

**Strasburg Borough Water Committee**  
**January 14, 2004 - 7:00 P.M.**  
**Minutes**

Members Present:     Don Bachman             Marcia Johnson             Jim Kiscaden  
   Bill Koch                     Ray Reeder                     Sue Dreyer

Others Present:       Paul Miller Jr., Public Works Director  
   Ray Miller, HRG Inc.  
   Lisa M. Boyd, Borough Manager  
   Mike Sollenberger

**CALL TO ORDER:** The meeting was called to order at 7:00 P.M. by Chairman Don Bachman.

**CITIZEN COMMENTS:** None

**REORGANIZATION:**

Chairman – Jim Kiscaden nominated Don Bachman as Chairman and also closed the nominations. The nomination was approved unanimously.

Vice-Chairman – Jim Kiscaden nominated Bill Koch as Vice-Chairman and also closed the nominations. The nomination was approved unanimously.

**MINUTES OF NOVEMBER 5, 2003:** It was the consensus of the Committee to approve the minutes of the November 5, 2003 meeting as printed.

**REVIEW WATER SYSTEM IMPROVEMENTS & SCHEDULE:** The Steinman property settlement is scheduled for Friday, January 29<sup>th</sup>.

The Committee reviewed the Water System Improvements Schedule which was prepared by HRG. The Schedule will also be used as a draw schedule for the investment of the Water System Improvements bond issue. Ray Miller was directed to obtain information on options for placing a storage facility in town. The other option is to place another reservoir directly in front of the existing one. One of the reservoirs could be taken off line to be cleaned. Concerns were expressed about having both storage facilities situated in the same location. If some type of catastrophe were to happen in that area, there would be no water coming into the Borough. Another item that needs to be addressed is whether it's to be raw or treated water. If a standpipe were to be located in the Borough a concern is whether the water would be utilized enough to keep it circulated. If a ground lever storage facility were to be placed in the Borough, a booster pump would be required. At the next meeting the Committee will evaluate the pros and cons of each location. Items to be included in the treatment upgrade is more strict trace filtration and to allow for the treatment building to be enlarged in the future if necessary.

**KING WELL UPDATE:** Eichelbergers will begin the access drive into the King property next week. Stoltzfus Fencing has installed the “gate” where the access drive is to be located. As soon as the access drive is complete, weather permitting, Eichelbergers will begin the test well.

**ROHRER WELL TO RESERVOIR PROJECT UPDATE:** Paul Miller reported that the project is 98% complete. There is approximately 60’ at each end that will be completed in the spring with tie-ins taking place then. The pump and control panels will need to be upgraded/replaced. Mentzer’s Excavating assisted with digging the trench and clearing the wooded area. The old water line is 1’ – 2’ deep, with the new line being 3’ deep. Plans will be prepared showing the location of the water lines.

**OTHER BUSINESS:**

As instructed by Borough Council the well site was offered to Mr. Beiler and he has indicated that he wants to retain the well for his personal use. The Option to Purchase Agreement expired in October during which time an agreement was being prepared releasing the Borough from any further responsibility for the well site. After Mr. Beiler reviewed the agreement he indicated that he did not feel comfortable signing the agreement because it wasn’t clear that he was not responsible for the damages that took place to the neighboring properties. It has been explained to Mr. Beiler on several occasions that he only becomes responsible for the well sight from the time he signs the agreement. Since the Option to Purchase Agreement has expired the Borough no longer has the right to be on the property without Mr. Beiler’s permission. Since Mr. Beiler has indicated that he wants the well, he is unwilling to allow the well driller to go on the property to abandon the well. Lisa will meet with Mr. Beiler to let him know that he must sign the agreement or allow the well driller to abandon the well.

**CITIZEN COMMENTS** None

**ADJOURNMENT:** The meeting was adjourned at 8 p.m.

Submitted by,

Lisa M. Boyd  
Borough Manager

**STRASBURG BOROUGH  
WATER COMMITTEE MINUTES  
FEBRUARY 4, 2004 - 7:00 P.M.**

Members Present: Don Bachman Jim Kiscaden Bill Koch

Others Present: Paul Miller Jr., Public Works Director  
Lisa M. Boyd, Borough Manager  
Ray Miller, HRG Inc.

**CITIZENS' COMMENTS:** None.

**MINUTES OF JANUARY 14, 2004:** The minutes of the January 14, 2004 meeting were approved by consensus, adding Sue Dreyer as a member present.

