

WAYNESBORO BOROUGH AUTHORITY

MARCH 14, 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 Scott Stine (Todd Blake was absent)

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

Others – Rachel Govelovich, Gannett Fleming, Inc.
R. Lee Royer
James Zaiger

APPROVE MINUTES: Bill Pflager made a motion to approve the minutes of the February 14, 2023 regular meeting, with corrections. Lee Layman seconded; the motion passed unanimously.

WATER PLANT UPGRADE - UPDATE: Leiter Pryor reported that the only items remaining are the masonry work, telephone system and spare EMI touchscreen (which has been ordered).

- Regarding the telephone system, Mr. Pryor explained that the master telephone (which is needed for programming and to make any changes) was sent back to the factory for a firmware update and is currently in transit to the plant. They are hopeful that the system will now work correctly, as the current situation is very frustrating. It was noted that Craig Snyder, Gannett Fleming's Construction Manager, is overseeing this situation.
- Regarding leak repair, Mr. Pryor reported that all the leaks have been stopped except for one (1) area. The contractor will be returning to assess the situation and do additional injection grouting. A price quote has been obtained from a subcontractor of LT Rush for the block work that needs to be completed, and Mr. Pryor stated he believes that there will be sufficient block left from the original contractor to get it done well under the original contract price.

Mr. Pryor noted that Gannett Fleming is working on the final closeout documents, which should be available for the WBA's next meeting.

Leiter Pryor noted that the new Ford F-150 truck for the Water Plant has arrived and they have made arrangements to have a bed liner installed in the near future. The staff is very pleased and the vehicle will be much more economical than the previous one.

COLD SPRING ESTATES WATER MAIN EXTENSION: Mr. Pryor explained that Cold Spring Estates (Zaiger Builders) is planning to develop five (5) lots at the end of Third Street, and a water main extension is required to tie into the water main coming off Main Street (past the Third Street Pumping Station). He and James Zaiger have discussed the possibility of a cooperative effort, which he explained, in exchange for the remaining taps previously committed to the development.

Chairman Fleagle noted that the WBA will go into executive session at the end of the meeting to discuss these negotiations. They will reconvene for voting, and Mr. Pryor will contact Mr. Zaiger regarding their decision.

ANTIETAM DAM - UPDATE: Mr. Pryor noted that approval has been granted by DEP for the intake portion of the project, but there have been no comments yet on the impoundment dam (spillway) portion.

Chairman Fleagle reported that he, Lee Layman and Leiter Pryor had a telephone conversation with Parker Bennett, an aide from Congressman Joyce's office, in an attempt to source some funding for this project. He mentioned the Army Corps of Engineer's Section 313 funding, as well as a Community Funding Program that Congress has ... he will investigate any other possible funding sources and report back. Mr. Fleagle suggested that they may need assistance from Gannett Fleming on any upcoming grant applications.

Mr. Pryor added that he received additional emails from DEP and PEMA regarding the grant for design costs for the project. He has provided all the information they requested and is awaiting receipt of the money.

SEWER PLANT - UPDATE: Leiter Pryor reported that the newest employee at the Sewer Plant has started work and is very knowledgeable. He is currently certified as an Operator in Maryland and will apply for reciprocity in Pennsylvania. In addition, the current Technician is still attending classes at Penn State University and will test later this month.

Discussion followed regarding storage of the Jet Vac truck, which will be arriving in the near future. If it doesn't fit in the garage at the Sewer Plant, they may have to consider expanding the existing garage. Leiter Pryor is looking into possibilities for storing the truck temporarily during any necessary construction ... and Mr. Fleagle suggested he check with the Ambulance Squad or D. L. George.

Scott Stine asked several questions regarding the WBA's contribution to the Maintenance Center and water utilized at Northside Pool. Chairman Fleagle explained the percentages and allocations exchanged between the WBA and Borough, all of which are outlined in their Management Agreement.

Mr. Pryor reported that two (2) primary sludge pumps and a spare pump for the West Penn Pumping Station have arrived. Installation of the primary sludge pumps will be coordinated with pump-down of the primary clarifiers for annual maintenance. They may need to call in an outside contractor, but the staff will do as much as they can in-house.

Rachel Govelovich reported that the NPDES permit application is currently in review by Gannett Fleming and will be submitted shortly (ahead of deadline).

MYRTLE AVENUE SEWER LINE: Mr. Pryor noted that Borough Council implemented an ordinance a short while back requiring property owners with septic systems to connect to the sewer system if they are within 200' of the Borough's sanitary sewer line. Two (2) properties on Myrtle Avenue were within that criteria, and property owners banded together to get on public sewer. Their contractor has mobilized, installed the main line and will be working to connect the homes shortly. It was noted that there was only minimal disturbance to the street and yards, as they utilized underground boring.

ALDI WATER SERVICE: Mr. Pryor noted that ALDI is proposing to build at the Wayne Heights Mall. They plan to remove four (4) units from Rite Aid heading east to Dollar Tree, and will be building a "bump out" to the rear in order to effect the required square footage. They contacted the Borough regarding water service, as the WBA supplies water to this property. Mr. Pryor noted that they will be very close to the main water line, which comes into the back side of the mall; however there will be no need to relocate the water service and fire lines, and they will be able to install the water meter and valve in a utility closet at the Rite Aid location. Since they will be removing four (4) units and utilizing a 2" line, there would be no tap fees charged.

