

**MINUTES
BROOKVILLE MUNICIPAL AUTHORITY
Tuesday, March 9, 2021 @ 4:00 P.M.**

The Brookville Municipal Authority met in the large conference room on Tuesday, March 9, 2021 at 4:00 P.M. with the following in attendance:

MEMBERS

Brad Miller
Tom Dinger
Robert Moss

STAFF

Manager Dana Rooney
Accountant Kerry Swineford
Commissioner Clyde Bullers
Assistant Commissioner Aaron Haines
Engineer Steve Gibson
Solicitor Jim Dennison
Recorder Christine Gunning

VISITORS

Larry Pearsall
Patti Slaughter

CALL TO ORDER:

Chairman Brad Miller called the meeting to order at 4:00 P.M.

APPROVAL OF MINUTES:

Vice-Chairman Tom Dinger moved to approve the minutes of the January 12th meeting as submitted; seconded by Member Robert Moss. Motion carried 3-0.

FINANCIAL REPORTS:

- A. **Review of Financial Statements** – Accountant Kerry Swineford stated this past month we got the letter from the auditors, so they will be coming soon. Vice-Chairman Tom Dinger moved to approve the financial statements as presented; seconded by Member Robert Moss. Motion carried 3-0.

VISITORS:

- A. **Larry Pearsall** – Brookville resident Larry Pearsall stated he was here about five months ago to complain that work was not done on his commercial property as to rendering of landscaping and items damaged at that time. Larry Pearsall stated he sent Solicitor Jim Dennison a list of what he thought was underpaid or underbid, and at that time he had an approximately \$1,200.00 increase. Larry Pearsall stated Commissioner Clyde Bullers sent him a letter that he did not agree with it and dwindled it down to four hundred or five hundred dollars less than what he asked for. Larry Pearsall stated this was right after Thanksgiving. Larry Pearsall stated he met with Manager Dana Rooney and Solicitor Jim Dennison, and we agreed at that time to a \$435.00 increase over what was originally offered. Larry Pearsall stated this was ninety-some days ago. Larry Pearsall stated he received a phone call today saying they had a letter ready to sign. Larry Pearsall asked Commissioner Clyde Bullers to explain what he witnessed at his property two weeks ago while he was out of town. Commissioner Clyde Bullers stated there

was some puddling on his neighbor's property. Larry Pearsall stated it was not there before. Larry Pearsall stated he had twenty inches of water over a manhole, and we had talked about raising that in our meeting back in November or December which they said they would do. Larry Pearsall stated he got an email from Solicitor Jim Dennison asking him to sign off for the Borough and the Brookville Municipal Authority that did the work in exchange for the \$3,095.00 that they agreed to pay him. Larry Pearsall stated he will not sign off until the work is corrected, and some of the water drainage problems are addressed. Larry Pearsall stated in addition to the sloping and the flooding area between his property and Gromley Chevrolet, he has water underneath all four of his garage doors, and there are two or three inches of water on the floors. Larry Pearsall stated whenever the lines were put in, it looks level, but it should not be level. Larry Pearsall stated it should have been drained away from the building. Commissioner Clyde Bullers stated probably Terra Works needs to put another ring on the manhole and raise it up a little bit. Commissioner Clyde Bullers stated he thinks that would solve the problem with water coming off of his property. Commissioner Clyde Bullers stated as far as the other water that is there, he does not know if that was caused or changed by the construction. Commissioner Clyde Bullers stated he does not know if it needs cleared out in there, that the water needs to run back to the storm drain he is not sure. Larry Pearsall stated across the road from my property is where Commissioner Clyde Bullers is talking about, and he needs it for storage for excess car parts. After some discussion, Commissioner Clyde Bullers stated the reason he does not know for sure, but the reason some of that may have puddled up and got as high as it did was because they have been pushing the snow up against that area. Larry Pearsall stated they stop clear out there by Campbell and Burns. Solicitor Jim Dennison stated once it melts, we will take a look at it and see if it is our problem or Campbell and Burns'. Larry Pearsall also stated as a retired person, he does not think it is fair that he has to pay a water bill for zero consumption. Solicitor Jim Dennison stated that is standard practice. After some discussion, Larry Pearsall thanked the Board for their time, and asked Solicitor Jim Dennison to keep him informed. Chairman Brad Miller thanked Larry Pearsall for his feedback.

