

Utility Commission
May 6, 2024
DELMAR TOWN HALL & VIA TELECONFERENCE

The regular scheduled meeting of the Delmar Utility Commission was called to order by Commissioner Shaffer. This meeting is available to the public, in person with limited seating and via teleconference. The phone number and access code has been provided to all the members as well as the public. In attendance was Commissioner Nembhard, Council Member Lanier, Commission Members Moore and Dewald. Key personnel: Town Mgr. Jeff Fleetwood, and Clerk of Council Vondell Spencer. Guests: Mayor Bauer.

Commissioner Shaffer called the meeting to order. A quorum was established with five members present.

Approval of Minutes

A motion was made, seconded (Moore/Dewald) and carried to approve the April 1, 2024 meeting minutes. Commissioner Shaffer took a vote and the motion was passed with 3 Ayes 1 Absent (Lanier) 1 Abstain (Nembhard).

Unfinished Business –

None.

New Business –

Colonial Mill Estates

Mr. Bob VanMeter explained he and Ms. Pam Webster co-manage Colonial Mill Estates. Mr. VanMeter introduced three photographs to the Commission to give some relevance to the front of the park where the water line is located. He explained PFAS was detected several years ago at Colonial Mill Estates. They have been working with MDE (Maryland Department of the Environment) and he assisted them retrieving a sample from their well for forensic research to detect the amounts of PFAS and where it was coming from at Colonial Mill Estates. It was determined that the well water is currently above the allowable parts per million.

Mr. VanMeter said MDE gave them the option of building a new well or tying into the Town of Delmar's water. Mr. VanMeter described the steps for building a new well with a filtration system. He said even with a deep well it may be impossible to meet MDE standards. MDE encouraged them to tie into the town's water. A discussion was held between Ms. Webster, Town Mgr. Fleetwood, and himself. He said they had several conversations about different options to connect to the town if it is feasible. The first option is putting different meters at all 45 of the houses which is expensive at \$3,000 to \$4,000 per meter, cost prohibited to their residents that are mostly older and single. Every meter would not be done at one time and will

require daily shut downs. He further said two meters a day would be possible. Some of the houses have cut-off valves and others do not. The other possibility would be to install one meter.

Mr. VanMeter stated they would like for the Commission to consider allowing a connection to the town's 8-inch line, a cut-off line for the town, a meter and cut-off valve on Colonial Mill Estate side for repairs, an MOU (Memorandum of Understanding) between the Town of Delmar and Colonial Mills Estates MHP, LLC. He said everything in the park is their responsibility. The connection is the same location as their lift station going into the town's sewer system so, they are already familiar with paying the bill from the town. The goal is to determine from the Commission which option to proceed with.

Town Mgr. Fleetwood added the WWTP Superintendent, Frank Daniels, PW Superintendent, Bob Buck, and WTP Superintendent Sophia Oberton, and Davis, Bowen, & Friedel Town Engineer, Josh Taylor evaluated this proposal and the staff's recommendation would be if the tie in is granted one single meter. However, from the meter into the development the MOU would be very clear that all infrastructure is on the owners with the sewer as well. A conversation ensued.

Commission Member Dewald stated prior to 2010 the Utility Commission made a policy that there would be no new wells dug within the town limits. She named the previous Commission Members and further stated there were a number of other issues with well digging so, the policy was put into place. Commission Member Dewald asked Mr. VanMeter the total number of residents. Ms. Webster answered 2 per home and 50% are single, widows, and widowers. She further asked the age of the park. Mr. VanMeter estimated 35 years.

Commission Member Dewald asked Mr. VanMeter when the current well was replaced or if it was ever replaced. Mr. VanMeter answered the current stamp on the tag is 1997. Last year about this time they had to put a new pump in the well. She further asked Mr. VanMeter when the PFAS was found in the well. He further answered he's been with the organization 4 years and they've had reports steadily increasing over that 4-year period to a point now that it is unacceptable.

