

**Minutes
North Lebanon Township Municipal Authority
March 11, 2004**

The meeting of the North Lebanon Township Municipal Authority was held on Thursday, March 11, 2004, at 7:00 PM at the North Lebanon Township Municipal Building, 725 Kimmerlings Road Lebanon, PA.

Thomas Parry	Chairman
Wynanne Demler	Vice-Chairman
Tod Dissinger	Treasurer
Ronald Ensminger	Secretary
Susan Switzer Pierce	Asst. Secretary
Sheila Wartluft	Asst. Mgr.
Fred Wolf	Henry & Beaver
Scott Rights	Steckbeck Engineering

Also in attendance were Wastewater Foreman Mike Kneasel and 11 Township residents.

Chairman Parry then asked for a motion to approve the February minutes as presented. Vice Chairman Demler said she would like to point out that her name is spelled incorrectly. It should be "Wynanne". Also, Member Switzer Pierce said her name does not have a hyphen as shows in the minutes.

MOTION: Motion was made and second to approve the February minutes. Motion approved.

Next, Chairman Parry asked for a motion to approve all invoices and requisitions for payment, all which are subject to audit.

MOTION: Motion was made and second to approve the invoices and requisitions for payment all subject to audit. Motion unanimously approved.

COMMENTS FROM THE PUBLIC

Dorothy Miller - 921 North 8th Avenue

Sol Wolf said he would explain Mrs. Millers' concern for her. It concerns the location of a fire hydrant that it is in the right-of-way but it affects Mrs. Millers' property. Mrs. Miller has her house at one location and her driveway at another. She has another area that is a "pull off" area that has been stoned for years that has been used for years by herself and her guests for parking. Her letter that she sent to Sol Wolf indicates that she was unaware that the fire hydrant was going there prior to it being installed there. The fire hydrant was placed in the direct line of off street parking that she has been using for the past 20 years, due to the speeding traffic

Dorothy Miller - 921 North 8th Avenue(cont'd)

and the numerous hit and runs that have occurred to her daughters' car while she resided with her. Since then this parking area had been used by her guests to park off of 8th Avenue to avoid being struck by speeding traffic. She said if she would have been notified specifically about the placement of the hydrant, she would have requested it be placed 2-5 feet to the northwest so as to not interfere with her parking area. She specifically requests that this fire hydrant be moved to the northwest and if not, possibly across the street from this parking area. She thanked the Board for their consideration in her letter. Sol Wolf, Scott Rights, Mike and Sheila went out and took a look at the situation in question. Mike took some pictures of the hydrant, which will be handed out to the Board for review. The first one shows the house. The second, third and fourth show the various angles of the hydrant in relationship to the parking area. The last one to be shown indicates the location of a telephone pole about 4 feet away from the hydrant. Part of this problem is that you need a certain clearance from the road and the hydrant and that will not be met. There is an intersecting dead end street that is north of where the hydrant is and then the next hydrant is located at the bottom of the hill. The other thing that Scott had recommended, which he did when he was out to look at the site, maybe her parking area could be expanded at our expense, towards her house. This would involve removing some bushes that would be in the way, but it would save moving the hydrant. He had asked Scott to give a ballpark figure of what it would cost to move the hydrant to solve the problem. Scott said since the line is already laid in place, they would have to cut into the line and put another "T" in and take the other out and also, put another coupling in as well. By doing this we are looking at about \$1,000, if the line is wet. One of the other things that were mentioned was, these hydrants were placed in conjunction with the City and the local fire companies recommendations as to where they should be placed. Another question would be, could this one be eliminated? But if they were too far apart, then you would not have the fire protection. Which is not good either. Tod asked Scott if the water line goes down Meadowlark Lane? Scott said it does. He then asked why it could not be moved onto Meadowlark Lane instead? Scott said it could be a possibility. There is a hydrant that is at the back of Meadowlark now, which was put in by error and will be eliminated. Tod asked why we would eliminate that one instead of the one on Mrs. Millers' property? Scott said that could also be a possibility. We would be about 900' from the next hydrant. The other is roughly about 900' as well. Scott tried to explain that when the drawings for the project were made up, they did not realize that this was a "driveway" as it was just along side the road and stone. They did not know that it was used for personal parking. Mrs. Miller then asked if when the developer across the street puts his hydrants in would that enough to protect her area as well. Sol Wolf said he doesn't know if we have plans that show the hydrant placement for the development. Scott said the plans would show that hydrant placement that we would be able to look at. Chairman Parry said before we go ahead and do anything, we should look at these plans and maybe it would just be a case of capping this hydrant off. Scott said if the Briar Lake plans show a hydrant where they think it is, then we are OK, but if it does

Dorothy Miller - 921 North 8th Avenue(cont'd)

not, we have to ask the City before we remove anything. But at the same time we are exceeding what the City says is acceptable for placement and distances of hydrants. Chairman Parry said what we need to know first is if there is one planned for the area mentioned across the street at Briar Lake. Scott said if that is the case, then we should be ok. Tod said if that one is not going to be placed there, then he suggests we go around the corner and place it there. The one at the end of Meadowlark then can be plugged. Sol Wolf asked if there is a timing problem where we need to make a decision tonight because of what the contractor is doing now? Scott said if the line is dry, then he will have to respond to them tomorrow morning because the testing most likely has been done and they will then turn the line on and flowing. Sol Wolf then said that we need to give Scott the authorization to do something one way or the other since timing is critical. Chairman Parry asked Mike if he has the plans for Briar Lake handy? He said he does, but he has not looked at them yet. Sol Wolf suggested looking at them with Scott this evening before he leaves to see what is planned for hydrants in the development. They said that would be fine. Sol Wolf then asked Mrs. Miller if she understood what they are talking about doing? She responded that she did. Chairman Parry then again asked if we are all clear as to what we are looking at doing, including Mrs. Miller. They all were in agreement that they understood the actions that are to take place.

