Northeastern York County Sewer Authority
June 22, 2026

The Northeastern York County Sewer Authority met on Monday, June 22, beginning at 6:03 PM at 200 North Main Street in Mt. Wolf.

Authority members and others in attendance were:

Mt. Wolf Borough	**Manchester Borough**	**East Manchester Township**
Patti Fisher	Judy Hilliard	Will Blanchetti
	Dale Benedick	Dean Kohr, interim

Members Absent: Anya Barlett

Engineer: Chris Toms, CS Davidson, Inc.

Solicitor: Kathryn Silcox attended in Peter Ruth's absence.

Office Manager & Recording Secretary: Desiree Boorujy

Plant Superintendent: Drew Dubbs

Visitors/Employees: Patrick Rieder, Esq. (Starview MHP); Jim Culbert (Township resident) Patrick Hilbert, Marshall Busser (employees).

Pledge to the Flag

Agenda
A Kohr/Benedick motion was made to approve the agenda as presented. The motion passed unanimously.

Minutes
A Blanchetti/Kohr motion was made to approve the minutes from the regular meeting held on May 18, 2026, with a correction to the spelling to Mr. Blanchetti's name. The motion passed unanimously.

Visitors – One township resident, Jim Culbert, attended as he may be interested in pursuing East Manchester Township's open position on the Authority board.

Correspondence – None.

Operations/Maintenance Report

Drew reviewed the items on his report, which included details of much needed maintenance to the collection system. This led to the discovery of rocks and concrete causing pump vibrations and inefficiency with the Canal Road pump station.

Staff performed other repairs elsewhere as needed.

Saginaw Upgrades – Comcast installed cable at Saginaw and will install the box at a later date. After installation is complete, we'll move further along with upgrades.

Farmhouse – Quotes for demolition of the Sinking Springs farmhouse came in around $90,000, which is outside of the Authority's budget and will not be considered at this time. As for the property insurance coverage, which is $400 annually, the Board found this to be unnecessary. **A Benedick/Blanchetti motion was made to cancel property insurance coverage on the farmhouse. The motion passed unanimously.**

Employee Benefits – Drew and Desiree presented options for health, dental, life, and vision insurances for employees. In working with multiple brokerages to compile information, it was confirmed that the Authority has been overpaying for many of the policies. The options presented provided the same or better coverage at a combined lesser cost. After discussion of the options, a **Kohr/Benedick motion was made to use The Patton Group as the Authority's agent to change to Geisinger Health for health, Capital BlueCross for dental and vision, and Sunlife for life insurance, to the plans recommended by staff. The motion passed unanimously.**

Administration Report

No comments or questions on the Administration report.

Solicitor's Report

Attorney Silcox presented items on behalf of Peter Ruth.

A Benedick/Blanchetti motion was made to approve the $800 proposal to appraise a portion of 245 Chestnut Street to aid in the Authority's consideration to purchase the land. The motion passed unanimously.

Termination of License Agreements – the Authority has License Agreements with the property owners of 220 and 230 Lynne drive, which allows them to use the lane to park a utility trailer only, but no other vehicles or items. Unfortunately, we've had multiple issues with one or both property owners breaching the contract by parking unapproved vehicles, boats, etc. in the way. Because these issues have continued despite letters from the Authority's solicitor, staff recommended the Agreements be terminated, and Attorney Ruth sent a letter to each property owner stating so. **A Kohr/Benedick motion was made to terminate the License Agreements for 220 and 230 Lynne Drive. The motion carried.**

Fence at 115 Riviera Street – This property owner has installed an inground pool, which also requires installation of a fence. Their yard contains a sewer manhole and a sewer line, to which the fence will affect the Authority's access. **A Blanchetti/Kohr motion was made to approve a License Agreement between the Authority and the property owner, and the motion carried.**

Engineer's Report

The following Contract Change Orders for the Clarifier Demolition were presented for approval:

No. 1. Is for a $50,000 credit to project.
No. 2. The office sewer connection revealed unexpected issues leading to additional costs of $6,780.
No. 3. For excavation around a valve that wasn't operating properly totaling $1485.00.

The total cost of project with these change orders decreases from $295,000 to $253,000.

A Hilliard/Benedick motion was made to approve all three change orders. The motion carried.

A Kohr/Benedick motion was made to approve Contract Change Order No. 1 for 2025 Sanitary Sewer Repairs. The motion carried.

Digester Project – The design and development is currently underway with the milestone delivery date to staff of September 2026. Estimated cost $11,009,000 with a 20% contingency.

Land Development Plans

Poeduk Bays Plan review – A plan was submitted for improvements to the property, including a proposed aquamation (water cremation) facility for pets. The plan and proposed effluent data were reviewed. Lab analysis for expected effluent did not meet the criteria indicated in the Authority's Rules & Regulations. A pretreatment design will be required for further review.

Autozone Plan – there is only a minor sewer change proposed, and there will be no additional EDUs required. The plan has been approved by Manchester Borough. **A Kohr/Hilliard motion was made to approve the preliminary site plan for 229 S Main Street. The motion carried.**

25 Devco Drive – Truck parking facility for ESC Waste Services, which used to be Polyvisions facility. No improvements to the sewer system are proposed. There will be no wash bays and floor drains are required to be closed. These plans can be signed when presented to the Authority. **A Kohr/Benedick motion was made to approve the preliminary final development plan for truck parking and storage facility for ESC Waste Services at 25 Devco Drive. The motion carried.**

Motor Technology Building Addition – 515 Willow Springs Lane. A 20,000 Sq Ft addition to include a sampling manhole to pick up the additional flow. **A Kohr/Blanchetti motion was made to approve the preliminary/final plan for the addition at 515 Willow Springs Lane Motor Technology. The motion passed unanimously.**

Saginaw Corrective Action Plan – Mr. Toms provided two schematics which present flow data during two separate rain events in 2025, and indicate the percentage of tributary I&I at each pump station for the Saginaw plant. We have already televised all lines, performed inspections of all properties we service, and repaired all we have found, but we still have obvious I&I issues. Mr. Toms recommended installing a variety of monitors throughout the systems to capture some of the significant storms to more accurately pinpoint the causes of the I&I. He also suggested we invite Starview MHP to participate, as it seems they are significantly contributing to the issue as well (28% of the volume).

Treasurer's Report

Payment of Invoices – **A Benedick/Blanchetti motion was made to approve the invoices as presented. The motion passed unanimously.**

Requisitions

A Benedick/Kohr motion was made to approve the following Requisitions:

2026-21 – to DOLI Construction for AFP No. 2 for Musser Run Pump Station
2026-22 – to Farhat Excavating for AFP No. 1 for the Clarifier Demolition
2026-23 – to Farhat Excavating for AFP No. 1 for 2025 Sanitary Sewer Repairs
2026-24 – to CS Davidson for various invoices

The motion passed unanimously.

An executive session was held from 7:25 pm to 7:55pm to discuss potential acquisition of property.

Adjournment - With nothing further to discuss, Ms. Fisher declared the meeting adjourned at 7:55pm.

NEXT REGULAR MEETING – Monday, July 27 at 6:00pm.