**WATER SYSTEM IMPROVEMENTS DISCUSSION**

**STORAGE FACILITY:** Ray Miller presented information on four types of water storage facilities including Hydropillar, Waterspheroid, standpipes and reservoirs. During the discussion regarding the type of storage facility, maintenance costs were considered. Ray also presented costs for the different types of facilities and storage tank costs and construction cost estimates. The Committee also discussed several storage facility locations including the end of Precision Avenue, to the rear of the Art Association Building, the Hess property on East Main Street, and the Public Works property. The Committee selected the pond site at the Public Works property as the primary study area. During the discussion of a storage facility location, elevations were considered.

**TREATMENT SYSTEM UPGRADE:** HRG to provide proposal for site surveying and base mapping for review at a future meeting.

**KING WELL II UPDATE:** Lisa reported that the access drive has been installed by Eichelberger's. Due to the recent weather, Eichelberger's will begin the test well on Thursday, February 19, 2004.

**BEILER WELL UPDATE:** The Option Termination Agreement and Release has been revised to clearly state that Mr. Beiler is only responsible for the well from the date the Agreement is signed.

**OTHER BUSINESS:** The next meeting is scheduled for March 3, 2004.

**CITIZENS' COMMENTS:** None.

**ADJOURNMENT:** Jim Kiscaden made a motion to adjourn the meeting at 8:15 P.M., seconded by Don Bachman and passed unanimously.

Respectfully submitted,

Lisa M. Boyd, Borough Manager

**WATER COMMITTEE  
MINUTES  
MARCH 3, 2004 - 7:00 P.M.**

**MEMBERS PRESENT:** Don Bachman      Bill Koch      Sue Dreyer  
Marcia Johnson      Jim Kiscaden      Ray Reeder

**OTHERS PRESENT:** Paul Miller, Public Works Director  
Lisa M. Boyd, Borough Manager  
Ray Miller, HRG Inc.  
Brian Groff

**CALL TO ORDER:** The meeting was called to order by Don Bachman at 7:00 p.m.

**CITIZENS' COMMENTS:** None.

**MINUTES OF FEBRUARY 4, 2004:** A motion was made by Ray Reeder, seconded by Marcia Johnson, to approve the minutes as printed.

**STORAGE LOCATION DISCUSSION:** After discussing several storage facility locations within the Borough at the last meeting, Ray Miller stated that another location that is a possibility is at the end of Shenk Avenue. Ray also provided the Committee with a revised "Storage Tank Alternatives, 500,000 Gallon Finished Water, Borough Location, Preliminary Cost Estimates" for an elevated tank (\$928,500), standpipe (\$1,035,500), and ground level tank (\$969,000). The cost does not include site acquisition or valving changes in the system for booster pump installation. The costs are based on 2004 construction dollars. The primary location that will be studied at this time is the Public Works pond location. The estimated annual operating costs for the storage facility will be approximately \$5,000.

Also reviewed was the cost for a 500,000 water storage facility to be located at the existing reservoir. The preliminary cost estimate in 1998 was \$475,000. The cost in 2004 is \$595,800.

Brian Groff, who works for Dutchland Inc. will provide a list of locations where storage facilities were installed so that the Committee could visit these locations and discuss the process with those involved.

**TREATMENT PLANT UPGRADE:** Ray Miller reviewed briefly the retainer agreement/project assignment for the first phase of the treatment plant upgrade, which is to include:

Scope: Perform field tomography of a portion of a 2 +/- acre site located on Reservoir Road, Will locate the existing water storage tank, facility buildings and utility service lines. Strasburg Borough will assist in determining utility service lines locations. Tomography will be performed in an area approximately 200' X 300'.

Work product: Topographic base mapping with a 1 foot contour interval in AutoCAD R14 format, sufficient for engineering design purposes. Tract boundaries and plan information. Spot elevations will be provided in proposed construction areas to nearest 0.02 feet.

Schedule: Will begin work on this project within one week following the receipt of notice to proceed, weather permitting. Anticipate 1 week for base mapping preparation, following the completion of the field work.

Compensation: \$5,000 plus reimbursable expenses.

A motion was made by Ray Reeder, seconded by Sue Dreyer and passed unanimously to recommend to Borough Council to authorize HRG to proceed with the surveying and base mapping at a cost of \$5,000.

