

# NORTHEASTERN YORK COUNTY SEWER AUTHORITY

October 25, 2021

The Northeastern York County Sewer Authority met on Monday, October 25th beginning at 7:00 PM at 200 North Main Street in Mt. Wolf.

Authority members in attendance were:

## **Mt. Wolf Borough**

Patti Fisher  
Mike Barlett

## **Manchester Borough**

Dale Benedick  
Judy Hilliard

## **East Manchester Township**

John Nace  
Tyler Kramlick

## **Engineer**

Christopher Toms – (entered meeting at 7:10)

## **Solicitor**

Attorney Jayne Katherman

## **Operations Manager/Recording Secretary**

Pat Poet

## **Visitors**

Employees Desiree Boorujy and Peter Nestlerode, CSD – Colin Cash. Residents Dean Kohr, Arthur & Deb Forry, Ed Hombach, Steve Gross and Joel Klinedinst.

## **Agenda**

A Fisher/Kramlick motion was made to approve the amended agenda with the following changes: Under Operations Report add Inspector, Front Door and Area 2 Tapping Fee Agreement. Under Solicitor's Report add Sinking Springs Buffer Agreement. Motion passed unanimously.

## **Minutes**

A Fisher/Benedick motion was made to approve the minutes from September 27, 2021. Motion passed unanimously.

**Correspondence/Visitors**

Mr. & Mrs. Forry – Mr. & Mrs. Forry of Fenwick Drive questioned when the sewer lines will be repaired to prevent water from backing up into their basement. Peter has been having staff take the flusher truck to that area once a month to clean out the line to prevent backups from occurring until the lines are repaired. Colin Cash noted the hope is to lump this project together with other projects so they could go out for one bid. The work is projected to begin in the winter.

Ed Hombach – Mr. Hombach who resides on South 7<sup>th</sup> Street in Mt. Wolf Borough questioned if he could get reimbursed for a Roto-Rooter bill he received when sewer backed up into his basement through floor drains. Attorney Katherman read from the Rules & Regulations that the Sewer Authority is not responsible for any backups that occur through floor drains in a basement because floor drains are not permitted to be connected to the sewer. Mr. Hombach said he understood.

Steve Gross – Mr. Gross stated he would like the following statement to be included in the minutes: The Gross's have not requested or reserved any sewer capacity related to the Area 2 Project.

York Haven Sewer Authority Letter – Attorney Katherman reported that York Haven Sewer Authority sent a letter to the Northeastern Sewer Authority questioning if the Northeastern Sewer Authority would be interested in purchasing the York Haven wastewater plant. The consensus was “no”. Attorney Katherman will inform the York Haven Sewer Authority's Solicitor the reply.

**Operations/Operations Manager Report**

South 7<sup>th</sup> Street Paving – Gingerich's is waiting for the ground to settle before paving the street where the sewer repairs were completed.

288 North Main Street, Manchester – The plumber connecting the garage to the sewer line wants to know how he needs to connect the lateral to the main in the alley. The connection needs to be done with a solid sleeve. When the connection is scheduled, Pat will let Chris Toms know so that someone from their office can be there to ensure the connection is completed properly.

2022 Draft Budget – Pat provided members with the 2022 draft budget. A budget meeting, which will be advertised, was set up for November 23<sup>rd</sup> at 6 PM. The Personnel Committee will meet on November 16<sup>th</sup> at 6 PM to review salaries. There will only be three members of the Board attending. A third member of the Personnel Committee is needed since Bill Marquis was the third member. Mike Barlett agreed to serve as the third member.

Gorman Rupp Factory Tour and Classes – Peter, Alphonso and Drew are scheduled to attend a two-day trip to the Gorman Rupp Factory at no cost to the Authority. They will fly out of the Thomasville airport to Ohio on December 2<sup>nd</sup>. There may be a second trip scheduled, most likely next year, that the three other maintenance personnel may be able to attend. A Nace/Hilliard motion was made to approve the trip to Gorman Rupp for Peter, Alphonso and Drew on December 2<sup>nd</sup> & 3<sup>rd</sup>. Motion passed unanimously.