Commission Member Dewald asked Mr. VanMeter what the findings were from the forensic study. Mr. VanMeter answered the findings have not been received yet. Commission Member Dewald stated that it would be to the Utility Commission's benefit to have the forensic study shared with them because they have been through some PFAS before including heated discussions with EPA (U.S. Environmental Protection Agency) and Regional EPA. A conversation ensued. Mr. VanMeter said the units themselves and infrastructure do not have any copper or metal fittings.

Commission Member Dewald asked Mr. VanMeter why they hooked-up to the town's sewer system and not the water and sewer. Mr. VanMeter and Ms. Webster both answered they were unaware and it was the previous owner's decision. A conversation ensued.

Commission Member Dewald asked Mr. VanMeter how it's determined how the residents use their water. Mr. VanMeter answered they have to identify how many residents are in each house and divide based on the amount of water allocated. He said they rarely use more than 1,000 gallons a day. A conversation ensued.

Council Member Lanier asked Mr. VanMeter if they had a timeframe for this decision to be made. Mr. VanMeter answered he hasn't received a hard date as of yet, they would prefer it have been done yesterday.

Commission Member Moore asked Mr. VanMeter about maintenance on the outside of the valve. Mr. VanMeter answered it would be spelled out in the MOU. Commissioner Shaffer said he would like to see the town provide the MOU. Mr. VanMeter responded they would pay for Town Attorney, Robert Benson's time.

Commissioner Shaffer called for a motion to allow Colonial Mill Estates to proceed with tying in to the Town of Delmar's water system with a single meter to be used, a valve on the backside of the meter so Colonial Mill Estates can shut their water off, MOU be provided by the Town of Delmar with the request of the forensic study, all maintenance from the second valve goes to Colonial Mill Estates, and a price for meter installation be notated in the MOU. A motion was made/seconded (Lanier/Dewald) and carried by a vote of 5 Ayes.

Town Manager Report

Town Mgr. Fleetwood reported: 1.) May 3rd Town Mgr. Fleetwood received a call from a citizen stating the town's water was spraying into the air. The resident resides on Foskey Ln. on the east side of Rt. 675 which is not in town however, the town's sewer force main runs from the Pine St. lift station down to Connelly Mill Rd and Y's off at Connelly Mill Rd. to the treatment plant. Town Mgr. Fleetwood explained it was raw sewage that was spraying in the air. The MD State Highway contracted with a vendor out of Waldorf, MD, Long Fence, to install a guardrail. Town Mgr. Fleetwood said the company had a clear Miss Utility ticket and they hit the pipe. The situation was under control at 9:00 p.m. Now, the town is trying to figure out who is responsible for the repair. He further said he is under the opinion Miss Utility is at fault because the contractor did have a clear ticket so, he is dealing with Miss Utility at the corporate level. No conversations have been had so far so; he is waiting for a response tomorrow. Town Mgr. Fleetwood mentioned he and MD State Highway think the guardrail should be moved because if there is a vehicular accident it could cause problems. The estimated cost from fixing the problem is \$10,000. 2.) Phase 1 sewer project on the MD side has now moved over to Third St. between East East St. and East Elizabeth St. then Phase 1 will be complete. 3.) Tomorrow Town, Engineer, Josh Taylor and Town Mgr. Fleetwood have a video call with MDE regarding the Adequate Public Facilities Ordinance. 4.) The town has come to an agreement with HydroCorp. HydroCorp been approved to come into town to do the Cross Connection Control at

all of the businesses in town. The agreement for residences, per home, in town with HydroCorp is \$41.00 to do the lead and copper evaluation as needed. 5.) May 22nd, Chief Barkley and crew will be present at the Delmar PD for the annual staff BBQ and everyone is invited.

Commission Comments –

None.

Public Comments –

1. Mayor Bauer asked how long it would take for Colonial Mill Estates to be up and running from start to finish? Town Mgr. Fleetwood answered three weeks because it is a simple tie-in and there maybe MD money for that. The price tag to the town will be zero.

Adjournment –

A motion was made, seconded (Nembhard/Lanier) and carried to adjourn. The motion passed with 5 Ayes.

Submitted by:

Vondell Spencer
Clerk of Council