

NORTHEASTERN YORK COUNTY SEWER AUTHORITY

July 28, 2014

The Northeastern York County Sewer Authority met on Monday, July 28, beginning at 7:00 PM in the Authority meeting room at 200 North Main Street in Mt. Wolf.

Authority members in attendance were:

Mt. Wolf Borough

George Miller

Manchester Borough

Clair Good
Gene Snell, Jr.

East Manchester Township

John Nace
Joel Klinedinst

Engineer

John Leen

Solicitor

Attorney Stacey MacNeal

Plant Superintendent

Tom Prowell

Recording Secretary

Pat Poet

Special Projects Coordinator

Tom Beakler

Patti Fisher was absent.

Visitors in attendance were Todd Kline, David Koratich and Mike Jeffers from LSC, