave would like to get them involved with the project. The dam is projected at storing 12 million gallons of water so it would be about thirty feet high. The cost is estimated at 8 million for one dam and two would double that.

Dave believes that permitting would be a challenge, even though DEP says they would permit a dam. If one went through the permitting and other regulations, it appears EPA can then come in and add their directives. It is unknown how much involvement DEP would have for a "small" project. Permitting will be expensive. Dave also believes that liability could be an issue for the Authority/Borough if a catastrophic event happened even though when they met with DEP, it was believed there was only one home that may be in the danger area, should something happen. Annual DEP inspections would need to be done. Funding could be a big issue also.

MIDDLEBURG MUNICIPAL AUTHORITY

January 12, 2016

Page 7 of 7

Ray asked if there were any issues recorded on the cameras at the intakes. Dustin said there have not been and Josh Martin has been notifying Dustin when he sees or hears something abnormal in the area of the water plant, which helps to identify possible problems on site or on camera. He has ordered gates. Zeigler's Machine Shop is making them but Dustin has not received a call that they are ready. Those gates will be placed where the signs presently are.

Dave does not want to award the contract for the well until he knows if the blending of the water has been approved. Construction cannot begin until they have the actual Water Supply Permit and the results of the testing are needed to determine where to go from here.

Scott Brouse felt there is too much invested in the project to stop at this point. Ray Colestock motioned to go ahead with the project after the test results showing how the water can be blended are received. Tim Folk added to the motion that if a special meeting needs to be called, it be done because the clock is ticking on the project. Dwayne Hackenberg seconded and MOTION UNANIMOUSLY CARRIED.

Gate at Kelly residence-In the past, the Kellys had been notified that if the Authority had to work on the water line on No Go Lane where it goes to the creek and the Kellys had built a horse pen over the line, the Authority/Borough would not responsible for any loss. The Kellys have now put a big gate on No Go Lane at the entrance to their property, which prevents further entrance to service the water line, etc. Dustin is going to check out the matter.

Motion was made by Dwayne Hackenberg to adjourn at 7:50 P.M. Ray Colestock seconded and MOTION UNANIMOUSLY CARRIED.

Beverly Inch
Municipal Secretary