

**MIDDLEBURG MUNICIPAL AUTHORITY**  
**APRIL 14, 2015**  
**Page 1 of 5**

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

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

Meeting was called to order by Chairman Charles Zechman at 6:05 P.M.

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

Motion was made by Scott Brouse to approve the March 10 and March 26 minutes. Tim Folk seconded and MOTION UNANIMOUSLY CARRIED.

**LDG REPORT**

**Well Project**-Dave Walters presented copies of the engineering proposal for final design of the well but no approval was required at this meeting. It is costly so Dave just wanted to discuss it and have action taken at the Authority meeting in May. LDG presently has an agreement with the Authority for the preliminary design. Dave would like to have that agreement amended, as opposed to doing another agreement for the final design of the well.

The equipment to start the SWIP monitoring is on order and some of it may even have been delivered by now. DEP has given approval to the SWIP monitoring process and it can be started as late as July but Dave would like to begin the testing by the end of April. The well piping and electrical equipment for the pump have all been ordered. Dustin has gotten the generator from the County.

A request has been made to PPL and a meeting on site has been held to determine the best choice for electricity at the well site. Representative Fred Keller and his staff have been helpful in getting things set up with PPL and are to be commended. The electrical service will not be installed until the Authority owns the well site property. The final subdivision plan has been submitted to the County to be finalized and the next step will be to purchase the land from Mr. Laudermilch. Stackhouse has been put on notice to do the installation of the well pump because they need a two or three day notice. The Authority in June 2013 approved a purchase price for the land of \$33,320.00. Solicitor Slivinski has the paperwork for the purchase almost complete.

Dave has tried to figure out ways to cut costs but the final design of the well is \$62,300. It includes a block building on the site, the treatment for disinfectant and corrosion control, the electrical controls and what needs to be done to operate the well and interface with the existing filtration system. Some programmable controllers will need to be incorporated into the

MIDDLEBURG MUNICIPAL AUTHORITY

April 14, 2015

Page 2 of 5

electrical system so the work can be done correctly. It includes running the water line from the well building out to West Market Street. It includes some piping at the chlorination building but does not include upgrading the pipe coming out of the reservoir. Presently, all the water from the reservoir comes to town. When the well goes on line, the flow will be reversed so that the well will be back feeding the reservoir. There will need to be piping modifications to prevent the water from going through the meter in a reverse direction. The cost also includes \$14,900 for getting through the SWIP monitoring program plus getting the work approved by DEP. \$2700 is included in the cost, in case Dustin would need assistance with the SWIP testing.

Doug Hassinger questioned if the SWIP testing would not be successful, what would happen. Dave said he does not know what would be done but he feels it is remote, considering the preliminary testings and the quality of the water. At such a point, one would have to see what filtration would cost. Is it worth it or would it be better looking at other options? Dave asked the Authority members to look over the engineering proposal until the meeting in May.

There was discussion on how to control the filter system in the well pump. A level sensor at the reservoir controls the filter plant. There are floats which tell it when to turn off or on. There would need to be controls, which would communicate with the well and the filter plant based on the level of the reservoir. The question will be which one will take precedence over the other. A programmable controller will be used so it can be changed because it will definitely make a difference when the Authority is hit with the new bypass requirements from DEP. In the meantime, the well pump will have to automatically shut off when it reaches 100,000 gallons per day. Dave thinks the filter plant and well pump should be operating at the same time. When the well pump is operating, it will be feeding the distribution system and kind of choking off the filter plant. The only time it will be as such is when the demand in the distribution system is less than the well output. At night, water may push up to the reservoir but not as much during the day when there is a demand.

Dwayne Hackenberg questioned when well water is pumping into the system, would people using water get well water in their drinking water? Dave reaffirmed that it would not be a problem with drinking that water because it is potable water.

Brian Lauver questioned if the pump comes on and has to overcome the gravity pressure, would it affect the old lines in the system? It could but should not be a big issue. One does not want the pump coming on and slamming the system with full pressure. A variable speed controller will be put on the pump and also a pump check valve, which allows the pump to ramp up and an electric check valve that just opens slowly and releases the pressure into the system. Middleburg does not want issues with pressure such as Wood Mode has with Kreamer slamming their sprinkler system. There is concern that preventative measures are taken to prevent this from happening in Middleburg. Dave will get more information for the May meeting of the Authority.

MIDDLEBURG MUNICIPAL AUTHORITY

April 14, 2015

Page 3 of 5

**Water Allocation Permit application renewal-** There are two requirements in the Water Allocation Permit which need to be addressed within six months of the issuance of the permit. One is submitting plans to DEP as to how the pass by water is going to be metered. Also, how the water will be metered coming out of the intakes into the reservoir. There are two meters at the intakes but DEP wants the Bowersox intakes metered separately. A plan will need to be submitted to DEP by September so LDG is going to submit a proposal for that work. Dustin is trying to schedule a meeting with LB Water to discuss metering options and how to get signals from the meters to the water plant. The pass by requirements are going to be the difficulty.

DEP wants alternative sources of water to be explored. Dave wants to try to roll some of the work into 2016 so that it does not take so much out of the budget. The present wells at the water plant will be need to be checked out in the near future to see if they are treatable and can be used as a water source but do not cause problems at the plant with the iron and manganese amounts.

**Nutrient credits-**The Borough received a letter from DEP, which explains some of the updates to the nutrient trading program. It does not affect the Authority much except that nutrient credits are going to be harder to come by, which will make them more costly. It will actually put more pressure on the Borough crew to work things efficiently at the plant, so that credits do not need to be purchased. An entity that is treating its sewage efficiently can sell credits to another entity that is not highly treating its sewage. It is a matter of making it legal. For example, a farmer in the Chesapeake Bay area could generate nutrient credits by hauling chicken manure to a place outside the Chesapeake water shed and generate nutrient credits. It makes no sense.

