

**MINUTES OF REGULAR MEETING
OF THE BOARD OF THE
PLUM CREEK MUNICIPAL AUTHORITY**

A regular meeting of the Board of The Plum Creek Municipal Authority was held on March 19, 2024, at the Plum Creek Municipal Authority Business Office Building, South Manheim Township, Schuylkill County, Pennsylvania.

Board members present at the meeting were Jerry Weiss, Ryan Achenbach, and Mike Flynn Jr. Also, in attendance were Nancy Wesner (PCMA Office), Joe Zerbe, Jamie Lorah (SSM Engineering), Andy Marcano (ARRO), Keith Maley (Knight Security), Scott Heiland (Knight Security), and property owners Joe Haggerty and David Mengel.

Ryan Achenbach called the meeting to order at 6:00 p.m.

The minutes for the February 2024 meeting were accepted by motion of Jerry Weiss, seconded by Mike Flynn, carried by all.

The Treasurer's report for February 2024 was reviewed and accepted by motion of Jerry Weiss, seconded by Mike Flynn, carried by all.

Keith Maley (Knight Security) submitted a proposal for cameras at the wells and wanted to get a better understanding as to what the Board is looking for. Keith asked what the Board's biggest concern is at the sites. Mike Flynn said some of the concerns are security at the Wells, equipment should be outside due to the corrosion factor if placed inside the buildings, and wireless connection due to connectivity problems in this area. Keith said they have the ability to switch to whatever works - Verizon, AT&T, and T-Mobile. Mike said they would like a record time of 30-days and Keith said it would probably be on-site storage with the ability of remote access here at the office. Keith said they would keep nothing inside because of the corrosion and could put an outdoor weather enclosure to keep the equipment in. Keith said they will take the requests from the Board and revise their proposal.

David Kline (ARRO Water Services) submitted a written manager's report to the Board prior to the meeting: There are no water or sewer system violations for the month of February 2024. Copies of the following information have been submitted by ARRO Water Services to PA DEP on the authority's behalf – DWELR Report, Discharge Monitoring Report and Supplemental Reports.

In water operations, David Kline (ARRO Water Services) reported that:

- 2/6/24: Service line repair at 1468 Wynonah Drive.
- 2/13/24: Coordinate emergency power outage at Lake Wynonah. Checked all Wells after power was restored.
- 2/29/24: Service line repair at 1424 Stag Drive.
- Booster Station: Normal operations; nothing to report.

In sewage operations, David Kline (ARRO Water Services) reported that:

- There were 23 pumps done (16 HT and 7 Septic) for the month of February 2024.
- There was 1 tank test done for the month of February 2024.

Andy Marcano (ARRO) said they were able to find more leaks and those were repaired and currently for the past five/six days we have been running on two Wells.

In legal matters, Joe Zerbe said after the PENNVEST meeting he prepared two resolutions to adopt at tonight's meeting. Joe said Hannah (PENNVEST) made some suggestions because one of the resolutions talks about an assistant secretary which PCMA does not have but the By-Laws say that you could amend the By-Laws at any regular or special meeting. Joe said he was working with the office on filing two liens for properties that are going for Sheriff Sale.

Upon motion by Mike Flynn, seconded by Jerry Weiss, and carried by all, the Board amended the By-Laws in order to create the position of Assistant Secretary.

Upon motion by Mike Flynn, seconded by Jerry Weiss, and carried by all, the Board appointed Ryan Achenbach to the position of Assistant Secretary.

Upon motion by Mike Flynn, seconded by Jerry Weiss, and carried by all, the Board adopted the PENNVEST Reimbursement Resolution which is indicating that Plum Creek Municipal Authority (PCMA) can advance the cost of the project (Booster Pumping Station Improvements) from their own funds and then when PCMA gets paid by PENNVEST they can reimburse themselves.

Upon motion by Mike Flynn, seconded by Jerry Weiss, and carried by all, the Board adopted the PENNVEST Resolution to Borrow which is indicating that the Plum Creek Municipal Authority (PCMA) is resolving to borrow \$210,000 from PENNVEST in order to fund the project which is the Booster Pumping Station Improvements Project. PCMA is authorizing that PENNVEST is taking collateral on the revenue stream from the water system not the sewer system. It is authorizing the officers (Co-Chairman, Secretary, and Assistant Secretary) to sign the loan documents at closing.

