

# **BENNER TOWNSHIP WATER AUTHORITY**

## **REGULAR MEETING**

**October 20, 2020**

### **ATTENDANCE:**

**AUTHORITY MEMBERS PRESENT:** Tom Eby  
Tim Edkin  
Jerry May  
Andy Swales  
Vacancy

**OTHER ATTENDEES:** Warren Miller – SBWJA  
Kelly Gill – SBWJA  
Will Barton - SBWJA  
Brian Shura, P.E. – Stiffler McGraw  
See Attached Guest List

### **CALL TO ORDER:**

The October 20, 2020, Regular Meeting of the Benner Township Water Authority was called to order at 6:32 P.M. by Tom Eby, Chairman.

### **ROLL CALL:**

Tim Edkin, Secretary, took Roll Call, recording three members present. Mr. Swales entered the meeting at 6:40 p.m. It was noted that there is currently a vacancy on the Authority Board. Mr. Eby, Chairman, noted that with a quorum present, the Benner Township Water Authority was permitted to conduct business under the laws of Pennsylvania.

### **APPROVAL OF MEETING MINUTES:**

The Minutes of the September 15, 2020 regular meeting were presented for review. **Mr. Eby moved, seconded by Mr. Edkin to approve the Minutes of the September 15, 2020 Regular Meeting as presented. 3 ayes, 0 nays, 1 absent, 1 vacancy. The motion carried.**

**TREASURER'S REPORT:**

Mr. May reviewed the Treasurer's Report as presented and asked the Board if there were any questions regarding the Paid Checks or Bills by Vendor submitted for approval. Mr. Edkin inquired about the decrease in assets of approximately \$8,000 from August 31, 2020 through September 30, 2020. Mrs. Gill explained that due to the timing of the billing cycles there was limited income over the past month and there were several large expenses during this time which included SBWJA's services associated with the preparation of the Hampton Hills tank inspection. There was also a sizeable invoice payable to Stiffler McGraw for services associated with the new water source. Mrs. Gill stated that there is a breakdown of the transactions that occurred over the past month within the board packet. Mr. Edkin thanked Mrs. Gill for the explanation. **Mr. Eby moved, seconded by Mr. May to approve the Treasurer's Report as presented, the Paid Checks in the amount of \$5,366.09 and Bills by Vendor in the amount of \$18,912.42.** 3 ayes, 0 nays, 1 absent, 1 vacancy. **The motion carried.**

**SBWJA REPORT:**

**September 2020 System Overview** – Mr. Barton provided an overview of the work completed for the Benner Township Water Authority for the month of September.

**System Maintenance** – The quarterly blowoffs were completed within the Hampton/Opequon and Grove Park water systems in September to aid in maintaining water quality. Water meter readings were obtained for the Village of Peru. A water meter was replaced within the Grove Park water system at 146 Chicory Avenue as a result of the meter being found faulty due to the inability to obtain a quarterly water reading at the end of August. There was a significant amount of work associated with the Hampton Hills tank inspection. Concrete was replaced within three different areas of Grove Park as a result of previous water leak repairs. Those areas were also topsoiled and seeded after time was allotted for any settlement to occur.

**Analytical Testing** – The monthly bacteria tests were completed for both systems.

**Call Outs/ PA One Calls** – There were no call outs for the month of September. Mr. Barton ended the report with a total of 9 PA One calls were located in September.

**Grove Park Nitrate Levels** - Mr. Miller provided the Board with the results of the nitrate level in the Grove Park well on October 1, 2020, which was 8.84 mg/l. This is the highest level ever reported for the Grove Park well and likely attributed, to some extent, to the low water table.

**Benner Township Water Authority Board Vacancy** – Mr. Miller informed the Board that he has contacted one of the water authority customers to see if he may be interested in serving on the Board of the Benner Township Water Authority. The individual is a licensed water operator who currently works for Bellefonte Borough and has expressed an interest in serving in this capacity.

Mr. Swales entered the meeting at 6:40 p.m.

**SOLICITOR'S REPORT:** Mr. Campbell was absent from the meeting.

**ENGINEER'S REPORT:**

**New Source Development** – Mr. Shura provided the Authority Board with a Water System Improvements Study that could be used as a tool going into the future. Initially the Authority Board discussed four alternatives to address the high nitrate levels in the Grove Park well, which were:

1. Develop a new raw water source to serve as either a replacement source or backup source to the Grove Park well.
2. Interconnect the two distribution systems (Hampton/Opequon and Grove Park).
3. Interconnect with a nearby public water supply system.
4. Treat the Grove Park well raw water to remove nitrates.

Alternative #3 and #4 were eliminated due to distance and the expensive nature of the removal of nitrates from the raw water.

Alternative #1 (Development of Replacement /Backup Source) considers three different well sites and includes a price to construct a 4" raw water transmission main to the existing Grove Park disinfection facility. Two of the potential well sites are located along the fault line within the Nittany formation.

