

CAMDEN-WYOMING SEWER & WATER AUTHORITY
P.O. BOX 405, CAMDEN-WYOMING, DELAWARE 19934

*Minutes of the Camden-Wyoming
Sewer and Water Authority
Regular Session - Authority Meeting
Held on March 10, 2015*

Authority Members present: Mr. Jeffrey Connor
Mr. Peter Couming
Mr. Larry Dougherty, Sr.
Mr. Michael Quinn
Mr. Daniel Ridgely
Mr. James Winchell

**Also in attendance representing
the CWS&WA:** Mr. Harold Scott, Authority Superintendent
Mr. Soheil Gharebaghi, P.E., Authority Engineer

Public in Attendance: Meeting Attendance/Sign-in Sheet;
available at the CWS&WA Office

The Camden-Wyoming Sewer and Water Authority (CWS&WA) met at the CWS&WA Office on March 10, 2015. The meeting was called to order at 7:00 p.m. by the Chairperson, Mr. Couming.

There were no items removed from the Consent Agenda.

Approval of the Consent Agenda:

Motion: Mr. Winchell made a motion to approve the Consent Agenda, seconded by Mr. Dougherty. Motion carried unanimously.

Maintenance & Operations Status (Superintendent Report):

Mr. Scott distributed the Operations and Maintenance Report for the period and discussed the same. The extreme cold weather had resulted in 24 calls to the Authority regarding frozen pipes and meters during the weekend preceding the Regular Meeting, Mr. Scott reported. There had been seven residential and three commercial cracked water meter freeze plates, Mr. Scott said. Mr. Scott applauded the efforts of the Authority's crews for fixing the meters, during night hours, to restore impacted customers' water services.

Mr. Scott discussed the calls the Authority had received during the week preceding the Regular Meeting regarding reports of brown water at Front Street, W. Camden-Wyoming Avenue, Pine Street, N. Layton, and Caesar Rodney Avenue. Mr. Scott indicated that the Authority crews had been dispatched to look for broken water pipes that might have caused the brown water in the area. Mr. Scott indicated the Authority crews had not found any broken water mains and suspected that the extreme cold might have contributed to the problem.

Also cold weather related, Mr. Scott discussed a sanitary sewer lateral stack at Camden Commons that had been reported to have pulled up through the sidewalk. The Authority's crews had fixed the problem by excavating behind the sidewalk and pushing the lateral stack pipe back into the lateral wye joint.

Maintenance & Operations Status (Superintendent Report, cont.):

Mr. Scott indicated that a sump pump discharge pipe and a roof drain down spout had both been discharging within close proximity of the lateral location and suspected ice build-up could have contributed to the problem. The Authority crews had used the Vac-truck to flush and clear the dirt that had infiltrated the sewer system from the lateral wye while the stack had been pulled away from its joint, Mr. Scott added.

Mr. Scott indicated that, because of the extreme cold weather, water services had not been shut off for delinquent accounts during the quarter. Some heating systems relied on water service to be operational, Mr. Scott said to explain the suspension of water service shut offs. Mr. Scott noted that Meter readings would begin on March 18, 2015, for the second quarter billing activities. Mr. Scott reported a system balance of approximately \$137,000 and an accounts receivables, aging longer than 180 days, of approximately \$69,000.

Mr. Scott reported that the Authority's well #2 (the north well) was out of service for repairs. In late February 2015 A.C. Schultes had been called to pull the pump shaft and bowl assemblies at the north well because abnormal vibrations that had been detected might have caused damages to the well's nine stage pump bowl assembly if allowed to continue, Mr. Scott explained. Mr. Scott indicated that the well's line shaft and pump assemblies had been transported to New Jersey for repairs. Mr. Scott estimated that the repair could cost more than \$30,000 and take about two weeks to complete. Mr. Scott indicated that he would provide updated reports on this matter at the next Regular Meeting.

Engineering Report:

On the Capacity Development Project, Gharebaghi indicated that the Authority had received an Approval-to-Construct a new water treatment plant at 3680 Upper King Road from the Office of Drinking Water (ODW). Work on the new treatment plant would not begin until the proposed Piney Point aquifer well has been installed, Gharebaghi explained. On the new well, it was noted that because of frozen ground conditions, the well drilling contractor's work had been delayed. A pre-construction meeting would be scheduled with American Water Well Systems, Inc. when the Delaware Department of Natural Resources and Environmental Control (DNREC) permit for the well has been issued.

Gharebaghi provided a presentation that had been prepared pursuant to the investigations and review of the various elevated water storage tank styles for possible implementation for the Authority's Water Storage Capacity Development Project (copies of the text of the presentation were distributed to Board Members and a copy is attached).

Mr. Scott indicated that the Authority Accountant, George Luff, and he had evaluated five sources of funding for the Capacity Development Project and recommended PNC Bank for the financing of the project for up to \$2M. Mr. Scott noted that the most favorable rates and conditions would be offered by PNC if it were selected for the project financing. Mr. Scott indicated that the actual rate would not be established until the Authority signed up with PNC, however, PNC's current rate was 2.7%, Mr. Scott added. Mr. Scott indicated that the project financing referenced above would not necessitate any increase to the Authority's water user rates because the debt service for the new loan was approximately the same as the debt service of the Authority's WSFS loan that had recently been satisfied.

Engineering Report (cont.):

After discussion about the tank styles and project financing, the following were decided:

Motion: Mr. Winchell made a motion to accept a multi-legged elevated water storage tank style for the Authority's Capacity Development Project, seconded by Mr. Dougherty. Motion carried unanimously.

Motion: Mr. Dougherty made a motion to accept the Operation's recommendation to enter into negotiations with PNC Bank to pursue project financing, seconded by Mr. Quinn. Motion carried unanimously.

