

BOONSBORO MUNICIPAL UTILITIES COMMISSION

REGULAR MEETING

Wednesday, April 28, 2021

The Boonsboro Municipal Utilities Commission (BMUC) held its regular meeting on Wednesday, April 28, 2021 in the Charles F. "Skip" Kauffman Meeting Chambers. Participants included Commission Chairperson Bob Sweeney and Commission Members Bobby Mose, Ken Eshbaugh, Dave Wade and Stu Mullendore. Also in attendance were Mayor and Council Liaison Anthony Nally, Town Manager Paul Mantello, W/S Superintendent Pete Shumaker, Public Works Superintendent Greg Huntzberry, and guests Eric Kitchen from the Water Loss Task Force, JR Hawkins, Engineer for Middletown and Colin Shanaberger, former Town of Boonsboro employee.

Chairperson Sweeney called the meeting to order shortly after 6pm.

There were two public comments. The first to speak was Jason Wiles, homeowner at 41 South Main Street, Boonsboro. He discussed his water line issues from 2019 and his most recent issue from 2021. He asked the commission to re-evaluate the existing policy regarding water leaks in the town and the homeowner responsibility to repay the water charges stemming from the leak. He discussed at great lengths the difficulties he faced replacing the lines and making the necessary connection to the town main line at the meter. He stated that Public Works Superintendent Huntzberry would not sell him the proper fitting to make the repair correctly. Town Manger Mantello addressed this statement commenting that the Town of Boonsboro does not sell parts to homeowners. Superintendent Huntzberry provided the plumber with the necessary information to order the parts required to repair the issues correctly in the hopes of preventing any further leaks at this property.

The second person to speak was Jeff Kagan, President and Co-Owner of the Sterling Care facility (formerly Reeder's Nursing Home). He discussed the water and sewer bills for Sterling Care, the improvements that had been made to decrease water consumption at the facility as well as the current water and sewer rates for the Town of Boonsboro in relation to other municipalities where his company has facilities of similar size. He stated that the felt the water and sewer rates are extremely high and he asked the commission to grant the facility a discounted rate for water and sewer. Town Manager Mantello told him town staff had just completed a thorough analysis of rates and tap fees for neighboring municipalities and that a copy of that information could be made available to him through email. Mr. Kagan also stated that Sterling Care is interested in opening a dialysis center at the facility and that if they did, water consumption would increase drastically because dialysis treatment requires a lot of water. He explained that his facility would be offering this as a service to the community and they would not make any

money but would rather be losing money to bring the service to the facility. Member Mullendore suggested tabling the request for a rate plan adjustment pending the information requested on how much additional capacity would be needed to run the facility.

The minutes from the March 25, 2021 meeting were reviewed. Member Mose motioned to approve the minutes and Member Wade provided the second. The motion passed unanimously.

Mayor and Council Liaison Anthony Nally reviewed the most recent Treasurers Report. Member Mullendore made a motion to accept the report and Member Eshbaugh provided the second. The motion was approved.

Under Old Business, guest Eric Kitchen provided a Water Loss Task force update. He discussed the resistivity test conducted at the reservoir by ARM. He shared that testing confirmed there is in fact a leak and asked the group to decide what to do next. He stated that as Pete had suggested at the previous meeting, the wet wells should be tested also. Member Mullendore made a motion to move forward with the wet well tests and to establish a budget. Member Eshbaugh provided the second. There was much discussion from the group about the reservoir, how to check for a leak, how to access it completely, if the cover should be removed or just cut among other things. Chairperson Sweeney suggested quotes for a new reservoir should be obtained because there are a lot of unknowns with repairing the existing 70-year-old structure. Member Mullendore stated that if a repair were completed, a failure could occur at any time. Taking the reservoir off-line for an extended period of time also will be extremely costly and there are a multitude of problems that could occur. Town Manager Mantello shared that the Army Corps of Engineers may be able to help with the project in some capacity. Chairperson Sweeney suggested the water model would need to be consulted. There was also discussion from Member Eshbaugh and guest JR Hawkins regarding the type of construction. Guest Hawkins stated that Middletown has a partially submerged reservoir. Member Eshbaugh also asked the group if a water tower could be placed at the site of the existing reservoir. Town Manager Mantello stated there is plenty of land at the existing site and the engineers would be consulted regarding the size of reservoir needed for current and future capacity in the town. Member Wade motioned to explore the cost of a new reservoir and possible Army Corps of Engineer funding and assistance. Member Eshbaugh provided the second and the motioned carried.