Well Site #1 (Tax Parcel No. 12-317-019) is owned by Marina Elnitski (Bellefonte Airport) who has approached the Authority about providing water service to a proposed RV Park on the Airport property and has offered a portion of the property to this Authority to construct a new well. The location of the proposed well site is not large enough to include a well head protection area and would require the purchase of additional property from a neighboring landowner. There is concern that the PA DEP may not allow the construction of a well at this location due to its close proximity to the airport runway and possible contamination that could occur. The estimated cost for Well Site #1 including a 4" raw water transmission line is \$590,154.

Well Site #2 (Tax Parcel No. 12-003-066C) is owned by the Szeyller Family Limited Partnership who has yet to be contacted about the possibility of constructing a new well on their property. This location provides easy access from Raymonds Lane and would shorten the distance of the raw water transmission line to the existing Grove Park disinfection facility. The estimated cost for Well Site #2 including a 4" raw water transmission line is \$442,777.

Well Site #3 (Tax Parcel No. 12-003-109) is owned by the Pennsylvania State University (PSU) and would lie within the Gatesburg formation. The Authority initiated discussions with PSU in 2019 but has yet to receive a response regarding the possibility of constructing a new well on their property. The estimated cost for Well Site #3 including a 4" raw water transmission line is \$667,777.

Estimated costs were also provided for adding a disinfection facility to Alternative #1 which would be the same no matter what well site was selected and amounted to \$649,023. The estimated costs for each well site and disinfection facility does not include property acquisition costs.

Alternative #2 (Interconnect the Two Distribution Systems) involves connecting the Grove Park Water System to the Hampton Hills/Opequon Hills Water System, which are approximately 1.5 miles from each other. A substantial amount of water main must be installed to interconnect the systems and they currently operate on different hydraulic gradients. Since the cost to interconnect the two systems all at once will be too high for the Authority's existing customer base to fund, Alternative #2 has been broken down into three separate phases to allow construction to occur as needed.

Phase 1 includes the installation of approximately 3,770 linear feet of 8" water main extension from the Grove Park Water System at the intersection of Aster Avenue/Seibert Road to Raymonds Lane. This extension crosses the frontage of 21 additional potential residential customers along Seibert Road. All potential customers would be served from the Grove Park water distribution system. Phase 1 would terminate at Raymonds Lane where an 8" tee and 8" gate valve would be installed for a future Phase 2 connection. The estimated cost for Alternative #2, Phase 1 is \$513,663 which does not include property acquisition costs.

Phase 2 includes extending the 8" water main approximately 1,400 linear feet along Seibert Road from the intersection with Raymonds Lane to Tax Parcel No. 12-003-092A which is currently owned by David R. Flynn. The Flynn property is being considered for a proposed 94,000-gallon glass lined steel water storage tank (93' high by 14' diameter). The Phase 2 extension crosses the frontage of 14 additional potential residential customers along Seibert Road. The construction of the water storage tank will allow the system to operate on a constant pressure gradient and will be capable of supplying water to both distribution systems and the entire corridor between them once all interconnection phases are constructed. The Phase 2 extension terminates immediately after a tee where the tank fill/draw line connects and proposes the installation of a valve to accommodate future Phase 3. The estimated cost for Alternative #2, Phase 2 is \$805,059 which does not include property acquisition costs.

Phase 3 involves extending the 8" water main approximately 5,600 linear feet to the interconnection with the Hampton Hills/Opequon Hills water system. Since the systems will operate on two different gradients the interconnection will include the installation of an altitude valve. This will allow the Grove Park water system and the tank installed during Phase 2 to supply water to the Hampton Hills/Opequon Hills system while maintaining the desired water level in the Hampton Hills tank. A pressure boosting pump station will be required to feed the Phase 2 tank with the Hampton Hills/Opequon Hills well sources. The Phase 3 extension crosses along the frontage of the remaining 20 additional potential residential customers along upper Seibert Road. The estimated cost for Alternative #2, Phase 3 is \$905,705, which does not include property acquisition costs.

Mr. Eby referenced the write up in the Benner Township newsletter regarding an interest in public water and asked if the Authority has received any responses. Mrs. Gill stated four property owners contacted the Authority with two of them wanting public water.

The Board discussed contacting the property owners of the potential well sites to determine if they would consent to our Authority drilling a test well on their property. The next step would involve having a site visit with the PA DEP to determine if the potential site would cause any concern especially due to the close proximity to the Bellefonte Airport. Mr. Miller will contact the affected property owners and also contact Mark Stephens, PA DEP, about a possible site visit.

Mr. Elnitski indicated he was in attendance to discuss the need for public water by the summer of 2021 for a proposed RV Park on the Bellefonte Airport property. This would include 60 RV sites and 40 Tiny Homes. Based on PA DEP regulations for a campground, Mr. Miller stated the RV park would need an estimated 10,000 gpd of water. Mr. Elnitski was inquiring about the timeline for the new source and his need for public water. Mr. Elnitski indicated his willingness to contact his neighbor about obtaining an easement for well head protection if the well would be developed on the Bellefonte Airport property. Mr. Elnitski confirmed that he is willing to give the land to the Benner Township Water Authority at no cost to the Authority. Mr. Shura will contact Mr. Elnitski's engineer to provide a copy of the plan and to discuss the Bellefonte Airport's options.