**KING WELL II UPDATE – RECOMMEND TO ABANDON WELL SITE:** Lisa Boyd reported that Eichelberger's began the test well on February 17<sup>th</sup>. Two change orders were authorized during that time for

Change Order I was required when a larger than anticipated volume of surface water was encountered at the well site. A 4-inch trash/ditch pump, 20 feet of suction hose, and 100 feet of 4" discharge hose was needed to convey the water from the well head. Total for this Change Order: \$250.

Change Order II was required for excavation and repair to a sink hole that opened up under the rig that was beyond reasonable site access. 22 tons of 3A modified stone, backhoe, and crew time to make repairs. Total for this change order \$1,252.

Eichelberger's went 440' and hit only 1 to 2 gallons of water per minute. Based on discussions with CJ, the Borough's geologist, the well drillers were told to stop the test well. It is the recommendation of the staff that the King Well II site be abandoned. The Committee reviewed Change Order #3 which is a proposal for the abandonment of the well prepared by Eichelberger's.

A motion was made by Jim Kiscaden, seconded by Ray Reeder and passed unanimously to recommend to Borough Council that the King Well II site be abandoned at a cost of \$2,315.50 to be done by Eichelberger's.

**ADDITIONAL SOURCE DISCUSSION:** Paul Miller outlined that the Borough currently has 690,000 gallons per day at maximum available water from all sources. The average usage per day is currently 200,000 gallons. In light of this information, it is the recommendation of the Committee that no new site be investigated outside of the Borough but Paul and Jim will contact an Amishman to use a water sniffer at the Public Works pond location. Also discussed is that the option of tying into the City or the Pennsylvania-American Water System should be looked at as an emergency backup only.

**OTHER BUSINESS:** None.

**CITIZENS' COMMENTS:** None

**ADJOURNMENT:** The meeting was adjourned at 8:30 p.m.

Submitted by,

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Lisa M. Boyd, Borough Manager

**WATER COMMITTEE  
MINUTES  
APRIL 7, 2004 - 7:00 P.M.**

**MEMBERS PRESENT:** Don Bachman Bill Koch Sue Dreyer  
Marcia Johnson Ray Reeder

**OTHERS PRESENT:**

Paul Miller, Public Works Director Lisa M. Boyd, Borough Manager  
Ray Miller, HRG Inc. Brian Groff  
Roger Rohrer

**CALL TO ORDER:** The meeting was called to order by Don Bachman at 7:00 p.m.

**CITIZENS' COMMENTS:** None

**MINUTES OF MARCH 3, 2004:** A motion was made by Ray Reeder, seconded by Marcia Johnson, to approve the minutes as printed.

**ROGER ROHRER REQUEST:** Mr. Rohrer explained that in 1999 he received conditional use approval from the Strasburg Township Supervisors in order to erect two broiler houses. Fourteen conditions were attached to the Decision, which Borough Council supported. Mr. Rohrer will be going before the Strasburg Township Supervisors again on May 4, 2004 in order to erect two additional broiler houses, grassways, diversion areas, and a one-story litter shed. Mr. Rohrer does not, and will not use Borough water for the existing or proposed broiler houses. One of the conditions outlined in the 1999 Decision was that no more than 10,000 gpd of water would be used. Mr. Rohrer confirmed that even with the two additional broiler houses they would not come close to using 10,000 gpd. All four broiler houses will use approximately 4,400 gpd. A motion was made by Ray Reeder seconded by Marcia Johnson to recommend to Borough Council that they support the application on the condition that all of the previous 14 conditions be adhered to and that the 10,000 gpd not be increased. The Committee did request that Mr. Rohrer supply water usage information for the drought period of June to September 2002.

**STORAGE FACILITY:**

**LOCATION DISCUSSION:** The following locations were discussed as possible location within the Borough for a ground level tank: The Public Works property, the property located between the pond and pool, and the fire company lot. An in-town facility would be more expensive due to the fact that a booster pump and altitude valve would be required.

An informal vote was taken as to proceed with placing the storage facility in-town or at the current reservoir location. A motion was made by Ray Reeder, seconded by Marcia Johnson to recommend to Borough Council to proceed with a 500,000 gallon storage facility adjacent to the existing reservoir. Reeder, Johnson, Dreyer, and Bachman cast assenting votes. Member Koch cast a dissenting vote. It was agreed that the motion would not be forwarded to Borough Council

until the full Committee had a chance to vote. This item will be discussed again at the May 5<sup>th</sup> meeting.