**Brianna Hendrick's lien fee agreement-** Brianna Hendricks has signed an agreement of \$100.00 per month until the lien fees have been paid off. The delinquent water and sewer have been paid. Scott Brouse asked what would happen if she would not keep the agreement. The liens are still on the property and if not paid, eventually it could lead to a sheriff sale. Dwayne Hackenberg motioned to approve the \$100.00 per month agreement until the legal fees for the lien are paid off. Doug Hassinger seconded and MOTION UNANIMOUSLY CARRIED.

Dustin said the water had been turned on but there were some leaks. There was concern that if they would not have them fixed, there would be more charges. Dustin is to check up on the situation to make sure everything has been properly repaired.

**Sewer Tap for PATH home on Furnace Road-**Justin and Lindy Witmer are going to purchase the PATH home, formerly the Robert Trimpey property, on Furnace Road. The property is out of the Borough and far enough away that it was not required to tap into the Borough's sewer system. When the inspection was done for the sale of the property, it was determined that the on lot septic system had failed. The Borough office was contacted to find out if the property could be tapped into the Borough sewer line, which runs along Furnace Road. PATH has agreed to pay to have the property tapped into the Borough sewer system as part of the sales agreement.

MIDDLEBURG MUNICIPAL AUTHORITY ]

April 14, 2015

Page 4 of 5

The Witmers have submitted an application for sewer and the sewer tap fees. Doug Hassinger motioned to approve the sewer application for the PATH property. Scott Brouse seconded and MOTION UNANIMOUSLY CARRIED.

This property was on the Borough's water system when Mr. Trimpey owned it. When Bathesda and PATH owned it, they had the water shut off and used the well. The Witmers are going to use Borough water. Dustin is going to be monitoring both the water and sewer at the property to make sure things are done correctly. The only way they will be able to use well water is to have it independent of the water line, which goes into the Borough's water system.

**PMAA free membership**-PMAA is offering free membership to Authorities. Usually after the free membership period, they then calculate a fee for membership. The Authority had belonged to it a long time ago. In the past, the Authority has not made use of its services. Ginny reminded the Authority that we belong to Rural Water, which offers services that we do use. Dwayne Hackenberg motioned not to join PMAA. Doug Hassinger seconded and MOTION UNANIMOUSLY CARRIED.

**Judy Conrad/Wilbur Hain sheriff sale**- Solicitor Slivinski reported the Conrad/Hain property was sold at sheriff sale. The \$1500.00, which was originally put up to execute the sale, has been refunded. All the fees and costs that were owed and entered against the sale of the property have been received as a result of the sale. Every penny involved in the sale has been recovered. BAMB LLC, a rental agency owned by the Bobb brothers, purchased the property for \$13,500.00.

**Kelly Herman delinquency**- Several years ago, Kelly Herman had approached the Authority about a payment agreement for delinquent sewer charges and legal fees. She has completed the payments and everything is paid up. Solicitor Slivinski had the liens satisfied.

**Management Agreement with Borough**-Jeremiah Runkle, Solicitor for the Borough, recommended putting together a letter explaining what is currently happening as far as the Borough managing the Authority, as a starting point for coming up with an agreement and proceed from there. Authority members have a copy of the letter that Ginny generated. Ginny also suggested that the water and sewer management agreements could be incorporated into one. It was also suggested having a special meeting to discuss a new agreement. There can be a guideline that the Borough does about everything to the opposite end of the spectrum, where the Authority and Borough could divide. There just has to be a new agreement.

**Mapping of the water and sewer system**-Next month, Rural Water is going to be coming to do the mapping of the water and sewer system.

MIDDLEBURG MUNICIPAL AUTHORITY

April 14, 2014

Page 5 of 5

**Transfer tank**-Dustin Zechman, Borough Foreman, reminded everyone that a prior meeting, he had talked about getting a transfer tank for diesel fueling generators. He got a price quote of \$750 from Tractor Supply for a 96 gallon tank and 12 volt pump. Tim Folk motioned to approve the purchase of the transfer tank. Doug Hassinger seconded and MOTION UNANIMOUSLY CARRIED.

**Road restoration quote**-Dustin got a quote from Mid State Paving for road restoration resulting from a water break, which occurred on Wausau Road. The quote is \$2515.00. The work must be done by next month. The new state inspector is satisfied with the stone backfill but that area has to be squared up and matched with the existing base. Dwayne Hackenberg motioned to approve the quote of \$2515.00 from Mid State Paving. Scott Brouse seconded and MOTION UNANIMOUSLY CARRIED.

**Security system for plants**-Select Security is coming tomorrow to look over what systems could be used for the water and sewer plants.

**Water supply for the Borough**-With all the water quantity regulations, etc coming up in the next few years, Tim Folk questioned the possibility of building a reservoir at the Erb gap. It has been mentioned several times over the years, but the Authority feels that no one wants to talk about it. Tim feels that with all the water restrictions coming from DEP, this may be an answer because there is a lot of water in that area. This would eliminate having to pump water back up to the reservoir because it would be right there. Dave said he could call DEP and even maybe schedule a visit to discuss the possibility. The Authority is frustrated because as soon as they think they have one issue solved, DEP comes up with more regulations. A special meeting could even be scheduled at some point but DEP does not usually come out after hours. Dave is going to check into the matter and report back to the Authority.

Dwayne Hackenberg motioned to adjourn at 7:09 P.M. Scott Brouse seconded and MOTION UNANIMOUSLY CARRIED.

Beverly Inch  
Municipal Secretary