Jamie Lorah (SSM) submitted a written monthly engineer's report to the Board prior to the meeting.

RECAP: Booster Pumping Station – Co-Stars proposals were obtained for the Booster Pumping Station replacement and controls, which include a Quadplex (4 pumps) Booster Pumping Station on Variable Frequency Drives (VFDs). A revised proposal was obtained from Kohl Bros in the amount of \$184,000 (not-to-exceed) in order to complete this work, which provided prevailing wage rates, as required by PENNVEST.

RECAP: Well Water – samples were taken at each of the Wells (raw water and finished water), as well as the Storage Tank, for Iron and Manganese. Samples will be taken on a Quarterly basis with adjustments made to the Klenphos addition as needed. Samples are also required for CO₂ at each of the wells to determine if the concentrations are high due to Aqua Freed treatment, etc. We had reached out to two (2) well drillers to obtain quotes for televising Well No. 3 to determine if we can locate the source of the bubbles and possibly mitigate this. This work has been tabled for now, due to improvements in water quality.

RECAP: PP&L 3-Phase Power: The Well pumps have been shutting down due to "current instability." PP&L has installed true 3-Phase Service at Well No. 6. The work was completed, and Kohl Bros modified the instability to 10%. Unfortunately, this has not completely resolved the Well Pump "instability," and the pumps have shut down several times over the past month. We have requested Kohl Bros. modify the instability to increase the tolerance level, and they will do so the next time they are in the area.

UPDATE: SSM is currently working on submitting work orders for the conversion to true 3-Phase Service at the other Wells and the Booster Station.

UPDATE: Proposals were previously obtained from Subsurface Technologies for Aqua Freed Process for Well No. 6 in the amount of \$43,545, and this work was awarded last month. This treatment work will occur in March, by request. Last month, the Authority voted to replace this pump with a larger pump on a VFD. A revised quote for the replacement of the pump and pump motor was received from Subsurface Technologies in the amount of \$12,035. The well is currently rated for 100 GPM per the DRBC Docket. A quote is also being obtained from Kohl Bros. for the installation of the VFD and controls.

A proposal was received from Kohl Bros. for VFD installation and accessories for Well No. 6 in the amount not to exceed of \$15,850 (this does not include the pump). Jamie Lorah (SSM) said you are going to have to replace all the controls to the pump. The existing submonitor that is at the site will not function with a VFD and will be removed. The Board has two options get the VFD and this new larger pump or the other option is to go with the 20HP pump that you already approved last month and not go with a VFD. The Board agreed to go with the 20HP pump that was approved at last month's meeting. Andy Marcano (ARRO) said currently if he sees the tower is full then at that point, he will shut off the well. Unfortunately, there are no high-level alarms at the tanks. Andy said if you decide to put a high-level alarm there it should also have an auto-dialer that will call the operator. Jamie said Dave Gettle (Kohl Bros) could provide a quote for that. The Board said Jamie should get a quote for a high and low-level alarms.

RECAP: We are recommending a review and possible revisions to the existing Emergency Response Plan relative to power outages and other emergencies. It was unclear last month who was responsible for coordinating the rental and set-up of emergency generators, and operational protocols during a recent power outage. SSM began looking into obtaining quotes for temporary generators that can be located where needed during a power outage.

Jamie Lorah (SSM) said she did get reach out to Cleveland Brothers who provides the portable generators. Jamie said she asked for two quotes for portable generators that you could run two of the wells and both would allow you to switch between 230 volts and 480 volts. You could use them at any of the locations. Mike Flynn asked Jamie to get a quote for a permanent generator at the Booster Station.

RECAP: Effluent Filter Backwash Pump – A proposal was previously obtained from Slaymaker in the amount of \$11,347.91 for replacement of the effluent filter backwash pump to include a new flooded suction pump. The purchase of this pump was authorized, but there is no new information relative to the delivery of this pump.

RECAP: the Alternatives Analysis was awarded to Barry Isett. A kick-off meeting was held this past month to review the information needs, the history of the project, etc. This work is expected to begin soon.

UPDATE: Sewer Needs Door-to-Door Survey: this work was awarded to AM Septic, and a meeting was held with Allen Madeira to review the plan. A notice was prepared to homeowners that this inspection work is to be conducted, and the survey was recently issued to begin this program. This work began this past month.

