

**ANTRIM TOWNSHIP MUNICIPAL AUTHORITY
REGULAR MEETING MINUTES FOR
MAY 23, 2022 7:00 P.M.**

The Antrim Township Municipal Authority met Monday, May 23, 2022 at 7 p.m. in the Antrim Township Municipal Building located at 10655 Antrim church Road with the following members in attendance: Michael Smith, Chad Murray, Tim Kershner, Rodney Rose arrived at 7:20 p.m. and Rodney Eberly was absent. Linus Fenicle, Solicitor, Roger Nowell, Public Works Director, and Recording Secretary, Crystal Mummert were also in attendance.

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

Chairman Smith called for public comment. There was no public comment as all visitors were listed on the agenda.

A Murray/Kershner motion passed 3-0 for approval of the April 25, 2022 minutes as written.

A Murray/Kershner motion passed 3-0 to approve payment of all bills as presented.

Visitors in attendance were Trevor Frederick with Frederick Seibert & Associates (FSA), Justin Doty with FSA, Rob Ferree with Bowman Development and Brad Fulton with 2017 Greenmount Rd, LLC.

R.Nowell requested to move Agenda item 9.C.(1) to visitors section and board members agreed.

Grindstone Hill Business was represented by Trevor Frederick (FSA) and Rob Ferree (Bowman Development) regarding the Authorities request to have the sewer lines upsized from 12" piping to 15" piping from Grindstone to Leitersburg which crosses their property. Trevor presented documentation and calculations that determined a 12" line could withstand the current flows. Questioned fairness to add the additional cost of changing the 12" to 15" piping to withstand "upstream development" to this project. Nowell presented the information received from Trevor to the township engineers who felt this was a necessary improvement due to the potential for growth in the area. Dewberry (township engineering firm) stated the line from manhole 1987 to Leitersburg was currently adequate and could stay 12" until Bowman property saw further development or substantial development from upstream.

Trevor Frederick spoke regarding the calculations presented. The calculation of flow for their property shows that a 12" pipe is adequate (only shows .24% capacity at the flattest slope) and it would take double the upstream development to have a 10" deep flow in the piping. Trevor addressed his client regarding resizing piping that is being relocated and the client stated that would be something they could look at if they were already going to dig it up.

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Rob Ferree, President for Bowman Development voiced his frustration that this site plan has been in for 17 months and this is just now becoming an issue and asked for justification. Questioned compensation for their cost from future developers. Fenicle, solicitor for the Authority, stated that an agreement could be drawn up for compensation from future tap fees. Cost is estimated at \$75.00 per lineal ft and \$8,000.00 per manhole. A discussion ensued regarding cost sharing for materials and the willingness of the Authority to work with the developer.

A Murray/Kershner motion passed 4/0 to ask the developer to increase line size to 15" for the relocated portion with a note that future developers would increase as necessary.

Agenda item 9.A.(3) was moved to Visitor Section of Agenda. Justin Doty of FSA and Brad Fulton of 2017 Greenmount Road LLC were present to discuss the sewer/water line extension into Maryland. Staff and Dewberry comments were addressed today by Justin Doty – they have not been viewed yet. The Authority granted a "will serve" letter to the property in Maryland and now the Authority is asking 2017 Greenmount Road LLC to include the sewer/water line extensions in this project. Asking the Authority to consider conditional approval pending satisfactory answers to comments that have been addressed. DEP permit response was vague in that they do not regulate water and sewer in Maryland. No plans have yet been submitted to Washington County. Solicitor Fenicle suggested a letter between the Authority and Washington County regarding allowing Antrim Township Municipality Authority to service water to the area.

A Murray/Kershner motion passed 4/0 for conditional approval, contingent upon acknowledgement at a minimum from Washington County and all comments addressed.

A Rose/Murray motion passed 4/0 for approval of **Wendell L & A Rebecca Martin, 1-lot subdivision, Stull Road.**

A Murray/Rose motion passed 4/0 to table the following plans under Sewer:

- 1. Greens of Greencastle Phases 6 & 7, 75 lot Subdivision, Shannon Dr South**
- 2. Grindstone Hill Business Park, Land Development, Grindstone Hill Road**
- 3. Glenwood Foods Expansion, Land Development, Grindstone Hill Road**
- 4. All Boxed Up Self Storage-Greencastle Location, Land Development Plan, Grindstone Hill Road/Bemisderfer Road**
- 5. Century Industrial Development, Land Development, Molly Pitcher Hwy**
- 6. Heritage Estates West – Phases 2 & 3, 111 lot Subdivision, Delanie Drive**
- 7. Buchanan Flats, 10-unit land development, Buchanan Trail East**
- 8. Greencastle Veterinary Hospital, Land Development, Buchanan Trail East**
- 9. KFC Restaurant, Land Development, Buchanan Trail East**