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Webmaster – The current webmaster may be able to continue to serve the Authority. Should that situation change, he has given us the name of someone who would be willing to handle the website; however, there would be an increase in costs.

North Sherman Street Manhole Lid – John Klinedinst spoke with someone from PennDOT about the ongoing problem at this manhole located at the entrance of Leg Up Farm. PennDOT assured John they will adjust the manhole lid. John contacted Terry Gingerich to share this information with him.

Vehicles – The 2000 Ford Ranger was inspected at a cost of \$1,083.24. The 2005 Ford van is at Beshore & Koller today to begin replacing the transmission and making repairs to the mirrors and door

Shopping Center Billings – Desiree completed a cost comparison between billing units separately and billing an entire shopping center as one customer. The York Water Company will be asked if there would be a possibility for them to provide a water meter for each unit of a shopping center. Attorney Katherman spoke with Attorney MacNeal about this and she told her she felt each parcel should be billed as one customer and the landlord would be responsible for billing their tenants for sewer usage, as is noted in the Rules and Regulations. A decision will be made after the question is answered by the York Water Company regarding installing individual meters. If that is the case, the Rules and Regulations would need to be changed to address the way shopping centers are billed.

Front Door of Administration Building – There has been a problem with this door for some time. It is very difficult to open for customers who come in to pay their bills. Often times those persons are elderly and could be injured by the door. Garrety Glass came out to install a new closer which made the door even more difficult to open. They removed the new closer and reinstalled the original one. Chris Toms will contact the office tomorrow with assistance.

Inspector – Unfortunately the new inspector who has been doing lateral inspections changed jobs and will no longer be able to provide that service to the Authority. A new inspector is needed. In the interim, Peter will handle the inspections.

Area 2 Agreement & Tapping Fees – After discussion regarding the fee paid to lock in the tapping fee for those residents in Area 2, a decision was made that if a property is sold after the current property owner pays the \$30.00 and signs the Agreement, that \$30.00 along with the agreement does not transfer to the new owner.

### **Solicitor's Report**

Rules & Regulations Meeting – Attorney Katherman continues to work on changes to the Rules & Regulations. Point of Sale inspections were discussed and it was felt that requirement would cause many problems keeping track of the property sales. An alternative would be to hire inspectors to inspect homes in designated areas. Appointments would be made for these inspections to occur. Manchester Township has done this in the past. Pat will contact Manchester Township to find out more information on their inspection procedures and who they hired to perform the inspections.

Ollie's Expansion EDU Agreement – A Fisher/Hilliard motion was made to approve the EDU agreement with Ollie's. Motion passed unanimously. This agreement spells out the requirement Ollie's needs to take to reduce or eliminate the need to purchase additional EDU's for this expansion project.

Garrod/Hillwood Agreement – The bond for this project should come in any day. When that is received the drawings will be able to be returned to their engineer.

Sinking Springs Buffer – Sycamore Tree – RES agreed to pay the Authority \$500.00 for the sycamore tree they will take down. The tree will be used for their project so removal of the tree is not needed. A Fisher/Nace motion was made to accept the \$500.00 offer for the sycamore tree. Motion passed unanimously. RES has scheduled the mobilizing of their equipment on Wednesday at the farm to prepare for the next mitigation project.

### **Engineer's Report**

Effluent Line Abandonment – The estimated cost to fill the 2,300 feet of effluent line located on the Talen property from the railroad tracks to the edge of the water is \$120,000. The original project to cap both ends of the line would cost approximately \$25,000. Chris will send suggestions to Attorney Katherman to include in the agreement to vacate the easement along with cost-sharing of this project.

Area 2 – The preliminary design plans for Area 2 are completed. The next step is to pursue easements and work on the permits necessary for the planned pumping stations.

The sewer line along Conewago Creek Road may have to be relocated because of PennDOT and required easements. It is possible that the installation of water lines may occur when the sewer lines are constructed, which could reduce paving costs.

Chris may be presenting some of the easement agreements with property owners before the Board in the near future.

