

Northeastern York County Sewer Authority

February 26, 2024

The Northeastern York County Sewer Authority met on Monday, February 26, beginning at 7:00 PM at 200 North Main Street in Mt. Wolf.

Authority members and others in attendance were:

Mt. Wolf Borough

Patti Fisher
Anya Barlett

Manchester Borough

Dale Benedick
Judy Hilliard

East Manchester Township

Tyler Kramlick
Tom Beakler

Engineer: Chris Toms of CS Davidson, Inc.

Solicitor: Peter Ruth of Stock & Leader

Office Manager/Recording Secretary: Desiree Boorujy

Visitors/Employees: Dean Kohr and Employees Tessa Starkes and Pete Nestlerode

Pledge of Allegiance

Agenda

A Kramlick/Barlett motion was made to approve the agenda with the following amendments: Under Operations Report/Administration: Remove “action” from Item D; Add Item E. Starview MHP Surcharge; Add Item F. PLGIT Funds Transfer. Under Engineer’s Report, add Item G. 710 Willow Springs, Manchester Township – Connection to System. The motion passed unanimously.

Minutes

A Beakler/Kramlick motion was made to approve the minutes from the January monthly meeting with the correction of a typographic error. The motion passed unanimously.

Correspondence/Visitors

Mr. Kohr attended to hear any updates on the Area 2 Expansion project.

Operations Report/Administration

The Maintenance Report was reviewed by Pete Nestlerode.

Garrod Hydraulics - Pete and Chris Toms met with Wes Garrod to discuss water meter options and possible locations.

Snow-Related Issues - Heavy snow caused several fallen trees at various locations including Saginaw Lane, Poplar PS, the farm. Fallen bamboo at the Wago Road PS had to be cleared due to heavy snow.

Farmhouse Repairs - Pete reported that the farmhouse at Sinking Springs Farm is slowly deteriorating and is in need of repairs. The biggest concerns at this time are the aging deck on the farm house and the falling gutters on the barns. The deck is unsafe and could potentially fall through if someone walks on it. Even with the property being posted and camera surveillance in place, people are trespassing frequently, causing concern for injury. Because the house is on the Historic Registry, Attorney Ruth will look into the options for repair. Pete Nestlerode will gather quotes for the gutter repairs.

Mercury Levels - For two consecutive months the plant has had violations due to high mercury levels. There is no concern at this time, as heavy rain events caused flow issues. In the future a different lab that will test for a lower mercury limit may be sought.

Lamar Billboard - Desiree received communication from Lamar Advertising indicating that they will be removing the billboard on Authority property along I-83 because it's in such a state of disrepair. State regulations prohibit more than 50% of the value in repairs because this structure is non conforming to both local and state regulations. Lamar's corporate office has decided to remove the fixture. This will be a \$4000 per year loss of income for the Authority.

Intermunicipal Meeting - The annual Intermunicipal Meeting was held at the Authority's administration building on February 14. Representatives from East Manchester Township and Manchester Borough attended and were provided updates on Authority projects that have been completed as well as those that are upcoming. There were no attendees from Mount Wolf Borough.

Starview MHP Surcharge – The surcharge for overages at this MHP will be enforced for the bill being mailed on March 1. Attorney Ruth suggested an overage rate of base plus 10% on the any flow over the maximum allowed 115,200 gpd. The board was in agreement with this determination.

PLGIT Funds Transfer – A Kramlick/Hilliard motion was made to transfer \$755,571.02 from PLGIT to the operating account to cover upcoming debt service payments. The motion passed unanimously.

Solicitor's Report

Health Insurance & Spousal Coverage – Attorney Ruth presented a draft of the Employee Handbook with wording to include changes in employees' health insurance benefits. Coverage will continue to be provided for employees and their spouses and dependents; however, if an employee elects spousal coverage for a spouse who is otherwise eligible for health insurance coverage under his or her employer's health plan, Medicare, or otherwise as a retiree, that

employee shall pay an additional \$25.00 per week for such coverage as a surcharge. The discussion was tabled until next month.

