

**Washington Township Municipal Authority**  
**Business Meeting Minutes**  
**July 6, 2021**

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Chairman D. McCarney opened the Meeting in the Public Meeting Room at 7:17 PM. Others present in person were Board members D. Parks, S. McCleaf, D. McLaughlin, as well as Manager S. McFarland. Also present were S. Trinh, Solicitor, P. Boggs, GHD, and J. Schorn, Director of Utilities. A. Geesaman was expected.

The Manager explained that he had scheduled a Zoom Meeting and no one had called to inquire about the option, but he would be using it to record the Board's meeting for audio and video.

**Agenda**

The Agenda was approved as presented on a D. McLaughlin, D. Parks motion (4-0).

**Minutes of June 15, 2021**

The Board reviewed and approved the Minutes of the June 15, 2021 meeting on a D. McLaughlin, S. McCleaf motion (4-0).

A. Geesaman and D. McLaughlin abstained from the vote because they were not present for the June 15<sup>th</sup> meeting.

*A. Geesaman had arrived during the discussions.*

**Engineer's Proposal – Brookdale / Greenridge**

P. Boggs was at the Board meeting, following several prior meetings and discussions with the Board and WTMA staff regarding the path and design of the proposed water line connecting Brookdale Treatment Plant to Pine Hill Tank. He explained that GHD had boiled down the alternatives to three options, identifying them as options A, B and C. He brought a Presentation with the existing lines, and the three proposed upgrades.

He briefly summarized the entire Brookdale / Pine Hill Water Line project composed of:

- Remove Greenridge tank and the associated pump station and controls due to its limited size
- Build a new pumping station at the Pine Hill Tank, which would then pump through a new line and tie into existing infrastructure on Mentzer Gap Road to push water to Tall Tank.
- Construction of a new line to serve as a dedicated feed line between Brookdale and Pine Hill Tank

The Board reviewed the map of the section of Water system and clarified the locations of what currently exists in the system and asked many questions. P. Boggs explained that the purpose of the night's meeting was to discuss the alternatives for the construction of the feed line between Brookdale and Pine Hill, review various cost estimates and decide on a path so the engineering can move forward.

He began by presenting Option A. He explained that Option A had been their recommendation following their study and had formed the basis of their initial proposal. Option A would have a new section of 12" pipe installed between Brookdale and Old Forge Road, replacing a section of 8", would tie into existing 12" and would then use existing pipes to get water to Pine Hill. In this scenario, the first 'customer connection' would be at Old Forge Road. Water would get to and from the tank through the same line(s), which is how it works now. He added that if Hess II were ever brought on line, the 8" section would be a constricting point.

He changed the slide and moved onto Option B. He explained that there had been some initial misunderstanding and although Option A did not have connections to it as currently used, the use of existing line was problematic for the WTMA. He explained that once GHD understood that the WTMA wanted a dedicated line from the source to the tank, with no current or future connections, which did nothing but feed water between the plant and the tank, a new design was conceived. He presented Option B, explaining that a new 12' line would be installed from Brookdale all the way to Pine Hill tank, but the current supply/distribution lines would remain for future connections between Old Forge / Mentzer Gap and the Pine Hill Tank, as well as continuing to serve the Boulevard. The first 'customer connection' would be at, or after Pine Hill Tank, which would allow the WTMA to take advantage of the chlorine contact time in the entire length of pipe, and would assist with higher levels of chlorine injection once additional pumps and capacity are added without the need for an onsite chlorine contact tank.

The Board questioned the impacts Option B would have regarding water pressure, fire flows, future development and other topics, comparing them to Option A.

P. Boggs then presented GHD's Option C. explaining it was a hybrid between A and B. He explained that Option C would use parts of the existing supply lines to the tank, but would prevent water from flowing back through the existing system, but forcing all of the water to supply Woodcrest to be pumped from Pine Hill which would tie back into the existing line in Beartown and feed down through the line at the abandoned Greenridge tank/pump station.

