

The Municipal Authority of the Borough of Lemoyne

510 Herman Avenue, Lemoyne, PA 17043

(717) 737-6843

Tuesday May 10, 2016 Municipal Authority Meeting

The Authority met in regular session at 6:08 p.m. at the Wastewater Treatment Plant with board members Lori Hegedus, John Judson, Sam Leach, and Daniel Green in attendance. Consulting Engineer Matt Todaro, Deepthi Kalyanam, Solicitors Henry Coyne and Austin Grogan, Plant Employees Charlie Moll and Tim Travitz, and Borough Manager Robert Ihlein were in attendance. On April 12, 2016 the LMA went into Executive Session from 7:01PM until 7:09 PM to discuss potential litigation. No action was taken in Executive Session.

Minutes were approved from the April meeting.

No citizens or visitors.

Lemoyne Borough Manager's Report

1. Collection and Conveyance System Operations:

Systems have been functioning normally and routine maintenance is being conducted at the pump stations. No major malfunctions to report.

2. Treatment Plant Operations:

No permit violation issues to report.

Staff is continuing the effort to assemble an "Operations and Maintenance Plan" for the plant. The plan will cover the various stages of the liquid and solids processing functions and will include information from the O&M documents for individual components. This effort will take several months, and Entech Engineering is providing assistance. Staff is also setting up a regular schedule of training for staff on various pieces of equipment, processes, and safety.

3. Authority Projects:

Treatment Plant Construction

Almost all of the items on the punch list submitted in September have been addressed by Quandel. Quandel has been on site to help tie up a number of loose ends on various pieces of equipment. Matt Todaro of Buchart Horn has also been very helpful in solving various issues.

IDI returned to the site to coordinate the technology and the primary BNR process. GES has been on site to bring all the monitoring and control functions together.

GES has submitted two separate proposals for automation systems. The first was for the purchase and installation of the Main PLC memory upgrade. The proposal is for \$6,080, and the Authority discussed this last month. Mr. Ihlein believes the need to do this has been established.

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Second, a new support agreement proposal has been submitted. This was requested by Heath Edleman, the Borough's consulting engineer. He sees a need for ongoing service work over the next 12 months, as well as some special projects. This would be a "technology maintenance" expense that I will discuss with the Sewer Committee of Council.

Staff has been working to implement other identified projects, such as rebuilding of the Raptor screening and grit removal piece of equipment. We are looking to create a proposal to bring potable water to this area of the head works and other locations where the use of plant process water is not advisable due to fine suspended solids.

4. New Connections:

- a. Request by Joe Katkocin – Mr. Katkocin is almost finished with the construction of 2 new houses on Herman Avenue across the street from the pool. Borough staff will inspect the grinder pump installations and final connections.
- b. Artis Personal Care Facility – This 64-bed memory care unit is scheduled to be constructed on the northeast corner of 12th and Indiana Avenue. The land development plan has been approved, and a building permit is pending. They will construct a privately-owned pump station that will connect to a manhole near the intersection. Based on their information, Mr. Ihlein has calculated they will require a capacity of 25 EDUs. They have been sent a letter to that effect, but have not paid the Tapping Fee of \$87,500 yet. The Authority will need to pay to have a lateral extended from the nearest manhole to the nearest point of connection on the customer's property. The engineer for the Authority will need to get involved at some point to make up a plan and specifications for a contractor to follow. Borough staff will implement the installation.
- c. Vacant parcel on North 12th Street – A local multi-family housing project developer has submitted a sketch plan for a 35-unit apartment building on the 4.5 acre parcel just to the north of the Artis property. The plan was reviewed by the Borough Planning Commission in April. The property is zoned Office/Residential, and this use is permitted. The applicant has not indicated if they will move forward with their plans.

5. Administration:

- a. Memo from Borough Council to do a Request for Letters of Interest for sale of the assets- Zachary Border and David Beasley have volunteered to participate on behalf of Council. There is potential availability of free services available through PA DCED to assist with the valuation of assets. On February 11 Council authorized Mr. Ihlein to prepare and submit the grant applications. A letter of request has been submitted, and he is waiting for a response. On May 5 Council authorized me to work with the LMA board and develop a request for proposals and seek out consultants.

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b. In the past couple of months the Solicitor for the Authority has raised some questions about insurance coverage for the Board. Mr. Coyne and Mr. Ihlein met with the Borough's insurance broker to be sure that the Authority does have coverage that they need. The insurance company has now issued a Certificate of Insurance specifically naming the Authority on the Professional Officials Liability policy of the Borough.