**REVIEW OF DUTCHLAND TANK SECTION & DETAIL PLANS:** The Committee briefly reviewed the Tank Section & Detail Plans provided by Dutchland Inc. It was determined that for a 500,000 gallon facility it would require as shown on the plans at least a 66' x 66' piece of property. Set-back requirement would also have to be met, and space for a building would be required.

**REPORT ON TRIP TO SHADY MAPLE & EAGLE STORGE FACILITIES:** Don Bachman reported that he, Jim, Lisa, and Paul took a fieldtrip to two storage facilities. The Shady Maple Farm Market facility is a 250,000 gal water tank with 20' walls build in 1999. The Eagle Hunt facility is a 2.0 MG Effluent holding tank with 34' walls currently being built. Both are Dutchland Inc. tanks.

**TREATMENT PLANT UPGRADE:**

**REVIEW OF SITE SURVEY/BASE MAPPING:** Ray Miller reviewed the results of the site survey and base mapping project in regards to the Treatment Plant Upgrade at the existing reservoir. The property is zoned Rural Residential and a Special Exception from Strasburg Township would be required in order to place the 2<sup>nd</sup> reservoir and upgraded treatment plant at this location. The treatment plant is proposed to be 800 square foot, split block, with upgrades to the treatment system for PH, Chlorine, and ozone detention time. The tanks will be located in a pole barn.

**NEXT STEP – CONCEPT DESIGN OF ALL SITE FACILITIES:** It was the consensus of the Committee to have HRG proceed with preparing a proposal for the next step of the Treatment Plant Upgrade which is for the concept design of all site facilities.

**KING WELL II UPGRADE:** The Borough Manager reported that B. L. Myers has completed the abandonment of the well and final payment will be made later this month.

**OTHER BUSINESS:** None.

**CITIZENS' COMMENTS:** None

**ADJOURNMENT:** The meeting was adjourned at 9:35 p.m.

Submitted by,

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Lisa M. Boyd, Borough Manager

**WATER COMMITTEE  
MINUTES  
MAY 5, 2004 - 7:00 P.M.**

**MEMBERS PRESENT:** Don Bachman Jim Kiscaden Bill Koch Sue Dreyer  
Marcia Johnson Ray Reeder

**OTHERS PRESENT:**

Paul Miller, Public Works Director Lisa M. Boyd, Borough Manager  
Ray Miller, HRG Inc.

**CALL TO ORDER:** The meeting was called to order by Don Bachman at 7:00 p.m.

**CITIZENS' COMMENTS:** None

**MINUTES OF MARCH 3, 2004:** The minutes of March 3, 2004 were approved as printed.

**WATER STORAGE DISCUSSION:** Ray Miller stated that the location at the existing reservoir is the lowest cost option. Jim Kiscaden stated that cost shouldn't be only deciding factor, security must also be considered. Paul Miller reported that the Security Committee is currently evaluating options of providing water in the event of an emergency. Tying into the City is one of the options being evaluated.

A ground level tank in-town can be as low as 7' out of the ground. A booster pump and altitude valve would be required since a 20 foot high tank would only provide approximately 10 psi. Pressure zones throughout the town would need to be evaluated. We will need to reevaluate how pressure will distribute itself; force to work in some portions of the system. Cost approximately \$969,000.

At standpipe located at the end of Shenk Avenue would not require a booster pump or altitude valve. For the easiest operation the standpipe would need to be as high as the reservoir, with the reservoir being at an elevation of 610, and the property at the end of Shenk Avenue being 480, the standpipe would need to be 130 – 150' in height. Standpipe construction is estimated at \$1,035,500.

Second Reservoir beside existing reservoir – We would need to put both lines back in service as original. Reverse 8" line to original direction of flow, will need to pig or flush. Adjustment of pH and aquamag will help improve the line situation. It is estimated to cost 1.5 million to replace the line to Shenk Avenue with a twelve inch line. The cost of a second reservoir beside the existing reservoir is estimated at \$595,800.

The pressure would remain the same for fire fighting unless a booster pump is installed.

The Borough Manager will prepare a list of pros and cons of each location for the Committee's review prior to the June meeting. This will also be an agenda item for the June 2<sup>nd</sup> Water Committee agenda. The selection of the location will go to Council for action at their meeting on June 8<sup>th</sup>.

Paul Miller will discuss the two locations (beside existing reservoir and end of Shenk Avenue) with Tom Long, Strasburg Township Zoning Officer to see what zoning approvals are needed at each location.