Superintendent Huntzberry discussed Collections System Rehabilitation Project Phase II. All manholes are now completed except for the brick ones. He asked if money was available through the current grant to have those epoxy coated? He stated that the numbers have been much better since the epoxy was applied, however Superintendent Shumaker stated that something is still happening at the South End Pump Station because the flows are still extremely high there. Member Eshbaugh suggested a smoke test, but Town Manager Mantello stated a visual inspection is needed. Town Manager Mantello suggested making appointments

with the houses that connect to that pump station to ensure that no one has a sump pump illegally connected to the sewer lines.

Regarding the WWTP Expanded Chemical Storage project, Town Manager Mantello stated they are waiting for a red-line revision from the engineers to allow a cinder block wall instead of a poured wall.

Town Manager Mantello discussed the BHS Irrigation Well. He stated that he and Pete met with Mike Stouffer from WCPS to review procurement documents and discuss the well project further while on-site. WCPS does not want to provide engineering for the project. Town Manager Mantello reached out to WRA for engineering. WRA directed him to the USDA Natural Resources Manuals.

Town Manager Mantello discussed the Water and Sewer Model Updates from WRA stating that they are working through the model and making the necessary upgrades which were approved in the February meeting. He stated that WRA recommends beginning the conversation with MDE to expand wastewater capacity from the current 530,000 gallons to the plant capacity 860,000. He also stated that a test needs to be completed on the well at Tiger Way to test its viability. It was also added that Jim Draper still owns this well. He has not conveyed it to the town.

Chairperson Sweeney very briefly discussed King Road Associates and possible development plans. He stated that all new infrastructure should run down the completion of Warrior Blvd.

Town Manger Mantello discussed the Army Corps of Engineers planning assessments for asset management. He stated that a large portion of the water and wastewater system for the town is already mapped in GIS. WRA has these files which can be shared with the Army Corps of Engineers so that a quote may be obtained. The purpose is to help the town find cost effective ways to comply with the MS4 permitting requirements. The program is a 50/50 matching funds program to which the town would need a non-profit sponsor. Chairperson Sweeney stated that CHIEF is already serving in that capacity for the town.

Town Manager Mantello then discussed the Shafer Park Well ARC grant application. He shared the application had been submitted and he felt strongly that funding would be granted for this project.

Town Manager Mantello also discussed the EDU calculation for Highs Dairy Store. The current calculation is 20 EDUs to which Highs Dairy was not agreeable to. They shared water usage from several other stores and asked that the EDUs be reduced. 16 EDUs seemed to be the number that was agreed upon.

Town Manager Mantello stated the decommission and demolition of the Crestview WTP was on hold because everyone is extremely busy. Chairperson Sweeney stated that it needs to be kept on the radar.

In New Business, several things were discussed.

The dewatering press was discussed. The wording of the RFP was discussed in detail. Town Manager Mantello does not want the wording to require the building to be overly engineered and the rotary fan press technology could be purchased from a different supplier. Guest Hawkins stated a "bid alternate". He stated this would allow separate lines that could be taken out if necessary. Town Manager Mantello asked the group if they would require seeing the RFP prior to the Mayor and Council? It was decided that since it was just a first bid for design, they would not require to see it prior to the Mayor and Council.

Town Manager Mantello continues to work with the town attorney to revise this ordinance so that all development works through the current water and sewer models. Under the agreement, the Town cannot force developers to use WRA, however, the developer will see once models are consulted, that it will be most cost-effective for them to work through WRA. The agreement will be reviewed by the Planning Commission once it is completed by the attorney.

Town Manager Mantello stated the MD general assembly had granted the town \$151,000 in state funds to cover the cost of the Weir Wall repair project. Once the governor has signed the legislation, the funds will be made available to the town.

Chairperson Sweeney discussed the possibility of a quarterly workshop with the Planning Commission. He stated it was not feasible to combine meetings because each entity has a large agenda which takes multiple hours to work through during a meeting.

Under Systems Report, Water/Wastewater Superintendent Shumaker stated the roof at the WWTP was almost completed. Bonded Applicators had applied several coats of white material to the roof. He stated everything was in working order. Public Works Superintendent Huntzberry elaborated on the situation at 41 S Main Street, stating that the plumbing contractor hired by the resident damaged town property. Council Liaison Nally stated the Town needs to send a repair bill to the contractor. Superintendent Huntzberry added it will take him half a day and three guys to repair the damage. He also had to purchase special equipment to freeze the line so that water service did not have to be interrupted for residents who receive water on the same line. Council Liaison Nally reiterated that cost needs to be tracked on this repair and a formal letter and itemized bill needs to be sent to the plumbing contractor hired by the homeowner.

Member Wade made a motion to adjourn the meeting and Member Mose provided the second. The meeting was adjourned at 8:20pm.

Respectfully submitted by Amanda Wells Administrative Assistant.