He explained that the part of the project from Pine Hill to Beartown is the same for all three options and will be new line regardless. He explained that the water that currently feeds Woodcrest already follows that path, but in the event of a large water demand for a fire in the lower section there is an alternative path to supply additional water in the event if a large, sustained residential fire. He explained that GHD has concerns about Option C.

P. Boggs proceeded to discuss the cost differences. He explained that they used the projected costs of the original proposal, which is Option A as a baseline, so there is no additional cost for that. He explained that Option B would add an estimated additional \$1,500,000 and Option C would add approximately \$315,000.

The Manager explained to the Board that he and J. Shorn had met with P. Boggs and D. McCarney to discuss some of the issues and although he acknowledges that Option B is the best one, he was advocating Option C with some additional valves and vaults that could be manually or automatically opened in the event of a fire. He also noted that it was not the perfect solution but while adding an additional \$35,000 for each vault and valves and the needed controls if automation was desired, he as concerned about the cost.

D. McLaughlin questioned the various advantages of placing a new line while allowing the existing line to remain. The Manager explained it would allow all of the existing system to be supplied with water from Pine Hill through the existing system, Brookdale would be filling it at the same time without claiming a portion of the distribution system for a dedicated supply line.

D. McCarney and P. Boggs expressed their concerns with the potential weaknesses of the design of Option C with the Board. They also noted the many advantages of Option B, especially in the future when Hess and Brookdale Wels start pumping together and later, when II Well is brought on line and starts producing at 2-4 times what the Brookdale Filtration Plant is currently pumping. The Manager and the Board agreed Option B was the best alternative to meet the Authority's long term goals upgrade the existing line for existing customers and prepare for the increasing growth in the community, with the Manager reiterating that cost was his only reason for advising differently.

The Board, Manager and the Engineer continued to discuss the various options, logistics, and the pros and cons of each option. A. Geesaman questioned the benefits and needs for chlorine contact time before the first customer contact and the Engineer explained there is sufficient contact time for now and when Hess II began producing, the additional pipe contact time in Option B would likely eliminate an above ground contact tank at Brookdale. The Engineer explained contact time but there were work-arounds, such as a stretch of very large diameter pipe.

Everyone agreed that Option B was the best to serve all of the needs, but was expensive. D. McLaughlin asked the Engineer to review the cost estimates. P. Boggs explained that their original study yielded a cost of \$3.1 – \$3.5M, which is Option A. He reminded them that Option B would add approximately 1.5 million and Option C would add at least \$315,000 plus additional vaults, valves and controls if desired.

The Manager explained that his hesitation in the better alternative was strictly the cost and cautioned the Board that the project will significantly raise water rates. He explained that the funds will have to be borrowed, and the additional monthly principal and interest payments would be paid for from Operational

funds. He agreed that the best alternative was Option B, and the Board understood the impact of the costs. The Board also discussed the benefits of having GHD evaluate the Water Tapping Fee. The Manager explained that every new connection should likely be paying more to tap on and it is imperative that the WTMA collect those missed funds in the face of this project, noting that fees have not increased in more than 15 years.

S. McCleaf inquired what J. Schorn thought. He replied that he lives with Option A everyday and increasing the pipe size alone is not the solution. J. Schorn explained he supported Option B, and explained some of the daily issues that arise have that entire section controlled by a tank that is small and has dramatic level fluctuations depending on demand. Although the controls will be changed to a larger tank, he also explained that it is much easier to fill and control a tank with a direct line as opposed to through the same system that it then feeds when the supply pumps turn off. He also explained the impact leaks have when trying to use the system to supply the tank, noting he loses water before it ever reaches the storage tank.

There was extensive discussion about how, and how much, water would flow in the event of a large demand such as a fire in the different options and how the tank would be replenished.

D. Parks inquired about the best option with the most mechanical reliability and ease now, and in the long term. There was broad agreement that Option B would, because there would be no connections or breaks to the line between the plant and the tank. Water would then flow by gravity back down into the existing system as it currently does when the pumps are not running. C. McCarney explained he considers reliability and sustainability over cost, and the Board agreed.