**TREATMENT PLANT UPGRADE DISCUSSION:** The Committee reviewed the Retainer Agreement submitted by HRG in the amount of \$17,690. The Scope includes the preparation of a Concept Design of modifications to the water treatment facility at the reservoir based upon the processes described in the 1998 Water Regionalization Study. The Concept Design will include evaluation of existing and future water consumption for sizing of the facility, sizing of mechanical equipment and tankage required, general layout of building required, and preparation of site plan showing orientation of proposed facilities, and be summarized in a Concept Design Report. HRG will conduct two meetings with Staff to review and receive input on the Concept Design, and two meeting with the Water Committee to review and discuss the Concept Design. HRG will begin work on the project upon the Borough's authorization to proceed and complete all work within 90 days. A motion was made by Jim Kiscaden, seconded by Ray Reeder to recommend to Borough Council that the Retainer Agreement be approved in the amount of \$17,690.

**OTHER BUSINESS:** The Borough Manager reported that Strasburg Township granted Roger Rohrer's Condition Use for two additional chicken houses with the fourteen conditions attached.

**CITIZENS' COMMENTS:** None

**ADJOURNMENT:** The meeting was adjourned at 9:35 p.m.

Submitted by,

Lisa M. Boyd, Borough Manager

**WATER COMMITTEE  
MINUTES  
JUNE 2, 2004 - 7:00 P.M.**

**MEMBERS PRESENT:** Don Bachman Jim Kiscaden Bill Koch Sue Dreyer  
Marcia Johnson Ray Reeder

**OTHERS PRESENT:**

Paul Miller, Public Works Director Lisa M. Boyd, Borough Manager  
Ray Miller, HRG Inc.

**CALL TO ORDER:** The meeting was called to order by Don Bachman at 7:00 p.m.

**CITIZENS' COMMENTS:** None

**MINUTES OF MARCH 3, 2004:** The minutes of March 3, 2004 were approved as printed.

**WATER STORAGE DISCUSSION:** Ray Miller stated that the location at the existing reservoir is the lowest cost option. Jim Kiscaden stated that cost shouldn't be only deciding factor, security must also be considered. Paul Miller reported that the Security Committee is currently evaluating options of providing water in the event of an emergency. Tying into the City is one of the options being evaluated.

A ground level tank in-town can be as low as 7' out of the ground. A booster pump and altitude valve would be required since a 20 foot high tank would only provide approximately 10 psi. Pressure zones throughout the town would need to be evaluated. We will need to reevaluate how pressure will distribute itself; force to work in some portions of the system. Cost approximately \$969,000.

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The pressure would remain the same for fire fighting unless a booster pump is installed.

The Borough Manager will prepare a list of pros and cons of each location for the Committee's review prior to the June meeting. This will also be an agenda item for the June 2<sup>nd</sup> Water Committee agenda. The selection of the location will go to Council for action at their meeting on June 8<sup>th</sup>.

Paul Miller will discuss the two locations (beside existing reservoir and end of Shenk Avenue) with Tom Long, Strasburg Township Zoning Officer to see what zoning approvals are needed at each location.

**TREATMENT PLANT UPGRADE DISCUSSION:** The Committee reviewed the Retainer Agreement submitted by HRG in the amount of \$17,690. The Scope includes the preparation of a Concept Design of modifications to the water treatment facility at the reservoir based upon the processes described in the 1998 Water Regionalization Study. The Concept Design will include evaluation of existing and future water consumption for sizing of the facility, sizing of mechanical equipment and tankage required, general layout of building required, and preparation of site plan showing orientation of proposed facilities, and be summarized in a Concept Design Report. HRG will conduct two meetings with Staff to review and receive input on the Concept Design, and two meeting with the Water Committee to review and discuss the Concept Design. HRG will begin work on the project upon the Borough's authorization to proceed and complete all work within 90 days. A motion was made by Jim Kiscaden, seconded by Ray Reeder to recommend to Borough Council that the Retainer Agreement be approved in the amount of \$17,690.

**OTHER BUSINESS:** The Borough Manager reported that Strasburg Township granted Roger Rohrer's Condition Use for two additional chicken houses with the fourteen conditions attached.

**CITIZENS' COMMENTS:** None

**ADJOURNMENT:** The meeting was adjourned at 9:35 p.m.

Submitted by,

Lisa M. Boyd, Borough Manager