**GUESTS:** There were no Guests wishing to address the Board.

#### **CORRESPONDENCE:**

**Right-to-Know Law Request** – Cheyenne Prescott of Ambridge, Pennsylvania filed a right-to-know request with the Authority for a listing of all property addresses that water has been disconnected for two months or longer and/or properties that have been disconnected for one year or longer. Ms. Prescott also asked for addresses with zero water usage, if the Authority didn't have any properties that were disconnected. Mrs. Gill stated that a response was provided to Ms. Prescott indicating our Authority didn't have any properties that matched her request.

Mr. Edkin asked if the Authority charged for the request and Mrs. Gill stated no since it was an electronic response. Mr. Miller and Mrs. Gill discussed the Authority's right-to-know policy with the Authority Board and the fees associated with the law.

**OLD BUSINESS:**

**Rate Increase** – Following the last meeting Mrs. Gill prepared several rate scenarios based on average water usage of the Authority's existing customers which was provided to the Board for discussion. Discussion was held about reducing the Authority's minimum bill allocation from 15,000 gallons to 9,000 gallons per quarter. Mr. Edkin asked how many of the Authority's customers exceeded the 9,000 gallons per quarter allotment. Mrs. Gill reviewed the spreadsheet she compiled and indicated approximately 65% of the Authority's 268 customers use over 9,000 gallons per quarter.

After a lengthy discussion regarding upcoming capital projects and needed repairs to the Hampton Hills water storage tank, the Board asked Mrs. Gill to prepare a rate scenario based on increasing the bill to \$120.00/quarter for up to 12,000 gallons and then \$5.00 per 1000 gallons after that.

**NEW BUSINESS:**

**2021 Board Meeting Schedule** - Mrs. Gill indicated the 2021 Board Meeting schedule was prepared based on holding the meetings at the Benner Township Municipal Building on the third Tuesday of each month with the exception of the May 2021 meeting due to the conflict with the primary election. The May 18, 2021 Board meeting will be held at the office of the Spring Benner Walker Joint Authority. **Mr. May moved, seconded by Mr. Swales to approve the 2021 Board meeting schedule as presented and made a part of these official meeting minutes. 4 ayes, 0 nays, 1 vacancy. The motion carried.**

**ACTION ITEMS:**

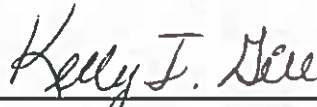
1. Mr. Miller to contact property owners for potential well sites and the PA DEP to schedule a site visit.
2. SBWJA staff to prepare a Drought Contingency Plan.
3. Mrs. Gill to prepare additional rate scenarios.
4. Key Points of BTWA 10/20/20 meeting to be submitted to Benner Township Supervisors.
  - a. Stiffler McGraw finalized the Water System Improvements Study for developing a well on the Szeyller Family property along Raymonds Lane or the Bellefonte Airport property with a raw water line being extended to the Grove Park water system.
  - b. Contact will be made with the Szeyller Family to discuss possibly drilling a test well on their property along Raymonds Lane. The PA DEP will then be contacted about a site visit to the potential well site.
  - c. The BTWA is considering a rate increase and/or minimum bill adjustment for 2021 due to capital projects and routine maintenance work.

**Next regular scheduled meeting is November 17, 2020 at 6:30 p.m.**

**ADJOURNMENT:**

**Mr. May moved, seconded by Mr. Edkin to adjourn the meeting at 8:21 p.m. 4 ayes, 0 nays, 1 vacancy. The motion carried.**

Respectfully submitted,



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Kelly J. Gill, Recording Secretary

CC: ~~Benner Township~~ 11/18/2020



## **Benner Township Water Authority** **2021 Regular Meeting Schedule**

January 19, 2021  
February 16, 2021  
March 16, 2021  
April 20, 2021  
May 18, 2021  
June 15, 2021  
July 20, 2021  
August 17, 2021  
September 21, 2021  
October 19, 2021  
November 16, 2021  
December 21, 2021

All Regular Meetings will be held on the third Tuesday of each month. The regular meetings will begin at 6:30 P.M., prevailing time. A Work Session may be held before each Regular Meeting and will begin at 5:30 P.M., prevailing time. All meetings and work sessions will be held at the Benner Township Municipal Building, 1224 Buffalo Run Road, Bellefonte, PA with the exception of the May 18, 2021 meeting which will be held at the Spring Benner Walker Joint Authority Office Building, 170 Irish Hollow Road, Bellefonte, PA unless otherwise advertised.

Kelly Gill, Recording Secretary

**BENNER TOWNSHIP WATER AUTHORITY**  
**1224 BUFFALO RUN ROAD**  
**BELLEFONTE, PA 16823**  
**(814) 355-4778**

**REGULAR MEETING**  
**October 20, 2020**

**GUEST LIST**

1. JOHN KOSTES
2. John Elinski
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