At this time, a question was asked about restoration. Chairman Parry said the plan is to have the restoration repaired by September. Scott explained that at this time of year all of the asphalt plants are closed, so they have to use a material called "cold patch" which is a temporary repair. The plants will be open very soon and once all of the mains and service lines in, and then the restoration will be started. They are looking at the latest, possibly May for permanent paving.

William Kimmel – 919 North 8th Avenue

Mr. Kimmel said that after this is all done, everything would be put back the way it was. That is not true. He said his mailbox is still not straight since they went through and he wants it level so that when the mailman delivers the mail, he can do it without tipping over. He said he was up here before about this and nothing was done. Actually he said he wants it improved from what it was before. He said it was crooked before this all started and he wants it fixed once and for all. Scott said, just to make sure and we are clear, you want it fixed right, not the way it was. Chairman Parry said it is not the contractor's obligation to repair it better than it was, so this is something that we will have to discuss. He said if the contractor will fix it without any extra cost, then fine, but if they are going to charge for it, then that is another story. Sol Wolf said we would check into it and let him know. Mr. Kimmel said he heard that one before.

Tim Gingrich – 325 East Maple Street

Mr. Gingrich voiced his concern about the placement of the fire hydrant in relationship to his house. He said they had to dig halfway through the middle of his bank to put the piping in. With the addition of this hydrant, there are 4 hydrants within 300 yards. Chairman Parry said without getting into an argument, is the hydrant in the Township right-of-way? Scott said yes it is in the right-of-way. Then Parry said we couldn't keep going on the locations of the fire hydrants. This has to stop somewhere. Scott said the hydrant is located at the end of the main. Mr. Gingrich said he understands why they need the hydrant, but did it have to be there? Why couldn't it be on the corner? Number one he said, he couldn't hook-up on Maple Street. The line to his house is over 150' long, which means he would have to add a meter pit on the street and he is not going to spend the extra money to do that. Unless the line is put on North 4th Avenue, he is **not** going to connect. Scott told him that he did check on that with the City for him. He said that they indicated that their water main terminates on the northern property edge of the Sholly's. These particular people operate off of a well. The City said that if these people were to ever connect to the water line, they would have to connect to their line. With that being the case, the City does not want us to extend the line up North 4th Avenue. Mr. Gingrich then mentioned that all of his water lines are to the rear of his house and connecting to North 4th Avenue would just make more sense to him. Also, all of the rooms in the front of the house are all finished rooms and he is not putting a meter in his living room. They then went over the maps of the area to see what they could possibly do for Mr. Gingrich. Some of the figures that they came up with put Mr. Gingrich over the 150' mark where he would have to put a meter pit in. He was not very happy about that either. This is just another cost that he cannot afford and doesn't see is warranted. Tod then asked him again, exactly why can't you connect out front of the house? Mr. Gingrich said because there is an old ornamental tree that he is not going to destroy, plus his living room is in the front of the house and he is not going to a meter on the wall. Scott asked if there is no basement under his home? He said no, there is not. The utility room is in the back of the house and the well is next to the garage. He then stated that yes; there is a basement, a walkout basement. There is a bedroom, a family room and the laundry room in the basement. Chairman Parry asked if he could come up with any other options for Mr. Gingrich to connect? Scott said there are only two options. One is, that we provide an extension so that he can connect on the North 4th Avenue side or it comes out where Mr. Gingrich does not want it to come out. Mr. Gingrich then said that means that he would have to remove some trees and demolishing part of his house that he does not want to do. Sol Wolf said will be take it under advisement and get back to him next week, because this is something that requires a great deal of thought and planning. Mr. Gingrich said he realizes that the fire hydrant was put where it was because of being the clean out and he doesn't expect them to move it, but it should be placed somewhere else. There is no reason that the hydrant had to be placed where it was. Chairman Parry assured Mr. Gingrich that they would have an answer for him next week.

Tim Gingrich – 325 East Maple Street(cont'd)

Mr. Gingrich said he had one other question for the Board. He said he heard that the sewer line on 8th Avenue is inadequate for the development that the Sangers are putting in. Is that true? Chairman Parry said the sewer lines are fine, it is the pumping station that needs to be upgraded. Mr. Gingrich then asked who is paying for this to be upgraded? Chairman Parry responded the developer is paying for the upgrade. He said it is bad enough that they have to pay to have the water installed, it would be unforgivable to have to pay for this and have the debt refinanced when someone else is making a profit off of it. Chairman Parry said the developer must pay for the upgrade in order to accommodate his development.

Cynthia Keim – 1657 North 8th Avenue

She referred back to the conversation about fixing the driveways after the water project goes through. She said hers is extremely steep and she can only go about 1 mile per hour so as it is. Plus there is a hole at the street. What happens if someone falls into this hole? Who is responsible for that? The Township or the property owner? Chairman Parry said without getting into that, we will fix the hole. She said she took pictures if they want to see them. Chairman Parry said that is not necessary, he realizes what happens to that material after a while. We will take care of it. She mentioned that there are actually 2 holes that should be taken care of. One near the driveway and the other right by the mailbox. Scott asked her if they hadn't come out the next day after the last meeting? She said they did, but they turned a hole into a speed bump. They went from one extreme to another. Scott then gave her his phone number in the case that they do not fix it right and he will see that they do. She then asked if they would be fixing the gardens and flowerbeds that they destroyed because she has several that were damaged. Chairman Parry said he is expecting them to be, as he is part of this project as well and he wants his lawn repaired the way it was prior to the project. He doesn't want to be mowing mud; he'd rather mow grass. She then asked what the pipe in her lawn is? Is this to remain out of the ground or should it be covered up? Scott explained that this is a temporary line that they put in so they can fill up the line with water to test it. Once the line is completed, that will be taken care of.

Tim Gingrich – 325 E Maple Street

Mr. Gingrich said he just thought of one more option for his place. He said that would be for him not to have to hook up. The Board had to chuckle at this comment.

SOLICITORS REPORT

Water Project

Sol Wolf said he would first like to report on the right-of-way situation. Since the last meeting, we have had some more signatures on the right-of-way agreements. He wanted to thank Scott and the guys for their help in getting these agreements signed. We had to get a new one for Key Technology, which they have signed. The one with Ed Arnold has finally been signed. Everyone that has signed has received what the Authority had approved, \$500. There is a problem with Ed Arnold, which he will explain what happened. In order to get this one resolved, he took certain action upon himself to get it resolved so it would not mushroom like some of the other problems we have had in the past. Mr. Arnold has a farm and we needed a boring pit on his property, which he was agreeable to, but we had not worked out all of the terms. But when the contractor went in there in preparation to do the work, they went into his farm field with heavy equipment and parked it there. Mr. Arnold told Sol Wolf that he was not sure what was going on and wasn't sure if this is what the right-of-way was for. Sol Wolf told Mr. Arnold that the contractor was not to be anywhere other than where the boring pit was to be. So he called Scott and he had Marks' crew take care of the equipment problem and removed it from his property. Sol Wolf said that Mr. Arnold was very reasonable with the whole thing and then he asked Sol Wolf is someone going to make it right in order for him to plant the area? He also told Wolf that the cost of the crop that he is losing in this area is about \$500. It is clearly the responsibility of the contractor, since we only provide the contractor with the rights-of-way that are necessary. Sol Wolf took it upon himself to settle with him so we didn't have to go any further. So he is completely signed up and released for the \$500 for the damages which we will make a claim back to Marks for. One of the most frequently asked questions by the people that had the rights-of-way agreements was, what happens if they do go outside the right-of-way area and do damage to their property? Even with the right-of-way, we have to restore it to its original or previous condition.

We had also talked about the problem with Marlin Champ and his neighbor, Mr. Sholly. We relocated the boring pit and Mr. Champ has now signed his agreement. The Shollys' agreement is not yet completed, as both the husband and the wife have not signed the agreement. It is not that they are objecting to the agreement, they just have not signed yet. Scott said he would check with Kristin, since she is working on this, they might have completed the agreement by now. It looks like with the exception of Sholly, everyone has signed.

Sol Wolf went on to mention that we had a problem with the Gerstner property. Everyone should remember that we also had a problem with the Gerstners' during the sewer project as well. We had done some damage to the trees to the rear of the property and had to replace them. Now both Sheila and himself have received a call from both Mr. and Mrs. Gerstner. They put their stake out at a location specifically where the line could come in and **not** do damage to their trees.

Water Project(cont'd)

Somebody moved their stake about 20' and then the contractor came through and put the connection in for the lateral at the stake. The Gerstners' then noticed that the stake was moved and called, both Sheila and himself. We then got in touch with Scott. Scott thought maybe the line could be angled over as to not disturb anything on the property, but that is not going to work. Chairman Parry said that would not be done. It needs to be done the way they wanted it done. Sol Wolf assured the Gerstners' that their lateral will be where they marked it, so Scott gave Sol Wolf the inspector's number and he in turn gave that number to Mr. Gerstner. They will then meet with the inspector at their convenience and personally confirm where the lateral should be placed. It was mentioned that the same day, the Township had the stake removed by someone at their rental property located in the same vicinity of the Gerstners'. Chairman Parry said the insurance company would handle the vandalism matter. Scott mentioned that the inspector on that leg of the project is now measuring the lateral stakes ahead of time so that when it comes time to actually install the laterals, they are being placed in the proper locations. Chairman Parry asked if the lateral had already been placed for the Gerstners'? Scott said no, they were already past that location.

Next, Sol Wolf went on to discuss the Mavin Fulk property off of North 8th Avenue. We have been speaking to him for some time now as he would like to connect to both water and sewer. The only problem is that he will require a right-of-way to be able to do that. He then showed the Board the location of the property on the project map. He stated that Gary Mathew's office has been working with Mr. Fulk for years on this and he recently got a phone call from Scott Carpenter today. He said they have worked this out and have received a right-of-way for the water and sewer lines. He is going to be able to hook into both utilities. Sol Wolf has an appointment with Scott Carpenter tomorrow to review the right-of-way location and to make sure that it suits us as well. If it is OK, then we will get the right-of-way done and go from there. Scott asked when this would all be done, because the service line will be going in at that location in about 2 weeks. Sol Wolf said he would get all of the information from Scott Carpenter tomorrow and drop it off at the Township Office right away so everyone can look at it right away.

Sol Wolf said we have one more property that would like to connect to the water line. It is located at the end of Richard Drive. The problem is that the street actually ends before his property because the original developer of the area never completed the street. Scott has received information from the courthouse and Mike and Sheila have been looking into the information to see how they can get water service to his location. We may have to obtain a right-of-way in order to get service to him. Tod asked if he mentioned why he wants water service to his home? Is his well bad? Sheila and Sol Wolf both said his well is bad. Mike mentioned that we have a sewer right-of-way from the 95' Project that touches his property. He doesn't know if this could be helpful in getting him water service or not. Ron asked if there are any other vacant lots back there that could be built on? Sol Wolf said

Water Project(cont'd)

there are two lots, but in order to build on these two lots, the street has to be completed to Township specs, which will be a big expense to whomever finishes developing the area. Chairman Parry said this one sounds like it is going to take quite a bit of investigating. We want to make sure that if we would use the sewer right-of-way that it is far enough away from the sewer line. Scott said the City only requires 18" of separation from the sewer line. Chairman Parry then asked Mike what his feeling is on this? Mike said if we can stay within the 18" he would be happy. Mike said to remember one thing. The pressure line is down about 4 or 5', which is about the same depth as the water line, would be. If you are digging down about 18", you have to make sure that the old trench does not cave in. So you should actually move over about 3' from the centerline so you don't disturb it and dig into virgin earth. Scott said one thing that you have to remember is that this is not going to be a water main like is in the streets. It would be a service line that is run from the main back to the home. Tod asked if the individual that owns the vacant lots know that this would only be a service and that if they were to sell those lots, they would not be able to tap into this line? Scott said he does not know. Sol Wolf said this is really confusing because of the dates on the records that we have and we are not sure if the distances are really what they are. He asked Mike what the date of the map is? Mike said 1988. This is an unusual situation because if it is just shown on the plan as being dedicated to Township use, but no one can prove that, then after 20 years, the Township loses its right to open it. The public that has been using the street has the right to continue to use it, but the Township has no rights to it. Chairman Parry asked Scott if their records reflect the same information that the Township's maps show? Scott said he thinks that it shows pretty much the same, with the exception of the right-of-way information. Scott said if the plans are correct, then this should not be a problem, because they indicate that this is a 50' dedicated right-of-way to the Township. He would be allowed to go into the main and put a service line in, because it would be within the Township right-of-way. Sol Wolf suggested that it might be a good idea to put the service line in the sewer right-of-way and just make sure that it is done to our specifications. Mike said that Fancovic(the original developer of the homes), paid privately to have this road paved. If you were to move to the outside edge of our sewer right-of-way, you would not be in the paved area. Sol Wolf asked, but it would be in our right-of-way, because we don't want to have to obtain another one? Scott said are you saying the Authority's sewer right-of-way or the Township's 50' right-of-way? Either way, we would be in a Township right-of-way of sorts. Sol Wolf said the main thing is, we don't want to put it where it might get paved in the future, and so putting it in the sewer right-of-way is the best bet. Mike said as long as it is on the outer edge of the right-of-way. Scott asked if he is not looking at this the right way? He said he is thinking that the homeowner should be responsible for running the line from his connection point to the water main. The Board agreed that he is and it would be his line. Sol Wolf said it would be in our right-of-way so we don't have to help him get another right-of-way. Sheila asked Sol Wolf if the homeowner knows he will have to pay for the entire line to the main? Sol Wolf said

Water Project(cont'd)

he is not sure. Does he think that we are running the line down there for him? Sheila said she doesn't know what he knows or doesn't know. She said he just wants the water and is trying to find out if it is feasible. Scott said the other issue that we need to check into is the fact that he doesn't have frontage to where our main stops, which means will the City allow it? Because they want to see a meter pit when it is right off the main. They may not go for this, because they are going to eventually own this line. But they would not own his service line would they? No, but they may not like the idea of having such a long service line without a meter pit. Sol Wolf said he would have to run the line, put it in our right-of-way, put in a meter pit where the City says they want it and maintain it in the future. Plus, whoever would own it in the future would have to maintain it as well. At this point, all we can do is tell him what he needs to do and if he decides that he doesn't want to go to that expense then it is a dead issue. Scott asked if he should give him a rebar? Chairman Parry said if he wants to connect, then yes he gets a rebar. Sheila asked Scott if he would call Mr. Kreiser so that it is explained properly. Sheila said she would call him, but if he has questions, she will have him call Scott.

At this time, Sol Wolf asked Scott to give his progress report on the water line project. He said that things are moving along very well. He said with a project of this size, the complaints have been very minimal. He is quite pleased with what he has seen so far. They had 2 crews working the main lines, and have just added 2 service line crews recently. One of the main line crews has been removed and moved to another job, so we are down to 3 crews total. Crew number one, yellow crew, is pretty much done. The water main is in all of the streets. They were wrapping up Grant Street as of lunchtime today. There were some problems with property owners on this street as to where the property lines were and who owned what, but that has been taken care of. There was a gentleman at the end of Grant Street that indicated his property went into the right-of-way and posted signs to keep off the property. So instead of running his service line to his property, we kept in our right-of-way, which means he has to go further to, connect. With this street being complete, it finishes up Phase I of the project. The orange, which we are showing on the maps, is where the lines have been tested and where the service lines have been installed. Crew number 2 started at Kimmerlings Road and North 8th Avenue. They went down to Mt. Zion Road and then veered off on Narrows Drive to Weavertown Road. They have now come back up and working their way from Narrows to Mt. Zion Road. If they get bad weather, they will work on the side streets, because the State will not allow them to work on State roads in inclement weather. All of the borings are done, which is a good thing. Some of the areas didn't need the receiving pits, which was another good thing because they bored underneath and just stopped it and as they came down the road they picked it up. Today they started another mainline crew because they couldn't put any more service lines in, they were all caught up. This mainline crew just started Phase III today. We do have rebars out in 8th Avenue all the way to 7th Street and down 7th Street. This crew will take all of that. At this time, Tod asked what the testing

Water Project(cont'd)

procedure is. Scott explained this to the Board. He then asked how they can detect a leak or how do they know they have a leak? Scott said they have detectors that can pick up the sound of the water. Although, this can take quite a while to detect. Tod asked if the leaks are usually at the joint of the pipes or a crack in the pipes themselves? Scott said it is normally at the joints. It is very rare that you will have a cracked pipe. Scott indicated that they are doing somewhere between 1,000' and 1,200' per day of pipe. Service lines for Phase I, we should expect the latter part of March or the beginning of April, at which time, Sheila will release the notice to connect letters and the permit packets. He reported that they have job conferences every 2 weeks, where they sit down and go over the problems they have encountered and look ahead for the next two weeks and identify the problem areas. They had to make one change on Josephine Ann Drive. The PA One Call people came out and they marked the Cable TV, Electric and phone lines in where we were trying to put the water main in. We kept the water main in the grass as best as we could and then we had to veer off into the street before going back into the grassy area. Unfortunately, that is going to drive the costs up a little bit, but our hands were tied with the utilities being in there and not marked. Scott explained that in the design phase of the project they put in PA One Call so that they know where everything is located prior to the start of construction. With the exception of Mike marking the sewer lines, most utilities do not mark their lines, which is why we ran into this problem. They feel it is too costly to come out twice for the same project, so they neglect to do it for the design phase of a project. That is the only place that we had to make a change in the orientation of the main. Sol Wolf said he received a payment request from Marks and was wondering if Scott had a chance to review it. Scott said he did look at it and it should be OK to pay. The request was for \$585,196.25. The quantities were reviewed in the field by our inspectors and Marks. They actually keep quantities on a daily basis and at the end of the pay period they get together and go over the numbers and make sure they jive. This is then what they recommend for payment. This also includes the deduction for retain age. The retain age at this point is about \$71,000. He has been paid, including this payment, \$635,943.65. The original contract was for \$2,300,000, so we have about \$1,650,000 to go yet. Scott said their recommendation is for the Authority to approve payment. Tod asked what the count is now for the additional connections? Sheila said there are some that are wavering over whether or not to connect and some are just too far. So the number is pretty much the same as it was before.

One other item that Scott wanted to discuss about the water project was with the developers. The water lines are out to Briar Lake and Orchard View, so they have reached those milestones. They notified the developers that they couldn't connect yet until the line has been tested and turned over. Any damage that they may do to the line would be due to the City, not the Township. Basically, we are telling them to be patient until we get the lines tested and turned over.

Water Project(cont'd)

One other thing that the contractor is worried about is the stone washing out of the trenches in the North 8th Avenue and Maple Street areas because the grade is so steep. Scott said we could probably put cold patch in, but then we pay for that. The contractor is worried that if we stay with the stone and it washes out, they will have to replace it. We can't get hot patch yet because the plants aren't up and running yet, which is what we really should have. Scott said they are trying to push the contractor to do the final restoration right away and then it is a done deal. Tod questioned some of the hydrants that look like they are below grade. Scott said not to worry, these are waiting for the risers to be put in and then they will be where they should be. Scott again went back to the temporary restoration of the sides of the streets on Maple Street. What does the Board want to do? Chairman Parry said to keep an eye on it and if we have to make a decision before the next meeting, Scott shall make a decision based on his best judgment, but to keep pushing the service line installation in order to make the final restoration. He then said there is another area down on Narrows near Weavertown Road. It must have been a problem there in the past because there is a paved gutter in there. We will have to keep an eye on that one.

Sol Wolf mentioned that he and Sheila worked on various forms that will be used on the project once we start having to send out notices and have people connect. A copy of these forms has been given to each of you this evening. He asked if anyone had any questions or comments on these forms? If anyone thinks there are revisions that need to be made, speak now because these forms will be mailed out rather soon. Sol Wolf also said that they sent copies of all of these forms to Jon Beers at the City and we received a comment letter back from him.

Pertinent Issues

Sol Wolf asked Scott if he would like to report on the manhole relines and if the man got paid. Scott then said that we did not pay the man because the project is still not finished. Mike e-mailed him the pictures of the problem manholes and Scott called him and he is looking at them, and then will call Scott back. Scott feels he is going to balk at the situation. He basically told Scott that he wants to get out of this Township. He will be back sometime in May to finish the project. He confirmed with Sheila that he should be paid for all of the permacast relines that he did since those passed and seem OK. Mike checked all of the manholes that used the permacast after the other method was peeling off and they all seemed to be in good shape.

Sol Wolf then asked Mike about Wordon Alley. He asked if we are all finished with the exception of the restoration? Mike said we are all complete with the restoration except for a little bit over at the pool. He is going to wait until it gets a little warmer to see what grows. Sol Wolf then asked about the other property

Pertinent Issues(cont'd)

owners. How are their restorations holding up? Mike answered the same for this also, he will have to wait until it warms up and see what grows. He mentioned that they re-seeded one time and then went back and did some patches that they saw were not growing right and filled in the low spots.

The agreement between the Authority and Randy Pitt has been approved at last meeting and then he faxed his attorney a copy to review before he signed the original. The faxed copy of the agreement has been signed, so now we are waiting for Tom and Ron to sign the fax instead of the original.

There was a pre-construction conference for Briar Lake held at the Township building and everything seemed to go smoothly. He has not yet finished the minutes yet, but they will be completed by next week. There is nothing unusual about the plan, just your basic water and sewer service.

We are finishing up with the Orchard View final documents that have to be completed prior to the plan being recorded. We had to revise the one agreement because the ownership was changed from entity to another. He has now given us the legal descriptions for the rights-of-ways that we need to go through their lots. We want to make sure we have the right language in there with the right-of-way agreement. He asked Mike if he had a chance to go over the plot plans to make sure they are right? He will be dropping that off for Sheila tomorrow, so he will have to go over these as soon as possible. The agreement is OK, but he just wants to make sure that the right-of-ways are in those descriptions.

ENGINEERS REPORT

Water Extension

Scott just wanted to ask Sol Wolf if he had his meeting with Piazza of Countryside Mobile Home Park about their water connection? Sol Wolf said he had to cancel his appointment because he wanted to get together with his planner and attorney, then he will re-schedule. Scott said as of right now, they do have a connection in place for the mobile home park at their new entrance, which is Bauer Drive, not their existing entrance. Their consultant left Scott under the impression that they are planning a new line up Bauer Drive and then Tee off and pick up the existing park as well. Evidently, the water system within the park is going to remain private and will not be turned over to the City.

Plan Reviews

Orchard View

They looked at the final plans for Orchard View and he talked to Mike and Sheila and their recommendation is to approve those plans. We had three comments, one of which states a note be put on the plan saying they will enter into a legal agreement that would be recorded concerning the private easements through some of the properties. Other than that, we are prepared to take formal action on the Orchard View Development.

MOTION: Motion was made and second to approve the final plan for the Orchard View Development. Motion approved.

Tod then asked Scott a question about Briar Lake and the question about them looping the water line into Maple Street. In his daily running, he noticed that it seems that Marks has installed a stub there. Scott said they did install a stub going along East Maple Street where the stub will be picked up.

Joyce Street Sub-division

Chairman Parry said this is located one block south of Tunnel Hill Road between 31st and 33rd Street. This is a 2-lot sub-division that does not have any sewer laterals. They were told that they have to provide details of the sewer laterals and trench details. We are not at a point where we are looking for approvals yet. A comment letter will be going out on this one.

Ketchum Sub-division – Miller Street

Scott met with Mike and Sheila on this one. It is being proposed to sub-divide the single lot into 2 lots. A grinder pump that goes directly into the terminal manhole services the existing home. Everything else down from there is served by gravity. We are thinking that since all of the homes that are hi-lighted on the map have on-lot systems, if they were to connect, they would have to use a grinder pump, the sewer should extend all the way across the frontage of the property. Looking ahead, we thought the Authority might want to request a 2" line in here so that other people could connect somewhere in the future with valves placed at strategic locations so we don't have to cut the line to make the connections. Scott said otherwise, if we were not to do this, this particular home would actually have a private service line. Chairman Parry said he does not see that this is economically feasible to do unless the developer or owner is prepared to put the line in and maintain it. He is not in favor of us putting it in. Scott said the only reason we are looking at this is because if not, you are going to have a bunch of "spider webs" coming into this manhole, which we don't want. Parry then said it should become the developer's responsibility to take care of this. Parry asked how far along in the process is this individual? Scott said he is in the sketch plan process of the entire

Ketchum Sub-division – Miller Street(cont'd)

planning process. He also said his proposal is to run individual service lines. Parry said we already nixed that. Mike said he doesn't think that is a very good idea, but that is just his opinion. We don't want to come down the road in the future and wish we had done it right the first time instead of "Micky Mousing" it the first time around. In other words, he has to run the main or the sub-division does not go through. Sol Wolf said if he were to run the main, then it would be in our best interests to take ownership rather than he because if other people hook on, then he gets the income and not us. Parry said he thinks that a little bit more research has to be done before any more discussion is done on the matter. Along with this, we need to define the actions that are needed along with the ordinance requiring connection. Scott said we need to notify the owner of our position on the sketch plan as far as sewer goes. The system he is proposing just isn't going to work. If he builds it to our specifications, then the mobile homes could connect when they so desire, but then he would have to maintain it until we choose to take it over.

North 8th Avenue Pump Station

Chairman Parry reported to the Board that this Saturday, the Authority purchased the Zimmerman farm at auction for use of the North 8th Avenue pump station. Mike and he went to the auction. This eliminated having to bargain with Mr. Ill for additional lands for the pump station, plus the electrical problems would be eliminated. As the pump station is now, the line comes in the lane and then veers off to the left to get into the pump station. Now it can come straight in and it can go underground. This will eliminate the problems we have had with storms knocking out the power to the station because of the trees and the transformers. This will also give us room to maneuver. It is .9 acres of land with an old house on it that is in bad shape but livable. Mike mentioned that when he and Tod went down to the property the lights were on and feels someone should be notified. He stated that 10% payment has been made to the estate and settlement should be held in the near future. This will solve the problem entirely as far as the pump station goes. Sol Wolf said legally it had to be appraised by a qualified appraiser, which it was. Chairman Parry said it was appraised at \$65,000 and we paid \$65,000. Scott created an exhibit for the Board so they know what we were dealing with before. He went on to explain the exhibit. There are a lot of advantages to building the pump station on this new parcel of land because the grades are a lot better for the pump station itself. He went on to explain the reasons why. Scott mentioned that the house should really be demolished, as it is in bad shape. Chairman Parry said there is a really neat cold cellar under it that is probably holding the entire house up. Sol Wolf said it is important for the new members to know that regardless of what was happening in here, our existing pump station was old and inadequate and had to be refurbished. We are just lucky that the development came along that will have to upgrade the station or else we would have had to do it. Mike said that Tod had a question when they were down at the house tonight. He wanted to know how soon we would have to build the new station? Mike told him that we have a little

