

THE MINUTES OF THE CORNWALL BOROUGH, LEBANON COUNTY
MUNICIPAL AUTHORITY MEETING HELD
MONDAY, OCTOBER 20, 2008 AT 7:30 P.M.
IN THE CORNWALL BOROUGH OFFICE

The meeting was called to order at 7:29 P.M. by Chairperson Kathleen Schaeffer.

MEMBERS PRESENT

Bruce Conrad, Jeff Marley, Kathleen Schaeffer, and Donald Bemesderfer were present. Solicitor Weiss, Engineer Jonathan Beers; and Water/Sewer Superintendent Michael Rider were also present. Dale Waltman and Barbara Henry were unable to attend.

PUBLIC INPUT

Mr. Jon Beers, acting as a representative of the City of Lebanon Authority (CoLA) informed the Authority that the sewer capacity agreement was approved, but has not been signed by members of CoLA; he did have a check totaling \$171,900.00 for the sewer capacity which was sold back to CoLA and he presented it to the board.

Mr. Louis Hurst and James Kraybill, attended as representatives of Alden Place. Mr. Hurst was also speaking on behalf of Cornwall Manor in the absence of Paul Weidman. Mr. Hurst came to this meeting to ask some questions pertaining to the water pressure issue and inform the Authority that he is undecided at this time whether or not to incur the cost associated with the latest Gannett Fleming pressure study. The Authority had previously decided it was not fair to incur greater costs for the sake of the residents in these developments. The Authority decided to stay with the Gannett Fleming study of 2004.

APPROVAL OF MINUTES

Bruce Conrad made a motion seconded by Jeff Marley to approve the minutes from the September 15, 2008 regular meeting as submitted. MOTION passed.

CORRESPONDENCE RECEIVED

A letter was received from Calvania, LLC the owner of the Alden Barn requesting permission to install a booster pump. The Authority allowed the temporary installation of a pump for the Barn's open house. Don Bemesderfer made a motion seconded by Jeff Marley to approve the installation and utilization of the booster pump. MOTION passed.

The Authority received letters from residents Tim Nguyen, who lives at 146 Norway Lane and Fred Massar of 125 Rexmont Road. Both residents had water leaks and are requesting relief for the cost associated with the excess sewer flows. CoLA has approved the amounts, which is a condition for this Authority's granting exoneration. Barb Henry will write letters to the residents informing them of the Authority's decision to issue credits reflecting the amount of the excess sewer flows.

TREASURERS' REPORTS

Jeff Marley made a motion seconded by Bruce Conrad accepting the treasurer's reports for September 2008. MOTION passed.

BILL'S PAYABLE

A motion was made by Bruce Conrad and seconded by Jeff Marley to approve the disbursements as follows: water fund disbursements for the period of September 15, 2008 – October 20, 2008 totaling \$ 38,041.23; sewer fund disbursements for the period of September 15, 2008 – October 20, 2008 totaling \$ 15,053.62. MOTION passed.

ADMINISTRATORS' REPORT

After some discussion, a motion was made by Bruce Conrad with a second from Jeff Marley to accept the administrators report. MOTION passed.

Authority representatives Mrs. Schaeffer, Bruce Conrad and Barbara Henry met with Susan Gantz to discuss USDA programs and grants available for the construction of a new building. After reviewing the information with the other board members, Bruce Conrad made a motion with a second from Don Bemederfer to have Barb Henry make application with the USDA for the 4.5% loan option which is available for 40 years. MOTION passed.

The revised water and sewer main extensions were given to the Authority. After a brief discussion, Solicitor Weiss and Engineer Beers requested the Authority table this item until they have the opportunity to meet with Barb Henry and do a complete review of the documents.

SAMUEL G. WEISS, JR. SOLICITOR

Solicitor Weiss told the Authority that at the CoLA meeting last week the agreement to purchase the EDUs was finalized. A copy of the signed agreement will be coming.

North Cornwall Township sent a letter and agreement for the Dairy Road Force Main replacement to the Authority. The Authority is obligated by prior agreements to share the cost for repairs and maintenance to the Dairy Road Pump Station. Solicitor Weiss reviewed several points with the Authority which included; 1) the percentage calculated to pay is correct for the capacity flows which Cornwall contributes to the pump station 2) is the total amount comparable with actual cost. North Cornwall wants Cornwall Authority's money before going out to bid on this job. This line has had several breaks and it is urgent that the force main be dealt with prior to another break and possible action from DEP. Solicitor Weiss, Engineer Beers and the Authority discussed the options and details in great length. Don Bemederfer made a motion with a second from Bruce Conrad that the Chairperson sign the agreement with North Cornwall Township with the following conditions; 1. The Authority will be provided monthly information regarding disbursements from the project account; 2. North Cornwall Township Authority must promptly provide detail regarding what is included in the project costs; 3. North Cornwall Township Authority will agree that the monies to be paid into the project account will only be transmitted after North Cornwall Township Authority receives bids and indicates its intention to award. MOTION passed.

AUTHORITY ENGINEER

Jon Beers told the Authority he had reviewed the information Mike Rider received from Power Safe and Innovative Technology. These two companies sell surge protection equipment. Power Safe's quote was \$8,900.00 and Innovative Technology's quote came in at \$4,400.00. This is surge suppression for both the power and telephone lines. The pricing difference is because Power Safe covers each component individually and Innovative Technology is covering just the lines. The pricing is for equipment and does not include installation. Mr. Beers is suggesting this item be tabled until a decision is made on up-grading the telemetry system which could change the protection required.

Mr. Glenn Kresge approached Mr. Rider about relocating his mothers' service line and his own. These homes are located beside the Rt. 419 tank. The service line is tied into the main on Alden Way. Each home is individually metered. Currently the service line is 500' of plastic pipe, unmetered. His service could be moved to tie into the 12" Authority water main which runs up the hill from Rt. 419 to the tank. This move would benefit the Authority since the line is unmetered from point of connection to the home and benefit the Kresges as well. Mr. Beers proposes each home have its own service line, curb stop, and meter pit. The Authority will pay for the tap and set the curb stops. Mr. Kresge would be responsible for the cost from the stops to the houses. Mr. Beers wants copper line run to the meter. Mr. Kresge's mother should have a meter pit installed. Nothing can be done until Mr. Kresge obtains a written easement agreement with Mr. Hurst. This agreement should be recorded.

MIKE RIDER - WATER/SEWER SUPERINTENDENT

After some discussion, a motion was made by Bruce Conrad with a second from Jeff Marley to accept the water and sewer report for the month of September. MOTION passed.

Mr. Rider explained to the Authority that the transmitter took a hit during the September 9th storm and it needs to be replaced. Mr. Rider has a quote from Rosemount for \$1,952.00 to replace the damaged unit. Ray Lonergan used a spare transmitter which is working for now. The spare transmitter could not be tuned to the correct settings. The replacement should fall under the lightning damage claim. Jeff Marley made a motion with a second from Bruce Conrad to purchase the Rosemount transmitter for \$1,952.00. MOTION passed.

NEW BUSINESS

A reminder was given to the Authority that there will be a vacancy on the board effective January 1, 2009 since Dale Waltman is not seeking reappointment. Mr. Craig Cook is interested in filling the vacancy. He was interviewed last year by Council and Authority members for another vacancy. The Authority will recommend Mr. Cook to Council.

A meeting was scheduled for October 21, 2008 at 2 p.m. with Architect Bob Hoffman to start the new building design process.

ADJOURNMENT

Bruce Conrad made a motion seconded by Jeff Marley to adjourn the meeting at 9:38 P.M. MOTION passed.

Sincerely,

Barbara L Henry
Recording Secretary

Notes taken from the Authority minutes of October 20, 2008 as spoken by Louis Hurst, Alden Place.

Here to discuss the pressure situation at Alden.

Paul *Weidman* could not make it tonight. He had a conflict with another meeting. We did meet so I'm speaking on both of our behalves. I'm going to share our thoughts with you, whether a decision is made or not, and I think he would like to be part of that.

I don't think we were in front of you since the final cost analysis was done for the Gannett Fleming in the letter dated June 13th of 08. We had asked for *an* update on cost before we made our decision and that's what he gave us here.

In reading through that, there was a number here that I was wrestling with. It's the 340 units that he keeps referring to. That they did there cost analysis on and how they came up with there number of per year costs if we were to switch it over. I want to clarify, what we both did was look at our own actual numbers of units that are going to be switched to the high pressure side if we go that way. They came up with 340 units, in actuality we are talking about 264 units. Some of the discrepancies, Cornwall Manor - they were using 128 from the original plan, they have done some reshuffling of lots and they're down to 121 units. Alden Place - the amount of units that would be getting switched to the high pressure side is 143 which makes a total of 264. Now I think the biggest discrepancy is when Gannett Fleming did this they took the entire community and in the early conversations that we were having Jon had suggested that Alden Way would not be apart of the high pressure system and we had agreed that we would put booster pumps on all those units. That consists of 56 units, so if you add the 56 and the 264 your up to 320. You add the 7 reduction that Cornwall Manor had, so were getting close to the 340 number. There could have been some miscounts. Any way, what I simple did was use simple math. The \$2,700 number, that they were using as extra cost; if you divide that by the 340 units it amounts to \$7.94/year per unit. If you times the 7.94 x 264 which is in actuality what it is, you are down to \$2,096 dollars. It is about \$604.00 higher using the 340 units. I wanted to clear that up for the board that in fact that number is wrong.

The units on Alden Way were not originally earmarked for booster pumps. In actuality if we were to go with the '04 report the amount of booster pumps that were necessary above the 610 elevation line was 45. That was all we would have had to put on the low pressure side. There were some that were ear marked on the high pressure side in the interim, until the high pressure actually gets to there, there's a bunch of those. We would have actually put on 11 more booster pumps then what was shown in the '04 report. That's just to clear up the numbers.

Paul is in a little different position then we are. His position isn't going to change for quite some time. We are the ones that are trying to bring this to resolution because this is affecting us now. He told me to tell you this, that he's not really interested in doing much at this point and time because he's years down the road and unfortunately, in the market place were in who knows how many years that's going to be.

Now I think that I had shared with the board, that in the event that we do this I may be proactive.

If I can make arrangements with Cornwall Manor to allow me to install, because we are within 500-600 feet roughly from where we abut to their property line to actually get to where their piping is now. If we were going to do this, I was going to be proactive and move ahead on that at our costs. He would agree to then reimburse us for our costs when they get into that phase. That is a decision we haven't made yet. That could even be possible and maybe now's the time to ask that question. Jonathan, if we were just to let everything as it were, from day one stay with the '04 report, if we still wanted to go and hook into that high pressure side earlier than they are, is that an issue? Because what that would eliminate us from doing is spending money on booster pumps (and we have a fair amount of those houses built already) that we could be serving with high pressure that ultimately were going to be high pressure either way. Are there any issues with that, if we were to connect with that, and do that now?

Jon – I don't think there would be, because some of those homes were to have booster pumps temporarily.

Louie – If we decide not to be proactive, then we go back and put the boosters on them temporarily, until the high pressure comes, whenever Cornwall Manor installs the lines to connect to ours. I mean, when we look at the economics of it all, it maybe to my best interest to put the line in and get it done. Then there is never a switch over from booster pumps back to high pressure.

Jon – The system is still going to be constructed the same no matter which way you address this issue. It's not like you would have put pipe line in that is going to be wasted. Down the road it is still going to be needed. I don't see any problem with it.

Louie – We've been doing a lot of testing on our own. Just to see where we stand. Looking at the '04 report and what Gannett Fleming thought the projected pressures would be and from the report I can tell they estimated somewhere in the 35 range. They're very close. I think the lowest one we found in the system, that's going to stay on the low pressure side, and that was not earmarked for a booster pump is 32 lbs. We have a couple that our right at 32lbs. That's the lowest one we've gotten a reading on. We are sitting here saying maybe we just go back to the '04 report and let well enough alone. We're really wrestling with the idea of paying this.

I guess the last thing that is in the Gannett Fleming report that we want to mention here from a legal standpoint is this something that can be done. That's kind of where we are at, and I guess if the board's position is still that, then we just have to make a decision. I really feel Paul doesn't want to move on anything right now because it is years down the road for him to have that negative impact. I don't know that they want to deal with that issue at this point and time. That would put all of it on us. Our owners are not ready at this point to step up.

Bruce – In listening to you talk am I to take it now that Alden is not interested in going ahead and paying the extra cost?

Louie – As we sit here, right this minute, we are ready to say yes we're not ready to do that. We are meeting the minimum standards of the report. We're not ready to enter into an agreement that would be forever. If the board has something that they wish to offer differently. At this point I can understand Cornwall Manors position. They're years down the road. They have a lot of infrastructure that's not built and there doing this in phases. Until they're near the end of their project only then would the loop to make the whole thing possible.

Jon – The people that have the pumps installed, are they pretty well satisfied?

Louie – Yes, we've only installed the ones that didn't matter which way we go here, they're the ones on Alden Way. We've tried to contain this within our community, you always have some that are well satisfied with the poundage's that are there, you have those who are not. I am trying to avoid as much of that as possible.

Kitty – I think we understand where you are at this time, and well have to discuss whether we want to change our position in any way

Louie – The only other question that came to my mind, when I think of a pump pumping, I think it doesn't matter if its pumping to us, or pumping to high, or pumping to low, but I think Jon said the one pump handles everything at least once; I didn't know if there was any cost savings off of the low pressure system.

Jon – There's one pump on Cornwall Rd that pumps the whole lower system. Then there's a pump over here at the Borough Garage that pumps the higher system. That's why they would be paying the extra expense. To get it up to the higher system, because that's where it would be drawing. It gets pumped in and it gets chlorinated a second time as well over there.

Kitty - We will talk about this and well get back to you.