Rules & Regulations – Attorney Ruth met with the Rules & Regulations committee and Authority staff twice since last month’s meeting to review the Rules & Regulations and discuss potential changes and updates. A draft was provided to the board members for their review. This subject has been tabled until the March meeting.

Point-of-Sale Document – Attorney Ruth provided a copy of the Memorandum of Understanding signed by the homeowner at 73 S Main Street in Manchester. A Benedick/Hilliard motion was made to allow Patti Fisher to sign the agreement on behalf of the Authority. The motion passed unanimously. This agreement will be recorded among the land records of the Office of the Recorder of Deeds in York County.

RES – Phase IV – RES has approached the Authority solicitor with a request to purchase an additional 0.49 acres of easement. They are willing to pay the same rate as they have in the past for the land, which was \$6,179 per acre. At this rate, they would pay \$3,027.00 for the 0.49 acres. The board members are generally amenable to moving forward with the proposal; however, they noted they would be losing more farming ground which will impact the tenant/farmer and ongoing crop yields, which in turn impacts the annual rent. To that end, while agreeable to moving forward and staking out the area they would like to acquire via easement, the Authority is not committing to the price that was offered.

Quote for Computer Server – This item was tabled until the March meeting.

Engineer’s Report

Contracted Projects

Effluent Line Abandonment – Paperwork for this project has been executed; a pre-construction meeting has been scheduled for March 14.

General Operations

Record Club of America Lines – Authority staff and engineer continue to work with the owner of the record club regarding issues with his private lines. There was an overflow of sewage from these lines, which is indicative of an I & I issue. USG has televised these lines; this data has not yet been provided to Chris Toms.

Area 2 Easements – Chris and Colin are continuing to contact property owners to complete easement agreements. A few property owners have signed easement agreements, but we are still waiting on several others to respond to CSD’s communications.

Operating Reserve Policy – Engineer’s suggestion is to re-evaluate Authority finances after the loan payments have been made in March and April to determine whether an Operating Reserve Policy is in the best interest of the Authority.

North George Street Pump Station – A Kramlick/Beakler motion was made to authorize to advertise the North George Street Pump Station project. The motion passed unanimously. Chris anticipates that the bid will be awarded at the April meeting. The project may then begin in May and should be completed by the end of the summer.

Approval of Sheetz Land Development Plan – A Kramlick/Benedick motion was made to approve the Sheetz Land Development Plan contingent upon the Authority’s receipt of payment from Sheetz for the sewer line that was damaged on November 3, 2022 in the amount of \$810.00. The motion passed unanimously.

Capital Improvement Planning – In light of the fact that the Authority was not awarded the much-anticipated CFA Grant funds, the Area 2 Expansion project will be delayed until more grant opportunities can be explored in order to help pay for the project and assist property owners with their costs related to the project as well. A prioritized list of other Authority projects was reviewed.

710 Willow Springs Lane, Manchester Township – Connection to System – The property manager for this location reached out to the Authority to express the desire to connect to our public sewer system. They are currently using a private on-lot system. This property is located in Manchester Township, however, the NEYCSA provides sewer service to adjacent properties that are also in Manchester Township.

Treasurer’s Report

Payment of Invoices – A Kramlick/Beakler motion was made to approve the invoices as presented. The motion passed unanimously.

Requisitions – A Kramlick/Beakler motion was made to approve Requisition 2024-2 in the amount of \$1,890.79 to CS Davidson for the LSA Grant – Effluent Line. The motion was passed unanimously.

At 8:30 PM an Executive Session was held to discuss personnel and legal matters.

At 9:15 PM the Executive Session ended and the regular meeting resumed.

A Kramlick/Benedick motion was made to hire Bradley Stevens as the Maintenance/Assistant to the Plant Superintendent. The motion passed unanimously.

At 9:17 PM Patti Fisher declared the meeting adjourned.

NEXT REGULAR MEETING – Monday, March 25, 2024.