

# **Northeastern York County Sewer Authority**

## **March 25, 2024**

The Northeastern York County Sewer Authority met on Monday, March 25, 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, Carl Dallmeyer, Attorney Patrick Rieder. Also, employees Tessa Starkes, Pete Nestlerode, and Drew Dubbs.

Pledge of Allegiance

**Agenda**

A Kramlick/Benedick motion was made to approve the agenda with the following amendments: Under Operations Report/Administration: Add Action Item F. Flusher Trailer Payment; Action Item G. 5230 N. George Street – Request to Cease Billing. Under the Engineer’s Report, Item H. Potential Projects in Mount Wolf Borough was added, and “Authorization to Advertise (Action)” was deleted from Item E. The motion passed unanimously.

**Minutes**

A Kramlick/Barlett motion was made to approve the minutes from the February monthly meeting. The motion passed unanimously.

**Correspondence/Visitors**

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

Carl Dallmeyer and Attorney Patrick Rieder attended the meeting to discuss concerns. Firstly, Mr. Dallmeyer is disappointed to be billed surcharge fees in relation to overages at Starview MHP. In light of the agreement between the Authority and Starview MHP, the Authority exercised its right to surcharge for such overages, even though this has not been followed through on in the past. The five incidents of overage took place between December 2023-January 28, which does not coincide with the service coverage dates on the quarterly bill. Mr. Dallmeyer feels that if he is to be charged a surcharge, the overage dates should coincide with the sewer service dates covered in the quarterly bill. Next, Attorney Rieder expressed

disappointment that things seemed to be moving in a positive direction with the LOI and things seemed to “go cold” and surcharges are being enforced. Attorney Ruth cited the reason being, in part, that the Authority was not awarded the much-anticipated grant funds, therefore, must prioritize projects in a way that serves in the best interest of the rate payers and tax payers. The other questions/concerns will be addressed in response to the Right-to-Know requests that were filed and outside of a public forum.

### **Operations/Administration Report**

Desiree and Pete reviewed items on the Operations/Administration report.

PLGIT – Funds were transferred from the PLGIT account to the Operating Account to cover the \$1,038,139 bond payment, which was paid by ACH on the day of this meeting.

Borough Meetings – Desiree attended council meetings for both Manchester and Mount Wolf Boroughs this month and will continue to do so periodically in an effort to build and maintain relationships and improve communication between the Authority and the boroughs. At some point she plans to attend an East Manchester Township meeting as well.

Flusher Trailer - The flusher trailer was delivered last week. A Kramlick/Beakler motion was made to pay GapVax \$83,372.00 from the Operating Account for the flusher trailer. The motion passed unanimously.

Emerson Flats – It was discovered that two townhouse buildings (a two-unit and a 6-unit building) were issued occupancy permits by Commonwealth Code prior to the Authority inspecting the sewer connections. They were required to expose the lateral for each unit for inspection, which proved that installation was not according to the Authority’s specs. After repairing the connections all passed final inspection. They also exposed the connection at the second apartment building, which is still under construction, for inspection. No issues were discovered.

East Manchester Township Signature Waivers – There was discussion regarding allowing the entities to file waivers to exclude signatures from the Authority on plans that do not affect the sewer system. These plans would be reviewed by the engineer to confirm that the Authority would not need to review and sign the plans prior to a waiver being approved.

Farmhouse Repairs – Pete received a quote for \$1600 to replace/repair the gutters at the farm house and is waiting on a quote from another company for comparison. As for the deck that is in dire need of repair, it was decided that staff will stabilize the deck using plywood for the time being.

DEP Inspection – DEP performed an inspection of the Saginaw plant on March 5. No issues or concerns were found.

Saginaw Plant Short Circuit – On March 9 and 23 the Saginaw plant short circuited due to high flows during rain storm events, which caused solids to be washed into the CL2 tank. When this

happens, the tank must be pumped down and cleaned in order for chlorine to properly treat sludge. Under normal circumstances, this plant receives approximately 119,000 gpd but during these rain events, flows spiked tremendously, causing the short circuit.