North 8th Avenue Pump Station(cont'd)

capacity left prior to Briar Lake getting started. He told him that Scott would have a better idea as to the number of EDUS left in the station. Scott said he does not know the exact number off hand, but he said we are running about 5 hours a day. Normally, in the design of a station, you don't want your pumps running more than 8 hours a day. There might be capacity left for another 50-60 EDUS. Sheila said she feels comfortable with Phase I of Briar Lake, but after that she is not sure. Tod suggested keeping the demolition of the house and other buildings for a winter project and then work on restructuring the new station. This would push it into next year's plans. We really wouldn't have to jump right into the construction now; rather, we have the land that is the important thing and then work as we see fit. Chairman Parry said it is a good possibility that we can do a lot of the demolishing work ourselves. With Briar Lake coming in this year, we should not see an appreciable change in the flow coming into the station this year anymore. Mike said he and Tod were talking about not pushing construction on this thing until we are ready in order to bide some time. Sol Wolf said he thinks we need to take some time to see what exactly the requirements of the pump station are going to be and be fully prepared. Scott then handed out some rough numbers that he worked up on the pump station. He tried to help people understand why the costs of pump stations were rising. The base cost for one of these pump stations that you normally build is around \$300,000. This is a standard Gorman-Rupp station with all of the accessories including the building, the pumps, the back up engines, fencing, some site paving that is pretty much it. But that is a new site or station. You are not working with any renovations. We don't have that here, we have an existing site. What he tried to do on the Ill site and Zimmerman, is to compare where we have savings and where we have additional costs and why the costs are the way they are for this particular pump station are so escalated as to what you are accustomed to seeing. He has made comments about the electrical service that is going to add \$30,000 to cost. We have intermediate flooring to mount the pumps on this site now, which will add about another \$25,000 for that. Bearing in mind that this site will now be a submersible pump station. We are totally switching the type of pump station that we will be going to. The wet well needs to be deeper because we are going to be in a wet area due to the creek, so rest assured, we are going to be pumping more, possibly 24 hours a day. We will have modifications to the existing service. We will have to put "dog houses" on the station. This is a manhole over a live sewer and you do this while the sewer is flowing after you get everything set on the manhole. You go back, you plug things up for a little bit and then cut the pipe out and are back in business. It takes time to do things like this, which makes you incur costs to do it. We have to put in a new force main because the current one is too small, so he put in some dollars for that. We have the retaining wall that we were going to put in which would have required us to obtain more land for easements. We are going to extend water back to the site so Mike can wash the pump station down, which he cannot do right now since there is no water available. There was some additional road widening, since the existing paving is pretty well shot, so we will overlay that. Chairman Parry said it is pretty much going

North 8th Avenue Pump Station(cont'd)

to be a wash, as there is a difference of \$24,500, but it still will be a wash. Scott wanted to make the Board understand that even with purchasing the property for \$65,000, we felt that the project would actually save us money by moving the it over here because of some of the things that we are gaining. Chairman Parry said by waiting to do this and the longer it goes, the prices are only going to go up. Plus the fact that Mr. Ill was not being very cooperative as far as obtaining the additional lands that we needed from him, so that could have potentially cost us more than purchasing the Zimmerman property. Plus the fact that by obtaining this property, it gives us the needed maneuverability that we have never had and makes the Wastewater Depts.' job a lot easier. Tod said this also gives us the opportunity to grow in the future in the event that the station would ever need to be upgraded again. He said it is very hard to envision without going to the site to see exactly what we are talking about. Chairman Parry said if you take this and stretch it out 10-15 years, we are getting quite a bargain. Scott said it boils down to the fact that the land actually only cost us \$28,000 due to the difference. Ron asked if we would be selling some land back that we will not be using that the pump station is on now? Chairman Parry said some of this would go back to the City. Mike said some of it would have to be maintained as right-of-way because we will still be using some of it. Scott said we currently have a 99-year lease with the City for this land. Scott said he has prepared a letter to the Authority, which gives the recommendation to the Authority on the purchase of the land in the event that in the future there is some question as to why this was done.

ASSISTANT MANAGER'S REPORT

Porta-Potty at residence request

Sheila said she would like to wait until Sol Wolf is back at the table before we act on this request. Ron said there should be no discussion on this, as it is not allowed.

MOTION: Motion was made and second to deny the request for the placement of the Porta-Potty. Motion approved.