At this time there are 189 properties required to be connected in Area 2. In addition, 16 properties are more than 150' away from the main and there are 5 vacant lots. Capped laterals are to be installed for the over 150' away properties as well as the 5 vacant lots. This will prevent digging up the road should any of those lots be connected to the sewer in the future.

A listing of all property owners and their addresses are being reviewed at this time. This list will be merged with the County property data information. Desiree provided a list of property owners who have signed the connection agreement and paid at least the minimum \$30.00 required. Reminder letters to residents who have not yet paid the \$30.00 to hold their tapping fee at \$2,500 will be mailed out from Attorney Katherman's office.

**Capital Improvement Plans for Pump Stations** - Colin Cash reviewed plans for the following pump stations:

Second Street – A meeting was held on site with Winter-Engine Generator and Lefever Electric regarding a new generator for this station. They will provide a COSTARS quote to purchase and install the generator. The wait time for the generator is approximately one year.

Sherman Oaks – Meetings have been completed with both Smith & Loveless and Gorman-Rupp pump representatives. Evaluations will continue to determine both options ensure that whichever option is chosen for the upgrade, it will address the persistent maintenance problems that have been occurring there over the past years.

N. Sherman Street – The computer modeling of the Saginaw service area has been initiated. The pumping station flow rates must be closely balanced and synced because of the flow from Sherman Oaks and Poplar Lane both flowing to the Sherman Street pumping stations.

Chestnut Valley – The schedule from Clear View Excavating to install the air release valve should soon be set. It is hoped it will be installed sometime in December.

Long Road – The replacement backerboard for this station has been installed. Before and after installation pictures were distributed.

North George Street – The preparations for the upgrade are moving forward. A preliminary design meeting was held on August 13. The modeling effort has been completed to be able to demonstrate there are no hydraulic overloads. The preliminary design and permitting applications are proceeding.

**Corrective Action Plan for Second Street Station – Laterals:** A list of possible problem laterals have been provided to staff. Staff will need to televise all of these laterals. **Manholes:** Photos were provided of the manholes with corroded channels that were televised by USG. A manhole rehab RFP has been issued to contractors. Bids should be presented at the November meeting. **Lines:** Investigations into which mainline defects will require excavation and which could be repaired by using cured in place pipe rehab have been completed. Bidding plans are being developed for mainline excavating repairs (including sages) as well as the Fenwick Drive/Malvern Drive project.

Garrod Property – Chris Toms recommends approval of the final subdivision and Land Development Plan for this project upon receipt of the security. A Barlett/Benedick motion was made to approve the Garrod Property subdivision and Land Development Plan conditioned upon receipt of their security. Motion passed unanimously.

Emerson Flats (Maple Street Apartments) – All of the engineer's comments have been addressed. Chris noted the Board will need to decide if the sewer lines located on that property will be private or owned by the Sewer Authority.

Ollie's Expansion – Chris recommends the Board approve the expansion plans conditioned upon execution of the Tapping Fee Escrow Agreement. A Barlett/Benedick motion was made to approve the expansion plans for Ollies conditioned upon the execution of the Tapping Fee Escrow Agreement. Motion passed unanimously.

### **Treasurer's Report**

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

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Requisitions – A Nace/Kramlick motion was made to approve the following six requisitions: 2021-24 to PSI Pumping solutions for work completed for the backerboard installation at the Long Road pump station - \$3,700.00; 2021-25 to Paradise Electrical Control totaling \$6,555.07 for completion of work on the Saginaw dechlorination system; 2021-26 to CS Davidson, Inc. totaling \$344.29 for engineering completed on the Saginaw dichlorination system; 2021-27 to CS Davidson, Inc. for engineering completed on the pump station capital improvements plan totaling \$9,204.39; 2021-28 – Payment of \$1,445.43 to Grainger for a pump for the Saginaw dechlorination system and Iron Eagle Excavating for the final payment for the Manchester Street project - \$24,406.00. Motion passed unanimously.

**Adjourn**

At 9:30 PM a Barlett/Fisher motion was made to adjourn. Motion passed unanimously.

**NEXT REGULAR MEETING - November 22, 2021 - 7:00 PM**

**December meeting Third Monday of the month - December 20.**