Riverview Pump Station – This station is underperforming and is in need of repair to enhance its performance. Chris Toms and Pete will compile a list of smaller repairs at pump stations to see if they can be combined and completed as one project for a cost savings to the Authority.

### **Solicitor's Report**

Health Insurance & Spousal Coverage – No further action from the Board this month. Tabled for next month.

RES – Phase IV – Attorney Ruth reported that RES agreed to increase its offer to \$4,000. The Authority board requested that Attorney Ruth provide figures of a projected 10-year loss of income if the sale is approved. He will provide this information at the April meeting.

Farmhouse Repairs – According to the National Registry of Historic Places, the only restriction on repairs to the farm house would be a possible repayment of any federal funds that were received for the acquisition or improvement of the building. If the house is demolished or if improvements are done not in compliance with the Registry, those funds would have to be paid back. The Authority has not received federal funds, so there is no issue with making repairs or changes to the building.

710 Willow Springs, Manchester Township – Connect to System - An agreement was drafted and sent to Manchester Township for review at their April meeting.

Illegal Connection Update – The property owners who were referred to the magistrate because of refusing to disconnect their two sump pumps from the sewer system has finally followed through with the disconnection, and it has passed the re-inspection. The complaint has been withdrawn from the magistrate's office. The property owners will be held liable for legal fees incurred by the Authority.

### **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 – A copy of the invoice showing charges for USG to televise “800 feet of sewer pipe from the building to township manhole” was provided. Concern was raised that televising may not have been done of the other private lines, just the lateral to the

manhole, which still leaves questions as to whether there could be undiscovered I&I issues. Mr. Toms will ask RCA if they will provide the video for review.

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 attempts to contact some property owners have failed. Other forms of communication are being explored.

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 – This project is publicly available; pre-bid was held on March 14 with 9 entities in attendance. Bids are to be presented at the April board meeting.

Approval of Sheetz Land Development Plan – Approval of this plan was contingent upon receipt of payment of outstanding invoices for charges incurred by the Authority for damage caused to sewer lines. Payment has been received, however, there is still an outstanding item regarding the sewer easement to be addressed. Attorney Ruth will reach out to Sheetz representatives regarding this matter.

Sherman Street Manholes – A quote has been requested from Clearview Excavating for three manholes to be relined, as they are failing due to hydrogen sulfide.

Potential Projects in Mt. Wolf Borough – Chris has identified potential projects for the Authority to consider completing in conjunction with upcoming projects being performed by Columbia Gas and York Water Company. Chris will reach out to both utilities to broker a meeting to discuss their timeline to see if it’s feasible for our projects to be included in the timeline. If it works out, the cost estimate for the projects is \$362,963.21.

Canal Road PS Backup Generator – A handout was provided to give a basic comparison between portable and stationary backup power generator options for this pumping station. Although all of the options provided meet the required criteria, the engineer’s recommendation is to purchase a stationary generator, as this is a more cost-effective option. Costars can be utilized to save money. Chris will provide strategies at next month’s meeting.

**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.

## **Treasurer’s Report**

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

Requisitions – A Beakler/Barlett motion was made to approve the following Requisitions: 2024-3 to CS Davidson in the amount of \$5418.72 for Area 2 Sewers – Preliminary Design; 2024-4 to CS Davidson in the amount of \$3556.39 for LSA Grant – Effluent Line; and 2024-5 to CS Davidson in the amount of \$7561.96 for Musser Run PS Improvements, N George St Pump Station, and Canal Road PS Generator. The motion was passed unanimously.

At 8:40 PM an Executive Session was held to discuss personnel and legal matters.

At 9:35 PM the Executive Session ended and the regular meeting resumed.

At 9:35 PM a Kramlick/Barlett motion was made to adjourn the meeting. The motion passed unanimously.

**NEXT REGULAR MEETING – Monday, April 22, 2024.**