

WAYNESBORO BOROUGH AUTHORITY

APRIL 18, 2006

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

Borough Staff – S. Leiter Pryor, Director of Borough Utilities
D. Lloyd Reichard, II, Authority Solicitor
Scott Crum, Draftsman-Inspector

SOURCE DEVELOPMENT UPDATE: Leiter Pryor reported that he has received word from DEP that the Water Supply Permit Application which was submitted has been deemed “administratively complete”. He is currently awaiting final compliance review and any additional comments.

Mr. Pryor noted that he and Tim Glessner attended the recent Washington Township Planning Commission meeting regarding the Land Development Plan submitted for the McCleaf well site. The plan was approved, pending minor engineering comments; and those items have been addressed. Gerald Zeigler (Washington Township Zoning Officer) informed him that there will be no impact fee charged, as only one trip per day would be made to the site.

Mr. Pryor noted that plans have been made for the plant tour at Anne Arundel County on Thursday, April 20th. Those planning to attend were asked to meet at Borough Hall at 9:00 a.m. He added that the design engineer will be there to answer any technical questions the Authority or staff may have.

It was noted that an executive session should be held at the end of the meeting to discuss a modification to the purchase agreement, which was requested by the McCleafs. Mr. Fleagle added that several personnel issues also need to be discussed.

RESOLUTION TO MODIFY THE SEWER RATE SCHEDULE (UN-METERED CONNECTIONS): Mr. Pryor presented a proposed resolution which would allow the Authority to impose a fixed rate fee for un-metered connections to the sewer system. The Authority’s Solicitor, Lloyd Reichard, has reviewed and approved the proposed language contained in the resolution. William Pflager made a motion to adopt the resolution, as presented. Lee Layman seconded; the motion passed unanimously.

RESOLUTION

WHEREAS, the Waynesboro Borough Authority has determined that a sewer rate adjustment is necessary to meet the current and future needs of the Waynesboro sewer system, and

Complete copy on file at Borough Hall.

REQUEST FOR WATER CAPACITY (INDIRECT AREA) - LARRY AND LAURA RUSH: Leiter Pryor noted that the Authority briefly discussed a request from WTMA several months ago regarding this matter; however, at that time, they were unsure of the number of EDU's proposed. Since then, it has been determined that there will be one (1) EDU, for an office unit and garage. The 3/4" service will tie-off the existing 6" water line. Lee Layman made a motion to approve providing water for Larry and Laura Rush at the northwest corner of Wharf Road and Buchanan Trail East, as requested. Christopher Snively seconded; the motion passed unanimously.

PPL REQUEST TO USE EXISTING WBA RIGHT-OF-WAY: Mr. Pryor noted that PPL is requesting to use the WBA's right-of-way located to the rear of Majestic Meadow Subdivision (in the vicinity of Elder Avenue, across from King Street). Their plans to extend their facilities were detailed in their correspondence dated April 12, 2006, which would involve one (1) water main crossing only. After a short discussion on the matter, Allen Stine made a motion to grant permission for PPL to cross the WBA right-of-way, as requested, provided that a member of the Borough's Engineering Department inspect the crossover. Christopher Snively seconded; the motion passed unanimously.

FINAL ENGINEERING REVIEW AND COMMENTS (INDIRECT AREA) - AVALON MANOR: Leiter Pryor noted that the Authority previously committed capacity for this 77-unit subdivision, and the Engineering Department has provided several recommendations for serving it. 25' utility easements are to be placed over the water lines, as this is a private development. Scott Crum discussed the fact that fire flows in this area are "getting close to capacity", and 60-70 additional units may pose a problem. Mr. Pryor noted that this should be one of the topics for discussion at the upcoming joint meeting between the WBA and WTMA. Water lines were reviewed; and it was noted that there will be a 6" loop to alleviate the dead-ends. Scott Crum reports that there should be no problem with pressure in the development. It was also noted that the water lines will be owned by the Township, but the Borough will maintain them. William Pflager made a motion to approve the final design for Avalon Manor, subject to the items recommended by the Borough's Engineering Department and discussed at this meeting. These recommendations will be provided in written form and indicated on the drawings. Christopher Snively seconded; the motion passed unanimously.

SEWER PLANNING EXEMPTION MODULE - KEITH STARLIPER: Mr. Pryor presented a Sewer Planning Exemption Module for Keith Starliper on W. Main Street for a single-family dwelling unit. Lee Layman made a motion to approve the Sewer Planning Exemption Module, as presented. William Pflager seconded; the motion passed unanimously.