After more discussion, the board concluded that the original goal was to move water directly from point A to point B and then on to a final point C, Tall tank. They agreed that the best way from point a, Brookdale Water Plant, to point b, Pine Hill Tank, is the direct line shown in Option B. They noted the cost is more upfront, but will be less expensive in the long run. A. Geesaman noted that it addresses all of the concerns about a transmission system when the capacity at Brookdale is increased in the future, as it will be sized and designed to handle the eventual flows from Hess II.

J. Schorn added that one of the other goals of the total project is to be able to supply more water more quickly to Tall tank. He reminded the Board that although the tank is 120 feet tall, the Authority doesn't have full use of that tank. At about 95 feet, some people start losing water and Boil Water notices are put in effect. He explained that it took several days to get Tall filled back up after the catastrophic loss at the Appalachian a few years ago.

The Board, P. Boggs, the Manager and J. Schorn all agreed that the direct line in Option B was the best choice. Discussions turned back to potential costs, and the Board ran through some theoretical amortization schedules, figuring the potential cost for a loan and considering that. The Board noted that

their original request for the project was ultimately Option B. Now that everyone is on the same page, the Board directed GHD to begin surveying and project design based on Option B as soon as possible.

P. Boggs broached that topic that their original engineering cost had been based on Option A, using some of the existing pipe. He explained that the expanded scope of the new line to be installed will increase some costs, such as surveying. The Manager added that HOP's and additional easements will have to be obtained, and it will expand the scope of the E&S controls needed. Another option was briefly discussed but was discounted and the Board reaffirmed their decision to have GHD use Option B in the final design.

P. Boggs explained that he will be returning to the Board once the revised Engineering Proposal, explaining that the scope of work has almost doubled, and the original Proposal for Professional Services was for \$43,415 for surveying. The request was tabled at the May 18<sup>th</sup> meeting pending resolution of the final path. He explained that they would like to get the surveyors in the field quickly to keep the project moving forward and was asking the Board to approve at least that part of it until he could re-work the final numbers and present them for approval.

The Board approved the Proposal for a cost of \$43,415.00 on an S. McCleaf, D. Parks (

P. Boggs explained the next step will be to get their surveyors, wet lands staff, and biologist out to begin their work. He explained the next phase will be a preliminary evaluation of design, and he will tighten up the project cost estimates incorporating the determined path of the new lines and report back. The Board thanked him.

### **Purchase Request – Water Meters**

The Manager presented a Purchase Request for the bulk purchase of Sensus Water Meters as part of the ongoing meter replacement program. The purchase would be for 200 3/4" Sensus meters and 200 MXUs at a cost of \$64,836 from L/B Water. The Manager noted that \$109,365 is in the Capital Budget for this purchase.

The Board approved the Purchase on an S. McCleaf, D. McLaughlin motion (5-0)

### **Miscellaneous**

The Manager presented copies of the Authority magazine to the Board that had been received in the office. He also explained that when the meeting adjourned, he had asked the staff to park the trailer and the new camera out back and invited the Board to see it. J. Shorn will lead the demonstration.

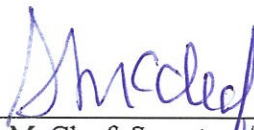
P. Boggs reminded the Board that there had been a proposal made by GHD to review the WTMA's Water tapping fees. It was presented earlier and tabled at the June 15<sup>th</sup> meeting until P. Boggs could attend. A. Geesaman located it and the Board reviewed it. The consensus was to move forward with the review as soon as possible.

The Board approved the Proposal from GHD to conduct an Act %& Tapping Fee Update of the Authority's Water System for a cost of \$20,000 on an S. McCleaf, A. Geesaman motion (5-0). D. Parks took a moment to thank the Manager for his voice in the discussion. D. McCarney thanked everyone for 'robust' discussion. The Board thanked J. Schorn for his input.

**Adjourn**

The Board adjourned at 8:47 PM on an S. McCleaf, A. Geesaman motion (5-0)

Sean McFarland, Manager, respectfully prepared these Minutes, and submitted them on this 20th day of July, 2021.

  
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S. McCleaf, Secretary/Treasurer