PACC Purchase – Resolution 05-2004

This is the resolution that we discussed at the last meeting. Chairman Parry said it looks like it was everything that the gentleman said it was. Sheila said this would be Res. 05-2004. She spoke to some of the other managers and they assured her that they have done this before and it is everything that they say it is. Chairman Parry asked Tod if he had a chance to go over the information since he is in the business. Tod said he and Mike had a lengthy discussion on this today. He said that his first question was about the \$7,500 that was to be given for the 1996 Chevy trade. The book is showing \$7,035 which he thinks should be traded in and be done with it. The next thing Mike and he and Bob Keeney discussed was the warranty. The face

PACC Purchase – Resolution 05-2004(cont'd)

warranty is 3-year, 36,000 miles bumper to bumper. His question about this is about the extended warranty concerning the transmission. Is the extended warranty over and above the base warranty of 3 years or is it included in the 3 years? He got his answer, which is that you have the 3 year, 36,000 mile bumper to bumper and then you have the 5 year, 100,000 miles on the engine, which is an International engine. Chairman Parry asked if the bumper-to-bumper warranty then falls away? Tod said after the 3 years, yes, the bumper to bumper goes away, you only have the engine warranty which is 5 year, 100,000 mile warranty. There is also a \$100 deductible that comes in after the 3rd year for any engine repair. To go a little further, Mike and he agree, for the base care which is 6 year, 60,000 mile warranty, it is an additional \$2,585, with a \$50 deductible. Parry asked if this is bumper to bumper? Mike said it covers 84 components. Tod said they went over all of this with the salesperson and the 6 years starts with day one. The engine only picks up another year, but the deductible drops from \$100 to \$50. He verified with the salesperson that you do not have to take this back to this Ford dealer, it follows any Ford dealership. Through his experience, the electrical part, the new vehicles are so much electronically driven vehicles that this has an electrical ignition module. He said theirs at work is the actual brains of the car. You can spend up to \$1,000-\$1,500 for one of those modules if you have to replace them. In their type of environment that they are going to use the truck for, he just thinks it is worthwhile getting the extended warranty. The gentleman said that the City of Reading, with all of their vehicles, gets the same type of warranty, the extended warranty. It is relatively cheap spread out over 3 years. When you look at the mileage, we really aren't going to be putting a lot of miles on the vehicles, which is why he feels we should go ahead and get the extended warranty, bumper to bumper. This would add an additional \$2,585 to the cost of the vehicle. Chairman Parry said it sounds like he did a lot of homework on the program. Mike said if the transmission were to go out, a new one would be \$3,500, where if we have the extended warranty, it would only be the \$50 deductible to replace it.

MOTION: Motion was made and second to approve Res. 05-2004, the purchase of the vehicle through PACC, which includes the \$7,500 trade-in, along with the 6-year extended warranty. Motion approved.

Tod asked if this includes the utility body? Mike said it does not. Tod said that it what he wants to make sure that this is what the Board understands, that the PACC contract does not include the utility bed and crane. The Board agreed that this was still a good deal for the Authority. It was asked if the Township would want the old truck? Sheila said at one time, Ed had questioned what we were going to do with it, but nothing more has been mentioned about it. It was suggested to tell them what we are getting for a trade and if they want it and are willing to match the trade, they can have it. Sheila said she would mention the trade amount to the Township at the next meeting. Mike also said that he was told as soon as the chassis comes in, they need payment or we will get nailed for another \$300 in interest. They will not

PACC Purchase – Resolution 05-2004(cont'd)

take our truck on trade until the entire package is together and then do the title transfer. But we still hold the \$7,500 back from payment.

Pertinent Matters

Sheila said she would like to give an update in the water project from the office standpoint. She said it has been going rather well for the office staff. She mentioned that the communication between Scott's office and inspectors and Marks' has been very good. One of the big complaints is the fire hydrants, the people just don't want them any where near them. She said we usually only hear the complaints and she wanted the Board to know that we are now hearing the good things and how happy the people are that they will be able to connect soon. Chairman Parry asked Sheila if it is really necessary that the notice to connect packets go out certified mail? She said yes and Sol Wolf said the same thing. He said you know you are going to have a certain number of people that are going to say they never received their notice. So by having it mailed by certified mail, we know if they received it or not. Wolf said they might decide not to pick it up at the Post Office when they get the certified notice, but then, by law, we can send it be regular mail because we have proved service since it has been marked by the postal service that they refused to pick it up. Chairman Parry and Vice Chairman Demler both said they can be handed theirs instead of spending the money to mail them. Ron agreed and asked his to be handed to him as well. Sheila commended Scott on the guys they have working in their office because they seem to be making the residents happy. Sol Wolf said the inspectors as well are keeping the residents happy by answering their questions honestly and in a timely manner. Chairman Parry said that is a nice thing to hear.

SEWER DEPARTMENT REPORT

Chairman Parry asked if they are back on the vacuum and cleaning program again? Mike said they did all of the pump stations last week and cleaned all of the grease out then dumped it at the landfill. It was a little over a ton of waste. They are actively opening up manhole covers getting ready to clean again. We found that we have a lot of lost manholes, about 8 of them. Next Wednesday, we are having the camera guy come in to find them. They weren't able to get them in last year, because we ran out of time. Tommy is out at Orchard View. They have about 2/3 of the lines in put there and will probably finish tomorrow with the main line. They met about Briar Lake and right now they are waiting for shop drawings.

Next they discussed the project off of North 25th Street, Valspar Project. Mike asked Jeff if they could do something with this project that would eliminate the Hillside Drive pump station. Scott said they are getting the topography together now to see if this can be done.

SEWER DEPARTMENT REPORT(cont'd)

Sol Wolf had one more item to discuss. He went on to talk about the budgetary items and the water project. Scott needs to give us the bills for their part. We have paid Marks for some of their work till now. For the right-of-way agreements, we are just paying everybody and then submit for reimbursement.

With no more business for the good of the Authority the meeting was adjourned at 9:50 PM.

Respectfully Submitted,

Tina M. Haser
Recording Secretary