WATER AVAILABILITY REQUEST (SHEFFIELD MANOR) - R. LEE ROYER: Leiter Pryor noted that Lee Royer is requesting a commitment from WBA for capacity to serve the remainder of the Sheffield Manor development. He noted that an analysis of the pump station serving the stand pipe on N. Broad Street was conducted recently indicating that there is not available capacity to serve this area from the high service system. Mr. Crum advised the Authority that there are elevation problems resulting in severe pressure concerns in this portion of the water service area – these issues have been discussed with Mr. Royer. As there was no Application for Water Main Extension presented at this time, Mr. Fleagle suggested that Mr. Royer be advised (in writing) that many homes proposed for this area would require a booster pump, and some may not even have water service by gravity to the first floor elevation.

WATER AVAILABILITY REQUEST (AVALON PARK): WTMA is requesting a water availability letter for a proposed 21-unit townhouse condominium subdivision off Polktown Road in Zullinger. No formal plans have been submitted, however a simple sketch plan was included with their request. Lee Layman made a motion to approve availability for Avalon Park, as requested. Christopher Snively seconded; the motion passed unanimously. Scott Crum noted that pressures in this area should not be a problem.

BLOCK WALL DETERIORATION AT WATER TREATMENT PLANT: Leiter Pryor advised the Authority that a problem was brought to his attention at the water treatment plant recently. The split-face blocks on the exterior backside of the building are deteriorating, due to (perhaps) either a leak in the filter tank or a clarifier. He spoke with Gannett Fleming regarding the matter, and they suggested that a structural analysis be conducted – they submitted a proposal of \$6,500 to do the work. Christopher Snively made a motion for Gannett Fleming to do a structural analysis and make recommendations on corrective action for this problem. Allen Stine seconded; the motion passed unanimously.

QUAIL RUN: Mr. Pryor noted that Joe Daniels has proposed a one-inch line serving each unit at Quail Run Subdivision. A double pit could be used for two meters, with a radio-read placed at the curb line. Updated drawings to indicate these changes will be submitted and included in the Water Main Extension Agreement. The Authority concurred.

CORRESPONDENCE FROM AQUA AMERICA: Leiter Pryor noted that correspondence was received from Aqua America, copies of which were provided for the Authority's review.

JOINT MEETING WITH WTMA: Plans were reiterated for the joint meeting with WTMA to be held on Tuesday, April 25th, at 7:30 p.m., in Borough Hall's second floor Council Chambers. The meeting has been duly advertised, and Eugene Barnhart has provided several items proposed for discussion. Those were briefly reviewed.

NEGOTIATIONS WITH GSELLS RE: C.V. AVENUE WIDENING: Mr. Pryor noted that Borough Manager Lloyd Hamberger provided information to the Authority members regarding discussions with the Gsells about widening the turning radius when C. V. Avenue is paved. Several requests were made in exchange for the property to be utilized by the Borough, the first of which involves utility service to the commercial lot. They would like to stub the fire service line and water/sewer services to this property, so the newly-paved street is not disturbed at a later date. They are willing to pay all labor and materials involved, but are requesting that tap fees be waived for a new laundromat to be built at the rear of the property. All other buildings and rentals would pay for their tap fees, as needed, in the future. In addition, they may build a new laundromat in the front of the property instead of the rear, utilizing the existing water and sewer laterals with no charge for tap fees.

Christopher Snively made a motion to approve the Borough's plan, with clarification provided that if they move the tap for a laundromat and a connection is made elsewhere on Main Street, the Gsells will pay the appropriate water and sewer tap fees (Item #4 on their request dated March 3, 2006). William Pflager seconded; the motion passed unanimously.

PAY BILLS: Allen Stine made a motion to approve the payment of the following requisitions –

Source Development Fund (Water Requisition) #SD-128 - Gannett Fleming Companies - \$22,083.84 - Preliminary Design of Well No. 2 Membrane Facilities to Support Permitting Approvals for the period of February 4, 2006 through March 3, 2006

Source Development Fund (Water Requisition) #SD-129 - Gannett Fleming Companies - \$151.98 - Annual Services of the Authority's Consulting Engineer as Authorized Under the Annual Services Agreement, including Part A – Preliminary Studies Related to Well No. 2, as Necessary to Submit DEP Water Supply Permit Application for period of February 4, 2006 through March 3, 2006

Water Requisition #06-07 - Riley's Welding & Excavating - \$7,588.90 - Woven Wire Deer Fence

Water Requisition #06-08 - Borough of Waynesboro - \$300,289.63 - 2nd Quarter Water Allocation (less pre-paid annual legal service fees of \$3,002.37)

The Authority adjourned to executive session at 9:00 p.m. for the purpose of discussing a legal matter. The Authority reconvened to regular session at 9:20 p.m.

Having no further business to discuss, Lee Layman made a motion to adjourn at 9:21 p.m. William Pflager seconded; and the motion passed unanimously.

Respectfully Submitted,

Melinda S. Knott
Administrative Assistant