

WAYNESBORO BOROUGH AUTHORITY

OCTOBER 10, 2023

MINUTES

Authority Chairman Jon Fleagle called the meeting of the Waynesboro Borough Authority to order at 6:00 p.m. with the following in attendance:

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

Borough Staff – S. Leiter Pryor, Director of Borough Utilities
Tyler Grove, Dual Certification Water/Sewer Plant Operator
Andrew Benchoff, Authority Solicitor

APPROVE MINUTES: Todd Blake made a motion to approve the minutes of the September 12, 2023 regular meeting, as written. Lee Layman seconded; the motion passed unanimously.

WATER PLANT UPGRADE - UPDATE: Leiter Pryor reported that the telephone system has been working fine for several weeks with no issues. As this was the last item on the list, work has begun on the project close-out. Documents have been received from Gannett Fleming for review and work will begin on the final payment request to PENNVEST. The bottom line on the plant rehabilitation was \$5,221,668.91; PENNVEST (with contingency) was \$5,743,000 and the contracted price was approximately \$30,000 over with the change orders. Mr. Pryor noted that Gannett Fleming's proposal was for \$1,339,400 and the final amount was \$1,189,508. He stated he is very pleased with the engineering costs since the project took so long (due to COVID, etc.)

Bill Pflager made a motion to authorize Chairman Fleagle to execute the final close-out documents for Contract 3 (Electrical). Lee Layman seconded; the motion passed unanimously.

Mr. Pryor added that a revised amortization schedule will now be received from PENNVEST. Since payments were based on the full payout of \$5,743,000, the "extra" payment will be applied to the principal which will affect/lower the monthly payments as well.

ANTIETAM DAM – UPDATE: Mr. Pryor noted there has been no word on the permit submissions from DEP's Dam Safety Section. A discussion was held with Gannett Fleming several months ago regarding the intake portion of the project, and they are working to incorporate those comments into the 99% drawings.

Tyler Grove reported that he is working on the Emergency Response Plan for Antietam Dam. All required signatures from the emergency management agencies have been received and sent to DEP for signature; the plan will then be forwarded to PEMA for final review and approval.

SEWER PLANT – UPDATE: Leiter Pryor noted they are still waiting for direction from the inspection company about what is needed to bring the tanks into compliance.

Two (2) tanks need permitting work ... first is the methanol tank, which was discussed previously. Mr. Pryor originally reported that the leak detection system sensor needed to be replaced, but the inspector clarified that a shut-off valve is needed on the suction valve going into the pumps and an anti-siphon valve plus some other work. He is obtaining pricing on that work and will get it taken care of in the near future. The leak detection equipment is scheduled to arrive on 10/14 and Allied Controls will do the installation at that time. The inspector is required to be on-site to do some of this work, which is being coordinated.

The other tank is on the emergency generator. Shop drawings and additional information were sent to the inspector, but because the tank was shipped separate from the generator, additional work on the fuel line is required in order to proceed. He is attempting to get clarification on what is needed and will move forward as soon as possible.

Mr. Pryor also noted that the generator transfer switch is not currently working. (There was a minor power outage at the plant, and the generator started up but would not transfer over to generator power.) They called the generator maintenance company who did some troubleshooting, but they will need to contact the supplier (Eaton) to do additional diagnostics on the transfer switch. Eaton's proposal for a service call is \$6,000. Todd Blake made a motion to authorize spending an amount NTE \$10,000 on repair of the transfer switch. Bill Pflager seconded; the motion passed unanimously.

Mr. Pryor also reported that the mini-split system that cools the equipment room in the denite building needs to be repaired. A price quote has been obtained from Rodney B. Smith of \$8,400, but he suggested that this could be placed in the 2024 budget and done after the first of the year. Chairman Fleagle noted that the "price will only go up" and recommended getting the work done now. Mr. Pryor will solicit two (2) other quotes and go with the lowest bidder. Lee Layman made a motion for approval to spend up to \$8,400 for this work. Bill Pflager seconded; the motion passed unanimously.

POLE BUILDING - UPDATE: Mr. Pryor reported that the building is under roof, the shell is up, the main door has been installed and concrete was poured today. He is currently awaiting a third price quote for the electrical work, which he anticipates will be approximately \$18,000. Lee Layman made a motion for approval to spend NTE \$20,000. Todd Blake seconded; the motion passed unanimously.

The total cost for the building will be approximately \$82,400 (\$58,000 for the building, \$6,400 for the concrete and \$18,000 for the electrical).

CRAIG BAILEY SUBDIVISION UTILITY PLAN: Mr. Pryor presented a utility plan for Craig Bailey for the proposed subdivision of a lot off Linda Lane (near Longview Avenue, behind Keystone Restaurant). They plan to utilize the existing water service to tie into the proposed new house and a new water service will be run off Longview Avenue to service the existing house. Bill Pflager made a motion to approve the proposed water service for this excess lot at Linda Lane. Todd Blake seconded; the motion passed unanimously.

