

**Red Lion Municipal Authority
Meeting Minutes
Wednesday, September 23rd, 2020**

Members present

Skip Missimer, Chairman
Mike Poff, Vice Chairman
Jeff Herrman, Secretary
Dennis Klinedinst, Treasurer
Chris Minnich, Asst. Sec/Treasurer

Others present

Keith Kahwajy, Superintendent
Jeff Beard, Asst. Superintendent
Andy Miller, Solicitor
Jason Reichard, Engineer
Stacy Myers, Recording Sec'y

Visitors

Stephanie Weaver
Bob & Tina Frutiger
Mr. & Mrs. Andrew Zolko

Glenn Rexroth
Blaine Markle

1. The meeting was called to order @ 7:00p.m., followed by the pledge to the flag.
2. Mr. Poff made a motion to approve the August 25th, 2020 Meeting Minutes; Mr. Minnich seconded. All were in favor; motion carried.
3. **WATER USAGE REPORT**—4.5” of rainfall was received since last meeting. Green Branch was used recently to pump to Beaver Creek to supplement the stream release, as there’s so much water, some must be released downstream. This will be done again, if necessary.
4. **CONNECTIONS REPORT**—9 new connections since last meeting (7—The Paddock; 2—Kensington development)
5. **VISITORS**—the following were before the Board for discussion:
 - Mr. & Mrs. Andrew Zolko from 513 Riverview Court, were present to discuss their September water bill. The Zolko’s are disputing the 33,000-gallon water bill stating they have never used that much water & find it impossible that this bill is accurate. When they received their \$277.85 bill this month, they called RLMA staff who asked if they had a swimming pool or if they’ve been watering their lawn or have a leaking hose. They answered no to all those questions. A RLMA employee visited the home & found no leaking toilets or leaking hose. They’ve lived at their home since 1991 and when their sons lived at home, the Zolko’s said their water bill was higher, but even then, they never used 33,000 gallons of water. Now it’s only the two of them and they typically use 3,000-4,000 gallons/month. Mr. Zolko welcomed the Board to look back at their billing/payment history to confirm their consistent low usage & timely payments. He hadn’t paid the September \$277.85 bill yet, as he & his wife feel it must be wrong. They had a professional plumber come to the house to check all water sources, inside & outside & after checking all 3 toilets (1 of which they no longer use), he supplied the Zolko’s with a letter stating he found no leaks either. A dye test that was done on 3 separate occasions found no leaks. This test consists of putting dye into the toilet tank & if it leaks into the toilet bowl, a leak is occurring.
The current meter at the Zolko’s home was installed in 2009 and although they believe the meter is faulty for calculating the 33,000-gallon usage, Keith Kahwajy said generally the old-style meter would slow down as the inside parts would become “gummy”. The meter would not speed up in calculating usage.
Jeff Beard had a copy of the work order that was created when the municipal employee visited the Zolko’s home. He confirmed that no leak was detected, and that Mr. Zolko is correct about his typical monthly usage, being approx. 3,000-5,000 gallons. While none of their toilets were registering a leak at the time of the employee’s or plumber’s visit, the Board said that doesn’t mean the toilets hadn’t leaked at some point. The water must go

through the meter to register the usage. Jeff Beard said toilets are the biggest culprit for lost water, in that a flap or other part can become stuck and most times, the residents won't be aware of it.

RLMA staff has started replacing the old-style meter with a new type. The new Kamstrup meter is much more sensitive, can register daily usage and can record spikes in usage, which is helpful to determine when/how long a leak occurs.

A date/time will be arranged for the Zolko's old meter to be replaced with the Kamstrup meter. The old meter will be tested for any defects, but the Board stated, if no defects are found, the \$277.85 bill will be due. The late fee can possibly be waived & payment arrangements of the bill can be made with office staff at that time, should the Zolko's request it.

Of note, Mr. Minnich works for Haller Enterprises (plumber who visited the Zolko's home) and stated they're a reputable company. He asked if the plumber replaced the GFI at their home, but Mrs. Zolko said they didn't need to. The plumber told them that has nothing to do with the amount of water going into their meter.

- Blaine Markel, Engineer with James R. Holley & Associates and Glenn Rexroth were present to address a previous plan that RLMA approved for Rexroth Equities, LLC. The plan was for Mr. Rexroth to install all the private improvements on both Mia Brae Industrial Park property & Yorktowne property. To date, over 90% of the work has been completed, but there was a delay in the bonding situation, so that first plan, approved by Red Lion Borough, Red Lion Municipal Authority & Windsor Township was never recorded. Mr. Rexroth will post the bond for the work in the Borough, as well as the remaining work in Windsor Township.

Mr. Markel explained the bonding delay was due to the project costs coming in so high, Mr. Rexroth's financial institution said the property wasn't assessed at that amount.

In reviewing the comments, Mr. Markel stated the Mia Brae property consisted of two tracts of land, the front of which was Red Lion Borough, the rear was Windsor Township. He made the plan a reverse Final Subdivision Plan (as well as the Preliminary/Final Land Development Plan that RLMA previously approved) to join those two tracts of land.

Nothing has changed on the plan, but because it was never recorded, new signatures are required to get it recorded now. It must also be signed by Borough Council & Windsor Township representatives. Mr. Markel said the only other requirement of this plan is a waiver (from Red Lion Borough) for the pavement/street section where a SuperPave material is required per Ordinance. Mr. Rexroth installed a comparable material that was approved at staff meetings. Windsor Township had approved the waiver; a waiver is also required from the Borough.

There is a 2nd plan that involves building construction Mr. Rexroth wants to complete on both properties, but this will be brought to RLMA later. They want to get the 1st plan recorded before moving on.