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A Kershner/Rose motion passed 4/0 to table the following plans under Sewer and Water:

- 1. Keystone Crossing, 120-unit Subdivision, South Young Rd**
- 2. Vision-Hykes Road LLC, Lot 1, Land Development, Hykes Road**
- 3. US Cold Storage, Land Development, Hykes Road**

A Rose/Kershner motion passed 4/0 to conditionally approve pending labeling issues for **Whispering Willows, 142-lot subdivision, North Young Road.**

A Murray/Rose motion passed 4/0 to table the **Buchanan Flats – Component 3 SFPM** which is under review by Antrim and Dewberry.

A Murray/Rose motion passed 4/0 to approve **Wendell L & A Rebecca Martin – Component 3 SFPM.**

A Murray/Rose motion passed 4/0 to table **Century Industrial Development – Component 3 SFPM** which is under review by Dewberry.

Community Water Quality Funding for Growing Greener Projects was discussed with stormwater as part of the sewer plant expansion being the only compatible project. Permission was granted to have Roger contact Glace and discuss – a design would be needed before we could apply.

A Murray/Kershner motion passed 4/0 to have Roger contact GMS to obtain a proposal for searching potential project funding.

A Murray/Rose motion passed 4/0 to recommend to the Board of Supervisor that a waiver be granted to temporarily halt sewer billing for Chaney, Jeffrey at 13244 Whispering Springs due to a house fire on 04/24/22 that destroyed the house until such time as the home is rebuilt and connected to the sewer service.

Nowell was contacted regarding public water options for Molly Pitcher Highway N in reference to the Myers property and a possible warehouse location. Nowell directed them to contact Guilford and that the Authority would be interested in a large sale agreement.

Nowell provided a well update on the AJ Pallet property. Existing pump was pulled, pump is 290 ft deep, casing is approx. 50 ft and water bearing zone at 90 ft. Pump is set at 195 ft and a pump test is scheduled for Tues 5/23/22. Murray requested an update before the next meeting on this issue.

Nowell provided an update on Phase 2 of the sewer plant expansion. Current week is the last week of sampling. The 30 day performance evaluation ends this week. In the punch list phase, General Contractor has checked off several things and we will likely see change order requests soon. Electrical change orders anticipated to be more than \$10,000 and the General Contractors anticipated to have (2) change order requests, one around \$10,000 and one less than \$10,000.

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Justification will be discussed. Hope to achieve substantial completion status before July, submit to DEP which could move Antrim Township out of the Corrective Action Plan.

Nowell reported that the Permit was received for the Cedarbrook Tank Rehab. Currently waiting for the water plant upgrade permit to proceed.

Nowell reported on South-Antrim Well 3 and discussions with Tim Witter, Alex Sharp and Sharon Rowe regarding transfer of property for well head. Larry Eberly, representative of the Eberly estate that owns the Lisa Drive extension, agreed to allow temporary access for right of way. After discussion a Murray/Kershner motion passed 4/0 to allow Nowell to proceed with the exhibit 2 appraisal.

A discussion was held regarding the location of a water treatment facility. Unable to get a permit for a public water source until we own the property. Nowell asked the board about preliminary planning of a water tank and water treatment facility. Nowell requested permission to contact Glace for a proposal before the next meeting and will have the issue on the agenda.

Nowell reported that a meeting was held with Callas Contrators, builders of the Rochester Place Water System.

Wastewater treatment plant operations going well with TN as of the end of April 2022 ADF is .602 MGD and projected TN for Nitrogen year 2021-2022 is 14,986 lbs. April total was 1,348 lbs, 6,932 lbs under projected. Received a nice comment from DEP for the Chapter 94 report.

Pump station flows experiencing normal operations. Nowell getting quotes for Keen pumps from Kappe for PS 9 and 12.

Water treatment plant operations going well. DEP Monitoring violation public notice is going with Annual Water Report . Currently no drought status.

Nowell reported that the follow up inspection regarding the DEP routine inspection that yielded multiple deficiencies in December had a favorable outcome. There are 2 remaining items that are pending the DEP permit application.

Nowell reported that the permit to purchase and install pH and temperature monitoring to be used in CT Factor calculation was received and the units have been ordered.

Nowell reported normal administrative avtivity for pretreatment.

A Murray/Kershner motion passed 4/0 to adjourn the meeting at 8:10 p.m.

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A work session is scheduled for Monday, June 13, 2022 at 7pm if needed and the next regular meeting of the Antrim Township Municipal Authority is scheduled for Monday, June 27, 2022 at 7:00 pm

Respectfully Submitted,

Crystal D Mummert
Recording Secretary