COMMITTEE REPORTS:

A. Engineer's Report

- 1. Written Report** – Attached
- 2. Payment Requisitions and Change Orders** – None
- 3. Dollar General Development** – Engineer Steve Gibson stated we talked a few meetings ago about the Dollar General Development, and some water and sewer relocation work along Route 28. Engineer Steve Gibson stated they did start some of that work last week, so that is progressing.
- 4. The Love's Development** – Engineer Steve Gibson stated another item he had is the Love's Development as it relates to the Nine Star Project. Engineer Steve Gibson stated we did receive this week revised utility easement agreements from the developer for the property the Love's currently own along Route 28 for the water and sewer lines at the business park. Engineer

Steve Gibson stated Solicitor Jim Dennison had a couple of comments and he sent them over to the developer, and they are waiting to hear back from them. Engineer Steve Gibson recommended that the Brookville Municipal Authority make a motion to sign those two easement agreements pending the proposed changes were made on those easement agreements once we receive them back. After some discussion, Vice-Chairman Tom Dinger moved to approve the initial easement agreements when we get them back and they are finalized; seconded by Member Robert Moss. Motion carried 3-0.

UNFINISHED BUSINESS:

- A. Dollar General Development Agreement** – Solicitor Jim Dennison stated he got it back, and it is fine. Solicitor Jim Dennison stated there is no problem with that, and that is pretty much done. Vice-Chairman Tom Dinger moved to approve the Developer's Agreement with Dollar General pending on Commissioner Clyde Bullers' and Solicitor Jim Dennison's approval of that; seconded by Member Robert Moss. Motion carried 3-0.
- B. CRUMA (Corsica Rose Union Municipal Authority) Funds Update** – Solicitor Jim Dennison stated he thought he started it, but he could not find it. Solicitor Jim Dennison stated he will work on that.
- C. I-80 Bridge Replacement Update** – Commissioner Clyde Bullers stated this project is planned to start in 2023, but if it reaches P3 status, it could be as early as 2022. Commissioner Clyde Bullers stated P3 stands for public-private partnership, and basically it is just about funding. Commissioner Clyde Bullers stated there is talk about tolling that section of the bridges now to raise funds to help pay for the future, but whether that happens or not, nobody knows at this point, but that is part of that P3 plan. Commissioner Clyde Bullers stated impact on the water and sewer lines will be critical because PennDOT's rules and regulations say if the sewer lines and water lines are presently on the right of way of that state road, then they will not pay one hundred percent to get them moved out of the way. Commissioner Clyde Bullers stated we have to help pay for that. Commissioner Clyde Bullers stated if they are on private property, then they pay one hundred percent to move them. Solicitor Jim Dennison asked are they totally replacing the westbound. Commissioner Clyde Bullers stated the eastbound will be placed right beside the westbound, and both bridges will be replaced. Commissioner Clyde Bullers stated the westbound is already over our common area for our water source, so now we are also going to have the eastbound there also. Commissioner Clyde Bullers stated there is some impact with the structures. Commissioner Clyde Bullers stated they are going to take them off of that common area and move them back. Commissioner Clyde Bullers stated Water Plant Road will be used as a back and forth for the trucking and everything. Commissioner Clyde Bullers stated there is a tremendous amount of fill, and he is not sure where they are going to get it at, but it has to be filled in along the westbound side for that eastbound. Commissioner Clyde Bullers stated that is critical for us because there is one area there where they are going to put thirty feet of fill over an existing manhole and sewer, and personally he is not comfortable having utilities at that depth. Commissioner Clyde Bullers stated we

will have to work with PennDOT on seeing what the solution is for those. Commissioner Clyde Bullers stated they will put three temporary roads around the old water plant down there. Engineer Steve Gibson stated in their discussions with PennDOT, they have not gotten into the cost share portion of this yet.

- D. VAC Truck (written report attached)** – Commissioner Clyde Bullers stated back in November we had two different quotes. Commissioner Clyde Bullers stated A and H basically met the needs as our existing truck. Commissioner Clyde Bullers stated he and Assistant Commissioner Aaron Haines recommend we purchase the A and H truck. Vice-Chairman Tom Dinger moved to purchase the VAC truck from A and H Equipment based on the recommendation of Commissioner Clyde Bullers and Assistant Commissioner Aaron Haines at the price of \$399,200.00 after trade in; seconded by Member Robert Moss. Motion carried 3-0.

