

WAYNESBORO BOROUGH AUTHORITY

AUGUST 18, 2020

MINUTES

Authority Chairman Jon Fleagle called the regular meeting of the Waynesboro Borough Authority to order at 6:00 p.m. with the following in attendance (either in person or via teleconference):

Borough Authority Members – Jon Fleagle, Lee Layman, Scott Stine and William Pflager (Todd Blake was absent)

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

Others – Rachel Govelovich, Gannett Fleming
R. Lee Royer and Samuel Campbell

APPROVE MINUTES: William Pflager made a motion to approve the July 21, 2020 minutes, as presented. Lee Layman seconded; the motion passed unanimously.

PROPOSED DEVELOPMENT ON MT. AIRY AVENUE (SAMUEL CAMPBELL): Lee Royer and Mr. Campbell were in attendance to discuss proposed plans for five (5) more units on Mt. Airy Avenue (above the other five recently completed). They reportedly require 33.6 psi for fire service. Pressure tests were conducted today in the existing units and the highest there was 35 psi. They are proposing to build the five (5) new units, run the fire line and domestic line off the 20" main in Mt. Airy Avenue, and test to see which units meet the 33.6 psi requirement. Pumps to pressurize the fire system will then need to be installed in the units beyond that point. WBA members concurred.

WATER SERVICE REQUEST (SANAN PROPERTIES, LLC): Mr. Royer also discussed Sanan Properties' plan to build eight (8) units at the corner of Mt. Airy and Highland Avenues. As these are at the top of the hill, there is only 25 psi in the 20" main, which is insufficient to provide fire service for this apartment building. Through discussions with the Borough's Engineering Department, it was determined that there is an 8" main on Hawbaker Avenue that pulls off the 20" main on Mt. Airy Avenue and goes up to a pump station ... from that pump station, it is pressurized to go to Hawbaker Avenue ... and that main is 45 psi. It was suggested that Sanan build a line up to that point and tap off the 8" main on Hawbaker Avenue. Chairman Fleagle noted that this would be a main extension, whereby Sanan would pay a capacity fee (but not a distribution fee, the cost of which would be 8 x \$2,000 or \$16,000). WBA members concurred.

WATER PLANT UPGRADE – UPDATE: Contract #1, PSI (general contractor) completed demo work in preparation for refinishing the terrazzo floors in the lab and office area, and the floor finishers have been working diligently to get ready to apply the new coating system. Along with the demo work, they needed to relocate the lab to the batch tank mixing area and all the process control work is being done there now. Temporary power has been supplied to the area, which seems to be working fine.

The HVAC crew has completed approximately 95% of the boiler installation, and they have been working on the unit heaters as they come in. Several split system AC units have been installed, and the third is being installed now. These have improved the cooling functions in these areas significantly. A meeting was held with the HVAC engineer from Gannett Fleming and personnel from W. C. Eshenaur to review various control issues, and a resolution to make the systems work and balance correctly has been proposed (this will require a change order for the additional work needed).

The electrical contractors have been working in conjunction with the HVAC crew to hook up equipment as it is installed. The biggest endeavor was moving all the controls that run the plant automatically from the office down the hall. During this transition, the plant was run manually, which worked well with the exception of some difficulty in viewing Well #2. Century Link was called and it was determined that several wires had been crossed during the transfer. They are also working on obtaining final approvals for the security system and PA system in the plant, which was discussed at the last job meeting.

ANTIETAM DAM ENGINEERING SERVICES PROPOSAL: WBA members received a copy of Gannett Fleming's proposal for engineering work for the impounding dam (auxiliary emergency spillway) project. Chairman Fleagle noted that he and Mr. Pryor met with representatives of Gannett Fleming to review their previous submission, and all recommended changes have been addressed in this revised document. Discussion followed regarding the proposed leaf diversion device. Rachel Govelovich will provide pictures of the device in actual operation for clarification.

William Pflager made a motion to authorize approval of the proposal, as presented. Lee Layman seconded; the motion passed unanimously.

ANTIETAM DAM INSPECTION REPORT: WBA members received a copy of the 2020 Antietam Dam Inspection Report prepared by Dennis E. Black Engineering, which was basically the same as the last few years. Lee Layman made a motion to accept the report, as presented. William Pflager seconded; the motion passed unanimously.

SEWER PLANNING EXEMPTION (SANAN PROPERTIES, LLC): Mr. Pryor presented information regarding a sewer planning exemption for Sanan Properties' proposed eight (8) unit apartment building on the southwest corner of Highland Avenue and Mt. Airy Avenue. This item is part of the planning process and confirms that the WBA has sufficient capacity to serve their proposed units. The WBA then makes a recommendation to Borough Council to sign the exemption form. Lee Layman made a

motion to recommend approval to Borough Council. William Pflager seconded; the motion passed unanimously.

PAY BILLS: Lee Layman made a motion to approve the payment of the following requisitions –

Tank Maintenance Fund Requisition #TM-11 – Preferred Tank & Tower Maintenance Division, Inc. - \$8,799.20 – Inv. #9962 (Completion of Installation of lockable ladder & replacement of roof vent on 3,500 gal. ground tank)

Water Construction Fund Requisition #WC-185 – W. C. Eshenaur & Son, Inc. - \$69,223.50 – Estimate No. 6 for Contract 2 (Mechanical Construction – Waynesboro Water Treatment Plant Upgrades) for work performed up to and including July 31, 2020

Water Construction Fund Requisition #WC-186 – PSI Pumping Solutions, Inc. - \$33,300.00 – Estimate No. 6 for Contract 3 (Electrical Construction – Waynesboro Water Treatment Plant Upgrades) for work performed up to and including July 31, 2020

Water Construction Fund Requisition #WC-187 – Gannett Fleming, Inc. - \$13,110.89 – Design, Bid and Construction Phase Engineering Services for Waynesboro Borough Authority Water Treatment Plant Upgrade for the period of May 23, 2020 through July 3, 2020

Water Construction Fund Requisition #WC-188 – Gannett Fleming, Inc. - \$16,777.11 – Programming Services for Waynesboro Borough Authority Water Treatment Plant Upgrade for the period of May 23, 2020 through July 3, 2020

Water Revenue Fund Requisition #20-20 – Onsolve - \$7,467.00 – CodeRED Standard (07/30/2020 – 07/29/2021)

Water Revenue Fund Requisition #20-21 – Dennis E. Black Engineering, Inc. - \$3,909.88 – 2020 Antietam Dam Inspection

William Pflager seconded; the motion passed unanimously.

Having no further business to discuss, the meeting adjourned at 6:42 p.m. on a Layman/Pflager motion which passed unanimously.

Respectfully Submitted,

Melinda S. Knott
Office Manager