

MABE Meeting Minutes October 29, 2019

In Attendance:

Lori Sifford
Darrell Gibble
Jose Colon
Steve Keech
Stephen Kalis, Fox Rothschild
Keith Showalter, Systems Design
Tom Unger, Systems Design
Charlotte Gehman

Absent:

Floyd Jennelle

Others in Attendance:

Dave Friedman, EEMA
Jack Stewart, Borough Council
Joe Margusity, Blue Rock
Keith Mooney, Barley Snyder/Blue Rock
Melissa Werner, 28 E. Main St.

Meeting called to order at 7:00p

Meeting Minutes

Motion by Darrell to approve Minutes of September 24, 2019 Board Meeting and the October 22, 2019 workshop meeting as presented. Second by Jose. Motion approved.

Public Comment

Joe Margusity, Developer Blue Rock

Keith Mooney, Barley Snyder/Blue Rock – Developer feels the additions being requested are not tied to the need to bring Blue Rock. They feel the tapping fee considers the additional sewage. Developer is willing to make a voluntary contribution to Corbett Pump Station improvements. Stephen states that he does not agree that there are no improvements to be made to the pump station as it relates to this project. Stephen also states that financial securities need to be in place for the developer to move forward with public improvements portion of the project. Mr. Margusity states that he feels that \$5,000 will be enough to cover the inspections of the public portion of the force main up to the property line and he is prepared to pay that tonight. Keith acknowledges that the plan presented today meets the engineering requirements. Keith Showalter agrees that the \$5,000.00 escrow should be enough to cover the inspections. **Motion by Steve to approve Mr. Margusity's request to post \$5,000.00 escrow for inspection of the 140 ft. of force main that will be dedicated to the authority. Second by Darrell. Motion approved.**

Melissa Werner, 28 E. Main St. – Ms. Werner is inquiring about the inspection of the manhole located on the Stoltzfus Enterprises property that she says smells. Dave and John have inspected and do not see any obvious problems. It appears to be in good condition structurally and flow is good. This problem has been going on for two years. Dave has ordered a manhole insert. Suggestions of a bolt down frame and cover to eliminate odors. **Cost is estimated at \$225-\$300. Motion by Steve to approve purchase of a watertight bolt down frame and cover. Second by Jose. Motion approved.**

Correspondence/Communication

Springfield Village HOA Inquiry – Management is asking to know what their responsibilities are for the sewer. Darrell suggests that the grinder pumps for the one building. Keith will look at the plans to clarify.

14 N. Brick Lane – SSM has noted in their review letter of the land development plan. Keith will determine of the sewer easement but states that Note back to the Borough to state that escrow needs to be provided. Keith presented sample documents for land development plans. **Motion by Darrell to approve the sample forms presented by SDE to be modified for use by MABE and approved for use of land development projects going forward. Second by Steve. Motion approved.**

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Operator's Report

The plant is running well. The phosphorus has improved with the repair of the pump. The rain caused an overflow in the UV. Training for the new blower panel will be addressed at the October 31st meeting. There is a problem when the generator runs causing a 30-60 second loss of power. The controls are not automatically resetting. Sigma and EEC will make the programming changes and repairs and remove devices that are no longer needed, which will be kept for parts. The old panel will remain to provide for the blowers for the sludge holding tank and the EQ tank blowers which were not converted to VFD's. Dave feels that within one to two years the old panel should be converted. PA One Calls are lessening with the completion of the Main St. project.

Werner/Stoltzfus Manhole Repair – See above.

HVAC – Well Water Plumbing Quote – Still working on quote.

Influent Pump Station Repair – Parts have been ordered. Contractor is waiting for

Blower #2 Evaluation Quote – Dave has presented one quote of \$3,293.39 quote to replace the blower. The motor is in good shape. Plan is to try using just one blower once the aeration tank improvements have been made. EEMA is experimenting with adjusting the blowers to reduce electricity. **Motion by Darrell to approve purchase of the blower component of Blower #2 at a cost of \$3,293.39. Second by Steve. Motion approved.** John or Brad will get Charlotte the information to order the blower from Excelsior.

Chemical Feed pumps – **Motion by Jose to approve the Controlex quote of \$2,420.00 to create an enclosure for the chemical feed pumps. Second by Darrell. Motion approved.**

Engineer's Report

Blower Panel Project – Previously discussed above.

Blue Rock Project - Review letter has been sent out.

Main St. Manholes/A-Series Manholes – Sewer Specialties will not honor the March 2018 quote and they do not have time to complete the repair work this year. Keith would like to try to get the quote modified so we don't have to re-bid the project. Keith will have a revised quote at the November meeting. The hope is to schedule the work for early spring. Keith does not see a problem in delaying the work for that amount of time.

51 W. Main St. Connection – Keith needs to close out the PennDot permit to complete this project.

PA Small Water and Sewer Grant – Board approved moving forward with the PA Small Water and Sewer Grant. Keith will work with Charlotte to complete the application. Application will require a resolution by the Board agreeing to the 15% match of funds and an application fee.

Solicitor's Report

Blue Rock HOA Review – Stephen has provided the draft Blanket Easement and Construction Escrow agreements.

Motion by Steve to approve the Construction Escrow agreements subject to the finalization of details by the professional staff. Second by Darrell Motion approved. Stephen will begin preparing the deed of dedication documents. Stephen will confirm that the developer agreed to put up cash in lieu of a Bond for this project. **Motion by Steve to approve the Blanket Easement presented so that can be presented to the Developer's solicitor. Second by Darrell. Motion approved.** Stephen will investigate whether insurance coverage is required by the HOA to cover the grinder pump system.

Bidding Requirements – reviewed at a previous Board meeting. Stephen will provide the requirements in writing.

Old Business

Board Member Candidates - Charlotte will reach out to the one potential candidate to provide some additional information.

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New Business

Land Development Procedures Sample – Approved above.

2020 Budget – Discussion of budget considerations for 2020.

Operator's Agreement – Board approved EEMA's draft new agreement. Charlotte will forward the agreement to the Board members for review with the goal of presenting the agreement to EEMA in November.

Treasurer's Report

Sign Checks - **Motion by Darrell to approve the October payables as presented. Second by Steve. Motion approved.**

CD Renewal – Renewal of the Certificate of Deposit is coming up on November 1st. Lori recommends rolling over the CD. Motion by Darrell to approve rolling over the CD after. Second by Steve. Motion approved.

Admin Update

Plumbing Inspections – Charlotte shared that inspections are continuing, and the results data is available for Board member review.

Executive Session

Meeting Adjourned to executive session at 8:39p. Regular meeting not to be resumed.

Next Regular Board Meeting is Scheduled for Tuesday, November 26, 2019 at 7:00p.

Respectfully submitted by Charlotte Gehman