NEW BUSINESS:

- A. Sludge Disposal Study** – Commissioner Clyde Bullers stated the price for sludge disposal is going up, and we decided it is time to take a look at what other options are out there. Commissioner Clyde Bullers stated it costs \$148.00 per ton to take it to a landfill. Commissioner Clyde Bullers stated the price from a company called Synagro is about \$30.00 per ton. Commissioner Clyde Bullers stated at that price we would have probably \$30,000.00 to \$40,000.00 a year in savings. Commissioner Clyde Bullers stated the other option is to check pricing from other landfills. Commissioner Clyde Bullers stated we could have an engineering study done on this, and see what all is involved in permitting, testing, and what is going to be required from the Department of Environmental Protection (DEP). Commissioner Clyde Bullers stated he is not sure about this, but he thinks it is worth taking a look at options and maybe do something different. Member Robert Moss asked if Commissioner Clyde Bullers talked to Williams Sanitation, and Commissioner Clyde Bullers stated he is not sure he can handle the volume that we have. Member Robert Moss stated he could give you an idea of what is involved. Commissioner Clyde Bullers stated he probably could. Chairman Brad Miller asked Commissioner Clyde Bullers if he will look into the cost of the study and let the Board know. Commissioner Clyde Bullers stated yes.

- B. 2021 Non-Entitlement Community Development Block Grant (CDBG)**

Application – Manager Dana Rooney stated we are looking to extend our water line replacement out in Corsica that we applied for non-entitlement money for this past year. Manager Dana Rooney stated in the application process, we need to have Corsica Borough sign off on it. Manager Dana Rooney stated they are meeting tonight. Manager Dana Rooney stated in the past, we have done a ten percent match. Manager Dana Rooney stated we do not know exact figures, but Gwin, Dobson, and Foreman came up with an estimate of \$167,000.00 and our ten percent would be \$16,700.00. Vice-Chairman Tom Dinger made a motion that we formally submit the Community Development Block Grant (CDBG) Non-Entitlement Application for a project on Water Street in Corsica with a ten

percent match by the Brookville Municipal Authority; seconded by Member Robert Moss. Motion carried 3-0.

COMMUNICATIONS AND ANNOUNCEMENTS: None

BOARD/STAFF REPORTS & INFORMATION:

A. Commissioner Clyde Bullers

1. **Nine Star Project** – Commissioner Clyde Bullers stated the deadline for that Nine Star Project is March 24th. Commissioner Clyde Bullers stated typically the bids are opened anywhere from thirty to sixty days until they start construction. Chairman Brad Miller stated so you are anticipating starting construction in May or spring. Engineer Steve Gibson stated yes, in the spring. Engineer Steve Gibson stated after seeing the drawings, they think there is some work that Nine Star and the Love's would be involved with at the same time. Engineer Steve Gibson stated he knows there is some work going on there right now. Engineer Steve Gibson stated Nine Star is doing some grading for some roads, and some miscellaneous other improvements. Engineer Steve Gibson stated the Love's will basically pick up off of Route 28 with their water and sewer lines. Member Robert Moss asked, so the transfer point would be along Route 28, where they take over and from there on in it is their responsibility? Engineer Steve Gibson stated yes.
2. **O'Reilly Auto Parts** – Commissioner Clyde Bullers stated O'Reilly Auto Parts would like to build beside Jack's Boot Shop, and unfortunately there is no water in front of their lot. Commissioner Clyde Bullers stated by our rules and regulations that means they have to do a main extension to get water to the property. Commissioner Clyde Bullers stated he believes they are seriously considering this, and they are probably going to do it. Commissioner Clyde Bullers stated they did ask if it would be possible for any cost sharing or a payment plan. Solicitor Jim Dennison stated we could enter into a Developer's Agreement on that for ten years. Commissioner Clyde Bullers stated the line we would look at is in front of the plaza. Solicitor Jim Dennison asked how much would it cost? Commissioner Clyde Bullers stated it would cost \$35,000.00 to \$40,000.00 to extend the water to their lot. After some discussion, Engineer Steve Gibson stated we only discussed who would be responsible for constructing the lines, and usually it is on the developer. Engineer Steve Gibson stated if they construct the line, they are not going to pay prevailing wages, they can build it at a cheaper cost, and then enter into a Developer Agreement with the Brookville Municipal Authority after it is constructed.

MEDIA COMMENTS/QUESTIONS/CLARIFICATION: None

CALL FOR ADJOURNMENT:

At 4:59 P.M. Vice-Chairman Tom Dinger moved to adjourn; seconded by Member Robert Moss. Motion carried 3-0.

Administrative Manager