A laboratory for Learning

Regarding the Laboratory for Learning Program, it was reported that the February 26, 2015, session of the program had been cancelled because of snow. The next program session has been scheduled for Thursday, March 26, 2015. Mr. Keith Harrison, Trainer/Educator at the ODW, would make a presentation on March 26, 2015, Gharebaghi added. Gharebaghi also noted that a field survey had been scheduled for Friday, April 3, 2015, to which the program participants would be invited to observe the field surveying. Mr. Ridgely also offered to make a presentation on architecture during one of the program's future sessions.

Legal Report:

There was no legal report.

Comprehensive Planning Committee:

Mr. Couming discussed his notes, which he had provided to the Board Members, regarding the Public Service Initiative for the residents of Upper King Road and Lochmeath Way area and the proposed Mission Statement for CWS&WA.

After discussion about the proposed Mission Statement, the following was decided:

Motion: Mr. Dougherty made a motion to approve the proposed CWS&WA Mission Statement indicating: "**Mission:** *To provide sanitary sewer and water utility services - at reasonable and sustainable rates - to the present and future customers of the CWS&WA,*" seconded by Mr. Winchell. Motion carried unanimously.

Mr. Couming explained his notes regarding the Public Service Initiative for the residents of Upper King Road and Lochmeath Way area. Mr. Winchell agreed with Mr. Couming and indicated that the Authority ought to find out if the area residents were interested in the Authority's services before discussing the details and costs of the Authority's water and sewer utility service hook ups. Mr. Dougherty expressed concern about setting a precedent if the area residents were offered any waiver of the Authority's fees and charges. Future builders in the Towns of Camden and Wyoming could expect the same waiver of the Authority's fees and charges as might have been offered the Lochmeath Way and Upper King Road area residents.

Comprehensive Planning Committee (cont.):

Mr. Ridgely indicated that he had communicated with Ms. Sherlock about the CPCN issue and would share Ms. Sherlock's response to his inquiry with the Board when it became available. Mr. Ridgely also indicated that the education of the area residents regarding the health impacts of shallow potentially contaminated water wells ought to be a part of the Authority's efforts in the area. It was the general consensus of the Board that in an open letter from the Authority to the area property owners, the Authority could invite the area residents to a workshop session, to be scheduled, to explain the details associated with the availability of the Authority's services and gauge the level of interest of the area property owners in the Authority's services.

Correspondence:

With the exception of those referenced above, there was no other correspondence.

Visitors' Comments:

Mr. Cable indicated that the residents of Upper King Road and Lochmeath Way area might be eligible for funding through Kent County and other funding sources - to address their on-site well and septic systems' issues - that could be investigated if the property owners expressed interest in the same.

Adjournment:

Motion: Mr. Quinn made a motion to adjourn the Regular Meeting, seconded by Mr. Winchell. Motion carried unanimously.

The Regular Meeting adjourned at 7:56 p.m. The next Regular Meeting will be held on April 10, 2015, at 7:00 p.m.

Respectfully Submitted,
CAMDEN-WYOMING SEWER & WATER AUTHORITY

Harold L. Scott, Sr.
CWS&WA Superintendent

CAMDEN-WYOMING SEWER & WATER AUTHORITY

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**Water Storage Capacity Development Project
Proposed 1MG Elevated Water Storage Tank
3680 Upper King Road, Town of Camden Delaware**

March 04, 2015

The following abstract presentation has been prepared pursuant to the investigations and review of the various elevated water storage tank styles for possible implementation at 3680 Upper King Road, Town of Camden, Delaware, for the Authority's Water Storage Capacity Development Project which includes a One million gallon elevated water storage tank.

Elevated Water Storage Tank Styles Investigated:

- o Multi-Column (Torus Bottom), multi-legged or Legged Torospherical
- o Water Spheroid, the single pedestal sphere or Pedasphere,
- o Hydropillar, or Fluted Column, and
- o Composite Elevated single concrete column or Concrete Pedestal,

The above tank style options were investigated because their application, construction, initial construction/capital investment costs, maintenance costs, and aesthetic features are widely varied and would provide an appropriate range of options for consideration by the CWS&WA. Chicago Bridge and Iron (CBI), Caldwell Tanks, Inc. and Corrosion Control Corporation were consulted regarding probable costs associated with the proposed one million gallon tank.

The following summary provides a "rough" preliminary estimate of probable cost associated with the different tank styles for the proposed one million gallon elevated water storage tank. It is noteworthy that the annual maintenance contract cost for the various tank styles were estimated by Corrosion Control Corporation to be no more than approximately \$1,900 - from the most, to the least - expensive annual maintenance contract cost. These costs have been estimated to be in the range of \$3,900 to \$5,800 per year for 10-year maintenance contracts. For this reason, the differences in annual maintenance costs for the different tank styles were not considered in the total initial probable cost of the proposed tank. The following probable construction cost estimates represent an average of the various prices obtained from the companies referenced above for general comparison purposes only. Naturally, at this preliminary stage, the prices provided included statements qualifying the preliminary nature of the estimated costs. Obviously, actual costs would depend on field conditions and design options. Estimated costs are in 2015 U.S. Dollars.

<u>Tank Style</u>	<u>Probable construction cost</u>
multi-legged	\$1.57M
water spheroid	\$2.32M
hydropillar	\$2.45M
composite	\$2.30M

The Authority operations and engineering preliminary review and investigation of the various tank styles, considering not only initial construction costs, but a number of other on-the-ground parameters including annual maintenance costs, suggested that a 1 MG multi-legged elevated water storage tank would best serve the CWS&WA objectives at the lowest practical overall cost. Therefore, it is recommended that the Authority select the multi-legged tank style for the Storage Capacity Development Project.