PENNVEST Funding Application

UPDATE: Updated pricing from Kohl Bros. was received to include prevailing wages, and the Resolution to Apply and Letter of Responsibility was completed and signed by the Board.

The PENNVEST Application was finalized and submitted to the agency, after holding several discussions and meetings with PENNVEST's financial consultant to confirm the financial sections of the Application. The first settlement meeting is scheduled for March 18th.

2023 LSA Grant Application

RECAP: A quote was obtained for the purchase of new MXUs, and radio read system from LB Water in the amount of \$257,967.39. Kentrel was contacted in order to provide the installation work under a Co-Stars Contract. The total cost for this system, with installation and 5% Grant Contingency, is \$350,708.81.

RECAP: In addition to the radio read metering equipment, we also obtained a quote for the leak detection system recommended by LB Water. The total cost for this project, including the radio read system and leak detection, with 5% Grant Contingency, is \$418,750.91. LB had their vendor perform the demonstration the week of December 5th in order to determine what the actual needs are for the leak detection system. For now, a budgetary cost has been included in the Grant application to include the purchase of this system. The LSA Grant Application was submitted to the CFA by the November 30th deadline. At this time, it is unknown when the CFA will be announcing grant awards.

Upon motion by Ryan Achenbach, seconded by Mike Flynn, and carried by all, the Board approved Robert Heaps Landscaping proposal to purchase the snowplow in the amount of \$750.00 and if he wants the bracket off the truck, he will have to remove it.

The Board reviewed the proposal from Robert Heaps Landscaping for \$2,500 to clear and clean up along the road to fence, removing all debris. The Board does not want to pursue this landscaping project.

The Board discussed the failed water line inspection at 2038 Wynonah Drive. The hot water heater was connected before the meter and the meter was installed in a non-serviceable spot. Andy Marcano (ARRO) said the meter is tight up against the wall and the vents for the heating air conditioning system is right up against the meter. The only way he found the meter was to follow the pipe. The Board agreed that the meter needs to be relocated and made accessible and the water heater needs to be put appropriately after the meter. These items need to be corrected and a re-inspection must be done by PCMA personnel. Nancy (office) will send a 10-day water termination notice to the owner.

The Board discussed the leak repair at 1422 Stag Drive. The leak was detected and PCMA personnel turned the water off so the leak could be repaired. They decided to cover it back up without having it inspected by PCMA and then had someone (not PCMA) turned the water back on at the curb stop. Ryan Achenbach said it has to be opened back up and inspected and the rest of the Board agreed. Nancy (office) will send a 10-day water termination notice to the owner.

Ryan Achenbach said the property owner at 1472 Bearcat Cove said there was a leak in his area, no boil advisory, but after the repair was repaired, both him and his neighbor had an issue with banging pipes and high pressure. Andy Marcano (ARRO) said there is no controlling the pressure. Andy said typically at the wells (itself) it is usually 145 psi and the higher you go up in the development the water pressure drops off. Nancy (office) said the neighbor called and said they were having an issue with same noise. Andy went out, changed the meter, and within minutes the noise persists; it was not the meter. Andy said the pressure reducing valve is designed to hold the

pressure and reduce it before it goes into the house. There is nothing between the meter and the main that can cause that noise. Dave Mengel said it sounds like a plumbing issue in their house.

Upon motion by Ryan Achenbach, seconded by Mike Flynn, and carried by all, the Board suspended the regular meeting at 8:16 p.m. and convened in Executive Session to discuss the survey estimate for Dorval property.

Upon motion by Ryan Achenbach, seconded by Mike Flynn, and carried by all, the Board reconvened at 8:37 p.m. in regular session. The Board approved the survey proposal by WJP/Gary Ryan in the amount of \$3,000 for the Dorval property. The Board authorized Joe Zerbe to hire WJP Engineering surveyor Gary Ryan to perform the Dorval survey for 200 Hatchet Cove and gave Joe Zerbe the authority to file a Praecipe for Writ of Summons on the Dorval property.

There being no further business, Ryan Achenbach motioned for adjournment, Mike Flynn seconded the motion, carried by all. Ryan Achenbach adjourned the meeting at 8:38 p.m.

Meeting minutes were taken, prepared, and submitted by Nancy Wesner.