FCADC SUBDIVISION UTILITY PLAN: Mr. Pryor presented a utility plan from the FCADC for a proposed subdivision in the Zullinger Industrial Park. Several years ago, they looked at a proposal for Hadley Farms Bakery, but that never happened. They are now looking to subdivide the lot into three (3) commercial lots. It was noted that the WBA provides water to the development, but the decision is ultimately Washington Township's.

Mr. Pryor noted that no action is required at this time, and it is his understanding that Washington Township would like the water line to be private (like all the other lots there). After review of the drawings and discussion regarding public vs private lines, Solicitor Benchhoff suggested sending a letter to WTMA asking for the proposed line size for each lot, relocation of the meter pit for Lots #102 and the original lot closer to the main, and right-of-way easement(s) to be shown on the drawings prior to final approval. Lee Layman made a motion for Leiter Pryor to respond to WTMA with the aforementioned recommendations. Bill Pflager seconded; the motion passed unanimously.

ANTIETAM COMMONS REVISED UTILITY PLAN: Mr. Pryor presented a revised utility plan for the Antietam Commons Subdivision behind Tractor Supply. The WBA had approved an Application for Water Main Extension and provided a letter of water availability previously, but ownership of the development has since changed. He noted that plans had evolved over time from single-family to multi-family and back to single-family dwelling units. The Engineering Department is currently reviewing the drawings, and he stated that they show the lines being looped and the line size seems to be adequate to support both fire and domestic flows. He recommended that a new Water Main Extension Agreement with the new owner be obtained to ensure consistency with what had previously been approved. WBA members agreed. It was noted that no right-of-way is needed, as all the lines are in the street.

Todd Blake made a motion to proceed with requesting a new Water Main Extension Agreement with the current owner of Antietam Commons, based on the drawings as presented. Bill Pflager seconded; the motion passed unanimously.

ADDITIONAL ITEMS FOR DISCUSSION:

1. PMAA INVITATION: WBA members were provided with an invitation from the Pennsylvania Municipal Authorities Association to their Region 4 Fall Meeting on 11/02.
2. SOUTH MOUNTAIN GOLF COURSE: Mr. Pryor received an email about the South Mountain Golf Course. He explained that there is a “push” to try to overturn DCNR’s decision to close the golf course ... they’re not renewing the lease on the course and plan to build a visitor’s center and novice hiking trail on the property. As the property is near the WBA’s watershed, they are being asked to send a letter to DCNR in support of the residents’ opposition. WBA members concurred and asked Leiter Pryor to draft the letter.
3. 2024 BUDGET: WBA members agreed to hold the next budget meeting on Tuesday (10/24) at 6:00 p.m.
4. ENTERPRISE AVENUE SITUATION: Mr. Pryor noted he is still waiting to hear back on an expected arrival date for the pump parts ordered. In the meantime, they are getting by with using just one (1) pump.
5. ZULLINGER WELL PROPERTY: Chairman Fleagle noted that discussion was held previously regarding the original price paid for the Zullinger well property, which is now known to be \$4,000. As the property is of no benefit to the WBA (it is unusable as a water source) and they have been spending money to maintain it, they would like to sell it back to the original owner for the original amount paid. Lee Layman made a motion to authorize Solicitor Benchoff and Leiter Pryor to proceed. Todd Blake seconded; the motion passed unanimously.

PAY BILLS: Bill Pflager made a motion to approve the payment of the following requisitions –

Sewer Revenue Fund Requisition #SA-324 – Kornfield and Benchoff, LLP - \$638.75 – Solicitorship billing thru 09/30/2023

Water Construction Fund Requisition #WC-317 – Gannett Fleming, Inc. - \$1,698.85 – WT{ Raw Water Supply and Intake and Antietam Dam Rehabilitation Project, Final Design, Permitting, and Bid Phase for the period of 07/29/2023 through 08/25/2023

Water Construction Fund Requisition #WC-318 – Gannett Fleming, Inc. - \$7,513.58 – Design, Bid and Construction Phase Engineering Services for WBA Water Treatment Plant Upgrade for the period of 07/29/2023 through 08/25/2023

Water Construction Fund Requisition #WC-319 – PSI Pumping Solutions, Inc. - \$29,416.97 – Estimate No. 15-Final for Contract 3 (Electrical Construction) for Waynesboro Water Treatment Plant Upgrades for work performed up to and including September 20, 2023

Water Revenue Fund Requisition #23-30 – Kornfield and Benchoff, LLP -
\$1,216.25 – Solicitorship billing thru 09/30/2023

Water Revenue Fund Requisition #23-31 – Gannett Fleming, Inc. – Inv.
#0000027452 (2023 Annual Services for the period of 07/29/2023 thru
08/25/2023)

Todd Blake seconded; the motion passed unanimously.

Having no further business to discuss, Lee Layman made a motion to adjourn the meeting at 7:12 p.m. Todd Blake seconded; the motion passed unanimously.

Respectfully Submitted,

Melinda S. Knott
Borough Secretary