Scott Stine noted that the plans were approved by the Washington Township Supervisors last evening, pending they meet all requirements from the Borough (WBA) regarding water and sewer service. Mr. Pryor noted that the Borough's Engineering Department has reviewed the plan and asked for several changes, and Mr. Pryor will provide them with a water availability letter.

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

Sewer Construction Fund Requisition #1160 – Envirep, Inc. - \$13,467.35 – Inv. #74759 (Replacement of Primary Sludge Pumps)

Sewer Construction Fund Requisition #1161 – Envirep, Inc. - \$6,711.96 – Inv. #74813 (West Penn Pumping Station Spare Pump)

Sewer Revenue Fund Requisition #SA-309 – Borough of Waynesboro (Sewer Fund) - \$353,703.00 – 2nd Quarter, 2023 Sewer Allocation

Sewer Revenue Fund Requisition #SA-310 – Gannett Fleming, Inc. – \$812.83 - Inv. #0000019796 (2023 Annual Services for 12/31/2022 thru 01/27/2023)

Water Construction Fund Requisition #WC-299 – PSI Pumping Solutions, Inc. - \$6,511.36 – Invoice #22-494-1 (Crack Injection at WTP for the period of 12/01/2022 to 02/28/2023)

Water Construction Fund Requisition #WC-300 – Gannett Fleming, Inc. - \$5,359.11 – Design, Bid and Construction Phase Engineering Services for WBA Water Treatment Plant Upgrade for the period of 12/31/2022 through 01/27/2023

Water Construction Fund Requisition #WC-301 – Gannett Fleming, Inc. - \$1,897.48 – Programming Services for WBA Water Treatment Plant Upgrade for the period of 08/27/2022 through 01/27/2023

Water Revenue Fund Requisition #23-07 – Borough of Waynesboro (Water Fund) - \$582,166.00 – 2nd Quarter, 2023 Water Allocation

Water Revenue Fund Requisition #23-08 – Debbie J. Gift, Tax Collector - \$135.79 – 2023 Franklin County Real Estate Taxes (Blue Rock Road, Lot #1 – Parcel #19-0L18.-058B-EX0000)

Water Revenue Fund Requisition #23-09 – Debbie J. Gift, Tax Collector - \$625.64 – 2023 Franklin County Real Estate Taxes (Rattlesnake Run Road – Parcel #19-0L15.-001A-000000)

Water Revenue Fund Requisition #23-10 – Gannett Fleming, Inc. - \$981.64 – Inv. #0000019774 (2023 Annual Services for the period of 12/31/2022 thru 01/27/2023)

Bill Pflager seconded; the motion passed unanimously.

ADDITIONAL ITEMS FOR DISCUSSION: Chairman Fleagle reported that he met recently with Dave McCarney, Chairman of WTMA, and had a general discussion about water supplied by the WBA to the Zullinger area. He noted that many of the water lines in Zullinger's roads are 2" or 6" lines, the transmission main there is a 12", and the line to the Industrial Park is a 10". If there continues to be development in the area, WTMA will need to consider upgrading the existing lines or installing a storage tank at some time in the future. Scott Stine commented that there was an issue a few weeks ago in the west end of Zullinger when all the residents lost pressure. Leiter Pryor advised that Fill-Tech was blowing off their sprinkler system (they either opened the valves too quickly or put too much of a draw on the system) and the pressure dropped to a critical level. Mr. Stine added that Borough staff took care of the problem immediately, but he agreed that more pressure is needed in the area. Chairman Fleagle clarified that there is no problem with availability or supply, but the lines inherited in the Zullinger area are simply too small for the continued development. Mr. Fleagle noted that, according to the agreement between the WBA and WTMA, all capital expenses (line replacements or upgrades) are to be borne by WTMA and the WBA maintains the system (repairing leaks, etc.).

In addition, Chairman Fleagle noted that he gave a “heads up” to WTMA during this meeting that there is a contractor looking into purchasing and completing the Hollengreen Development (there are a few streets next to the high school that were never developed). There is also a rumor that the area to the east owned by Joe Daniels is being negotiated for sale for houses as well. According to the Sewage Transportation Agreement, that sewer would flow into the Washington Township plant.

As mentioned earlier in the meeting, WBA members adjourned to executive session at 6:50 p.m. to discuss Zaiger Builders’ proposal regarding a water line extension at Cold Spring Estates.

Chairman Fleagle reconvened the meeting at 7:08 p.m. Scott Stine made a motion to approve Zaiger Builders’ proposal for joint installation of the 6” water line in the Cold Spring Estates Development as follows:

1. The developer will excavate and backfill the proposed 6” water line to the existing water line at the Cold Springs Pumping Station.
2. The WBA will provide the material and install the 6” water line including stone bedding.
3. The WBA will tap the new line and install five (5) services to the property line of each lot.
4. The WBA will tap the sewer line and install five (5) laterals to the property line of each lot.
5. The developer will relinquish the remaining water and sewer taps provided for in the 1992 Water Main Extension Agreement in exchange for the above-mentioned work.

Lee Layman seconded; the motion passed unanimously.

Having no further business to discuss, Bill Pflager made a motion to adjourn the meeting at 7:15 p.m. Lee Layman seconded; the motion passed unanimously.

Respectfully Submitted,

Melinda S. Knott
Borough Secretary