

WAYNESBORO BOROUGH AUTHORITY

MARCH 16, 2010

MINUTES

Authority Chairman Jon Fleagle called the regularly scheduled meeting of the Waynesboro Borough Authority to order at 7:30 p.m. with the following in attendance:

Borough Authority Members – Christopher Snively, William Pflager, Jon Fleagle, Lee Layman and S. Allen Stine

____Borough Staff – S. Leiter Pryor, Director of Borough Utilities
D. Lloyd Reichard, II, Authority Solicitor

APPROVE MINUTES: Lee Layman made a motion to approve the minutes of the February 16, 2010 meeting, as written. Allen Stine seconded; the motion passed unanimously.

WATER AND SEWER MAIN EXTENSION AGREEMENTS - VALLEY HOUSING: Ed Nunemaker, Valley Housing, was present. He noted that, several weeks ago, he had presented a request for capacity and availability of service for their proposed housing units behind Mt. Vernon Terrace. He explained that it will be a two (2) building complex, three (3) stories high, with 20 units in each building. They have met most requirements for their financing already, and expect to have a decision on that matter in June or July. The housing complex will be consistent with the Borough's Community Housing Plan, as it will accommodate (100%) elderly and low/moderate income individuals. In conjunction with this project, Mr. Nunemaker noted that Mt. Vernon Terrace needs a total rehabilitation. The facility currently houses approximately 80% elderly individuals; and their plans are to move them to the new site and rehabilitate the older buildings while they are empty.

Mr. Nunemaker stated that the WBA's tap and connection fees were "shocking". He was told they would be approximately \$360,000 for 40 units (with the Borough putting in the lines). If their contractors extend the lines, however, there would be an approximate \$4,000 reduction per unit in fees. Mr. Nunemaker asked for clarification on procedures required to enter into Water Main Extension Agreements with the WBA, as he is hoping to lock-in rates before they are possibly increased. Chairman Jon Fleagle noted that the rates are locked in when an Application for Water Main Extension is filed. In response to Mr. Nunemaker's inquiry regarding drawings, Mr. Fleagle stated they are to be presented (along with payment) when the Water Main Extension Agreement is submitted for approval.

PUBLIC IN ATTENDANCE: Ronald Martin was present (he clarified he was there as the developer of Walnut Knolls) because he heard there was a possibility that tap fees would be increased in the near future due to the upgrades required at the Borough's Sewer Treatment Plant, and this would be "devastating". Chairman Fleagle noted that his Water Main Extension Agreement should lock-in the fees. Mr. Pryor stated he will review the agreement to ensure it is written that way.

In addition, Mr. Martin explained that the Building Code Board met on December 15th and mandated that all townhouses would be required to install sprinkler systems effective January 1st. In addition, all single-family homes will be required to install sprinkler systems effective January 1st, 2011. Mr. Martin this will add approximately \$1500-\$2000 to each unit; and it is a bad time (economically) for this type of action. He asked about the WBA's intentions to charge standby fees when the sprinkler systems are

mandated. Leiter Pryor was requested to obtain a copy of the pertinent regulations for the Authority's review.

WELL #2 UPDATE: Leiter Pryor reported that all punch-list items have been completed, but they now have an issue with scaly deposits from the process wastewater in the flow meter, discharge line and mains. This was not seen before, and they will need to do some acid cleaning to break down the build-up. It is the opinion of the chemical and membrane manufacturers that the scale inhibitor should be turned up (almost doubled) to resolve this problem.

Mr. Pryor noted that he is still awaiting close-out documents.

Mr. Pryor added that he spoke with Craig Houghton about landscaping at the well. He will check with his students to see if any are available to participate; and if not, he and Beth Brantley will put something together.

NTELOS FINAL CONSTRUCTION DRAWING APPROVAL: Leiter Pryor noted that several minor modifications have been made to the agreement, and a revised copy was received today. He asked Lloyd Reichard to review and comment on the revisions. In addition, he and Scott Crum recommended modifications be made on the construction drawings; and final copies will be forthcoming from NTELOS. Chairman Fleagle suggested that the agreement and drawings be approved at the same time (perhaps during the upcoming special meeting on March 30th). Discussion followed regarding advising AT&T of NTELOS' construction intentions. Even though the agreement indicates that NTELOS is responsible to do this, Mr. Fleagle requested that Leiter Pryor contact them as a courtesy.

