

ANTRIM TOWNSHIP MUNICIPAL AUTHORITY
MEETING MINUTES OF MAY 20, 2019

The Antrim Township Municipal Authority met Monday, May 20, 2019 at 7 p.m. in the Antrim Township Municipal Building, 10655 Antrim Church Road, with the following members in attendance: Michael Smith, Rodney Rose, Rodney Eberly, Chad Murray and Tim Kershner. Roger Nowell, Public Works Director and Linus Fenicle, Solicitor were in attendance.

Audience members included The Sheeley Group - Howard, Melanie and Keith and Eric Watts.

Chairman Smith called the meeting to order at 7:00 p.m. and announced that the meeting was being audio recorded.

Eric Watts of Northpoint Greencastle LLC told the Authority that the occupant for Building 2 in Antrim Commons Business Park will be moving into the facility June 3 and asked where the agreement stood for the Authority to purchase bulk water from the Greencastle Area Franklin County Water Authority (GAFCWA) to service Building 2 temporarily until such time the Authority can run the lines and service the facility. Authority members responded that they had prepared an agreement for review by GAFCWA for the bulk purchase of water from them and had not had a response. Watts alluded to the fact that if the “pissing match” is not resolved in the very near future Northpoint LLC’s equity partner would pull everything out of Greencastle including plans for buildings 3 and 4 which have not been built and the water line extension and pump station would not happen.

A Rose/Kershner motion passed 5-0 to approve the meeting minutes of April 29, 2019.

A Rose/Kershner motion passed 5-0 to approve the worksession meeting minutes of May 13, 2019

A Rose/Eberly motion passed 5-0 to approve the payment of bills from the Water Fund.

A Rose/Eberly motion passed 5-0 to approve the payment of bills from the Capital Improvement Fund.

There were no bills for payment from the Project Fund or the Repair and Improvement Fund.

An Eberly/Rose motion passed 5-0 to table **Greenmount Irrevocable Trust, 2-lot Subdivision, Bemisderfer Road** as there are outstanding comments that need to be addressed.

An Eberly/Murray motion passed 5-0 to re-sign **Martin’s Farm Supply, Land Development, Buchanan Trail West.**

A Murray/Rose motion passed 5-0 to table **Matrix I-81 Logistics Center, Commercial Land Development, Molly Pitcher Highway** as there is no grinder pump agreement in place as required.

An Eberly/Rose motion passed 5-0 to re-sign **2003&2013 Commerce Avenue, 3-lot Subdivision for Lot Additions, Commerce Avenue** as comments have been satisfied.

The following plans were resubmitted for signatures as they were approved at the April 29, 2019 meeting: **Strait to Strait, 1 Lot Addition, Castlegreen Drive;** and **Rodney and April Eberly, 2-lot Subdivision, Paulmark Drive.**

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A Murray/Kershner motion passed 5-0 to approve a Request for Planning Waiver/Non-Building Declaration for **Thomas and Pamela Anderson for an Agricultural Lot Addition on Grindstone Hill Road.**

A Murray/Rose motion passed 5-0 to approve a Sewage Facilities Planning Module for **Greenmount Irrevocable Trust, 2-lot Subdivision, Bemisderfer Road.**

Authority members discussed the May 13 worksession held at State Line Community Center noting that it was a positive experience, along with the completed survey, and helped them understand the needs of the community. Nowell plotted the area being surveyed and from the results of the survey showed on the map, where any interest was showed in obtaining public water. Some suggested another survey might be in order with more questions and perhaps another meeting/worksession with the residents in the area.

Since the meeting Paul Perini had sent an e-mail to Nowell about the water plant and infrastructure planned for Rochester Place off Maryland Line Road. In the meantime, Nowell was asked to get a price for pipe to run down Route 11 from Cedarbrook the connection point for water in Phase I and how many connections there could be gained in the area. Also, it was suggested that Nowell check with insurance companies to see if public water would show and significant reduction in the cost of homeowners' insurance.

A Murray motion to extend a water tap fee to subsequent owners of the Buchert property at 14401 Rocking M Lane if and when the property is sold, died for lack of a second. Murray rescinded the motion. The water tap fee was offered and given to the Bucherts as part of an easement agreement to run a water line across their property.

An Eberly/Murray motion passed 5-0 to allow transfer of a water tap fee to the next owner of the Buchert property at 14401 Rocking M Lane.

Nowell said that grass is coming in nicely as part of the UV upgrade project with some work on the fence to be completed for entire project completion. Monies are being retained until the project is totally completed.

Nowell said that the design for the Waste Water Treatment Plant Phase II Upgrade is in process and a Reimbursement Resolution for the loan to do the project will be discussed with approval needed to proceed at the next meeting as there is some money already being spent towards the project.

Nowell reported that EK Services, contractors for the Shanks Church Road Sewer Bypass, have responded and will be starting next week to complete the unfinished road work. A \$50,000 bond is being held until December 2019 for completion of the project.

As far as Infiltration & Inflow, Nowell reported staff is moving forward with more leak repairs with camera work continuing.

As to the Pump Station 11 Upgrade, staff went to Frederick County Maryland to look at working pumps prior to ordering new ones for this project which proved very beneficial, Nowell reported.

A Murray/Eberly motion passed 5-0 to go with two pumps from Kappe at a cost of \$20,008 out of the Repair and Improvement Fund for the pump station 11 upgrade. It was noted that the low bid of \$13,410 was not chosen as the pumps were not as efficient and did not meet specifications for pumping capacity.

Nowell reported that two agreements have been submitted to the Greencastle Area Franklin County Water Authority and the ATMA to allow Northpoint LLC to temporarily connect to GAFCWA's public water and were under review tonight at GAFCWA's meeting.

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In the meantime, Nowell requested that Authority members give permission to hire out creation of easement plats and appraisals for the part of the Musselman property that water line rights -of- way must go through as part of the Rocking M Water Line Extension to access Northpoint's property in the event that eminent domain of the property becomes necessary.

A Rose/Eberly motion passed 5-0 to permit Nowell to hire a firm to do easement plats and appraisals for the Musselman property.

Nowell said that a Stream Crossing Permit required by the Department of Environmental Protection as part of the Rocking M Lane Water Extension was applied for but has not been received yet. Phone calls and e-mails to DEP is futile, so he reported that he had been in touch with State Representative Paul Schemel's office to see if they could obtain information on the status of this permit as it is needed to continue the project.

Nowell reported that operations at the Wastewater Treatment Plant are going well and the same for operations at the Water Treatment Plant with water, water everywhere. Two new employees have been hired for the water and sewer departments with one spending some time with the road crew.

A Rose/Eberly motion passed 5-0 to call an executive session to discuss real estate at 8:10 p.m.

An Eberly/Rose motion passed 5-0 to adjourn the executive session at 8:21 p.m. and adjourn the regular meeting at the same time.

The next regular meeting will be held Monday, June 24, 2019 at 7 p.m. with a worksession scheduled for Monday, June 10, 2019 at 7 p.m. if needed.

Respectfully submitted,

Joyce A. Nowell
Recording Secretary