As authorized by the Authority, Industrial Appraisal Company began their site visit this week to document all of the new equipment on the treatment plant property and determine a replacement cost value for insurance purposes.

In the meantime, the insurance broker has determined an interim value of \$19.3 million and will be notifying the underwriters. This will translate to an increase in the premium the borough will be paying for replacement property coverage.

c. The date of June 18th has been selected as the date to hold an Open House at the plant. The time frame is 9AM to Noon. Staff will be on hand to conduct tours around the property. Staff will try to have a brochure printed that will show a basic layout of the plant property along with a description of the treatment process.

Visitors

None

Engineers Report – BH's Deepthi Kalyanam

Activity This Period and Current Status

1. IDI, GES, Plant Staff and BH on-site the week of April 25th to address the outstanding issues identified on Lemoyne Borough WWTP – SCADA, Instrumentation, and Control Items list.
2. Received May 1st updated copy of Plant Staff's "Lemoyne Borough WWTP – SCADA, Instrumentation, and Control Items". Distributed copy to Prime Contractors for review and response.
3. Recommend LMA's Will Hesse partially pay \$75,000.00 of MBR's Final AFP. The release of payment represents work completed by GES. Quandel's Final AFP is still being held until completion of all outstanding items. Will Hesse mentioned that this has been done.
4. Assisted Plant Staff with investigation of the failure of RAS pump 2/3's mechanical seal.
5. Continued construction phase services.
6. MBR CORs No. 25 and 26 – to be further discussed during executive session with LMA's Solicitor.

Future Activity

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1. Continue construction phase services. When directed, process Electrical Contractor Closeout Documentation. Prepare Pennvest Payment Request.
2. Continue work on addressing “Lemoyne Borough WWTP – SCADA, Instrumentation, and Control Items” with all parties.
3. General Contractor’s AFP No.27 – hold until process performance test results can be accepted and all their associated “SCADA, Instrumentation, and Control Items” are completed.
4. Electrical Contractor AFP – partially hold until all their associated “SCADA, Instrumentation, and Control Items” are completed.

Collection System Flow Data Management (90002-09)

Activity This Period and Current Status

None

Future Activity

None.

PennDOT Route 83 (90002-11)

Activity This Period and Current Status

1. Submitted final invoice to PennDOT’s Karl Wink for reimbursement and closing.

Future Activity

1. Recommend LMA continue to hold PACT’s AFP partial payment until PennDOT’s Karl Wink approves final contract amount.

NPDES Permit Renewal (90002-14)

Activity This Period and Current Status

1. None.

Future Activity

1. Correspond with DEP as needed.

Chapter 94 Report (90002-19)

Activity This Period and Current Status

1. None

Future Activity

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1. None.

Herman Avenue Connections/Artis Connection Planning Module (90002-20)

Activity This Period and Current Status

1. None.

Future Activity

1. None.

Retainer Work (90002-RT)

Activity This Period

1. None.

MBR requested substantial completion certificate for August 21st 2015. Matt Todaro suggested that the Authority approve substantial completion. A certificate has been presented to the Authority for this item. Dr. Judson moved to accept substantial completion for MBR. Lori Hegedus seconded the motion. The motion passed unanimously.

Treasurers Report

Will Hesse gave his report. The debt balance as of April 30, 2016 is \$17,912,892.66

Payment of Bills

2016

Construction

NONE

2016-04

Operating

PennVEST Bank Loan	71398	\$ 38,858.53
First National Bank	2011 Series	\$ 111,502.00
Buchart Horn	Retainer	\$ 2000.00

\$ 152,630.53

Dan Green made a motion to pay the operating bills. The motion passed unanimously.

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Solicitors Report

Mr. Coyne will hold his report for executive session.

New Business

Bank Accounts

Will Hesse expressed frustration with First National Bank. MidPenn Bank is interested in our business and offered a slightly better interest rate. That being said, First National Bank seems to require the LMA to have a deposit account. Will Hesse will look into that for the LMA.

Dr. Judson stated that he will be leaving Lemoyne and will need to be replaced on the board beginning in June.

Old Business

WWTP Sale or Lease (Asset Evaluation RFP, Financial Counsel RFP)

Will Hesse mentioned that it might be prudent for the LMA to have a financial advisor for the sale/lease of the plant.

Planning Meeting

The LMA had discussed a planning meeting with Borough staff. Will Hesse mentioned

The Authority went into Executive Session at 7:03 and came out of Executive Session at 8:25 to discuss potential litigation.

Meeting adjourned at 8:26 PM.