NEW PUBLIC NOTIFICATION RULE: Leiter Pryor reported that he and Gordon Cruickshanks attended a DEP seminar in Gettysburg regarding the new Public Notification Rule, which takes effect May 1, 2010. This requires that notification be given to the public when there is over/under feed of chemicals or a bacteriological outbreak (and another notification must be provided once the advisory is lifted). In the past, customers were notified by mass media. Now, notices must either be hand-delivered to each unit served, or a telephone dialer (similar to that utilized by the Waynesboro Area School District) must be purchased to call the WBA's customer base. The Rule requires that notifications be made within a 12-hour period of time, which means the telephone dialer would be the only feasible option.

One-Call Now would provide this service at a fee of 85¢/customer/year (a total cost of approximately \$6300-\$6500). Mr. Pryor noted the system could also be used for notifications required by the Antietam Dam Emergency Response Plan, for trash collection changes, etc. He suggested charging customers a public notification fee of \$1.00/year to cover the cost of the system. The WBA members agreed to pursue the matter, and instructed Leiter Pryor to prepare the appropriate resolution to implement the public notification fee to customers. He noted he will obtain a proposed contract for review at their special meeting on March 30th.

ADDITIONAL DISCUSSION: Jon Fleagle noted that the WBA approved a sewer module on W. Main street at their last meeting. He instructed the staff to pay close attention to the drawings for that location with regard to the sewer line, as it appears that two houses will be served by one lateral. Mr. Pryor noted he will check into the matter.

Chairman Fleagle asked for a status report on the meeting at Penn-State with the Chestnut Foundation. Mr. Pryor noted that a date has not yet been set, as they are waiting for nicer weather to do a site visit. Chairman Fleagle also noted that WTMA's recent meeting minutes indicated that they have moved their investments from PLGIT to a local bank. He asked Leiter Pryor to discuss rates with Mr. Hamberger to see if this is something they should also consider. In addition, WTMA reported they

have been monitoring chlorine in groundwater. Mr. Pryor explained that new groundwater rules require continuous monitoring (with an alarm system) for chlorine residuals at a well. He advised that the Borough's well is already in compliance.

PAY BILLS: Christopher Snively made a motion to approve the payment of the following requisitions --

Water Requisition #10-05 - Gannett Fleming Companies - \$722.24 - Water system engineering services related to the performance of the duties of the Authority's consulting engineer and other services as authorized, including Part B - 2010 Annual Services, for the period of January 2, 2010 through January 29, 2010

Water Construction Fund Requisition #WC-61 - \$132.22 - Water system engineering services related to the performance of the duties of the Authority's consulting engineer and other services as authorized, including Part A - Pennvest Assistance (Well 2), for the period of January 2, 2010 through January 29, 2010

Water Construction Fund Requisition #WC-62 - Bonded Applicators, Inc. - \$34,575.00 - Water Treatment Plant: work as per contract (balance due for work completed on lowest roof area)

Water Construction Fund Requisition #WC-63 - Johnston Construction Company - \$40,260.68 - Construction of Well No. 2 Membrane Treatment Facility (Contract Two - General Construction) - Estimate No. 12 for work performed up to and including February 18, 2010

Water Construction Fund Requisition #WC-64 - HICKES Associates, Inc. - \$19,474.15 - Construction of Well No. 2 Membrane Treatment Facility (Contract Three - Electrical Construction) - Estimate No. 6 for work performed up to and including February 18, 2010

Water Construction Fund Requisition #WC-65 - Gannett Fleming Companies - \$3,354.54 - Construction Management Services related to Membrane Treatment at Well No. 2 for the period of January 30, 2010 through February 26, 2010

Allen Stine seconded; the motion passed unanimously.

SEWER TREATMENT PLANT UPGRADE: Jon Fleagle led discussion on the Sewer Treatment Plant upgrade. There was some minor discussion regarding the pros and cons of nitrification filter treatment and SBR treatment, and what upgrades to existing facilities the staff felt were necessary. Chairman Fleagle suggested that Leiter Pryor provide the Authority with a listing of the staff-recommended upgrades to the existing facility prior to the special meeting on the 30th. During the special meeting, the WBA could discuss (in detail) treatment options #1 and #2 and possibly reach a decision as to which option they would go with.

Having no further business to discuss, the meeting adjourned at 8:50 p.m. on a Layman/Pflager motion which passed unanimously.

Respectfully Submitted,

Melinda S. Knott
Administrative Assistant