Andy Miller said he hasn't reviewed the plan, but if nothing has changed from the previous plan, he doesn't see a reason why RLMA Board shouldn't sign it.

Mr. Poff made a motion for RLMA Board members to sign the plan; Mr. Herrman seconded. All were in favor; motion carried.

6. **WATER AND SEWER—OLD BUSINESS**

- **Solicitor's Report**—Andy had nothing additional to report from what is on the agenda for discussion later.
- **Engineer's Report**—Jason Reichard reported:
 - Burrows Road Water Main Interconnect was complete last month. The job went very well and RLMA staff accepted & signed off on everything. Application for Payment #3 (final payment) was submitted in the amount of \$39,022. Jason & RLMA staff concur with this request.

Mr. Poff made a motion to approve the \$39,022 payment to DeTraglia Excavating; Mr. Minnich seconded. All were in favor; motion carried. Of note, the original contract value was \$228,551; final contract based on quantities used to date is \$219,292. The final payment releases all retainage previously held.

- Springvale Road Water Main Extension—Keith reported that information from Windsor Township was received that they are not going to extend the main any further down the road. Jason is putting together contract specifications, drawings, etc. for October's RLMA meeting.
- North Main Street/First Avenue manhole—Mr. Klinedinst reported the bump at this manhole is bad. Jeff Beard said Pennsy was the contractor for the State project & RLMA gave them the risers to install, as needed. He will look at it to see if the riser can be adjusted to make the roadway smoother.
- **Superintendent's Report**—Keith reported:
 - Shutoffs will be October 14th, 2020
 - Keith received no response from Red Lion Borough concerning the Hydrant Agreement, but Mr. Missimer stated the Borough plans to discuss it at their October Work Session and he will be there to answer questions, if needed.
 - Edgewood Tank discussion—a meeting needs to be scheduled to discuss this. A prior date was suggested, but Keith didn't receive a response from either Mr. Poff or Mr. Klinedinst. September 30th @ 9:00am is now scheduled; Keith will email a confirmation to both Board members.
 - RLMA staff met with Pennsylvania Rural Water Association to begin the required EPA Risk & Resiliency Assessment. Mr. Missimer said it was a productive meeting and a checklist has been started. There is no rush on this as it's not due until June 30th, 2021, but some information should be available for the Board's review in a few months.
 - Red Lion Salvage water main--RLMA staff capped the old water main on the side of Chatham Creek. The side toward General Defense had been capped first, then Chatham Creek's side. When the water main was cut, no water came out, so nothing was leaking, despite someone calling to report the main is leaking.
 - RLMA's gas tank update—usage is down because of COVID. The diesel is now depleted, but staff has been watching the gas usage. Jeff reported there is approx. 850 gallons left & RLMA staff are the only ones using it, approx. 250-350 gallons/month. He spoke to Keystone, who will remove the tanks when empty. They will touch base again in November/December this year.

7. **WATER & SEWER—NEW BUSINESS**—Keith reported:

- Pumpkin Patch Day Care owner contacted RLMA about using the parking spaces beside the basketball court for an upcoming event. Those spaces are under the Library's control, so Keith suggested the day care owner contact Don Dellinger at the Library.
- Regarding the Library's Subdivision Plan, Andy was unsure whether the plan was recorded yet, as they were sent to Peter Ruth, Library's counsel.
- Red Lion School District requested space on the monopole building again for communicating with Clearview Elementary. They had previously removed their equipment without notifying RLMA, which is required. Keith would like to use the same agreement used for D & B Broadband & anything else the Board would like to include, they can. The school district stated they wouldn't be using any of their own equipment & Met Ed confirmed the school no longer gets billed for anything at the monopole.

Keith sent an email to the school district stating an engineering study of their equipment & the tower would need to be completed. The Board was amenable to the school obtaining space on the monopole once the engineering study & agreement are completed.

- Legislation HB2597—Andy reported on this pending legislation that was introduced over the summer. Testimony was given a few weeks ago. This House Bill requires a voter referendum for a public utility to be sold. Chester Water Authority has been a main component of this House Bill, as Andy believes they're concerned they're becoming a target due to budget crises (and the pandemic) that they may become sold without any political accountability to the public for this decision.

Andy obtained this information from the PMAA newsletter and stated HB2597 would protect customers of municipal authorities from paying significantly more than their current rate provided by a municipal authority as private “for profit” water companies will consume authorities & raise costs. Andy said what’s missing from the referendum section of the bill is an estimate of any impact on rates to the ratepayer; it’s only required for them to publish the actual dollar value that the “for profit” utility would pay which could have an adverse effect. The ratepayers would see an attractive number for the utility being sold, but not see the effect it would have on their rates.

Mr. Missimer suggested Stan Saylor (or someone from his office) attend the October 28th RLMA Meeting for discussion on this. He will contact Stan’s office to arrange this.

8. **Other Authority business**—Mr. Minnich confirmed with Keith & Jeff that the sidewalk/concrete restoration at Fairmount Tank (as a result of the overflow tank project) would be completed as time allows for RLMA staff.
9. **Approval of bills & statements**—Mr. Poff made a motion to approve the bills & statements; Mr. Minnich seconded. All were in favor; motion carried.
10. **Adjournment**—With no further business before the Board, Mr. Herrman made a motion to adjourn the meeting @ 8:10p.m. Motion carried, meeting adjourned.
11. **Next RLMA Meeting**—Wednesday, October 28th—Budget Meeting @ 6:00p.m., followed by the regular meeting @ 7:00p.m.

Respectfully submitted by:

Stacy Myers, Recording Secretary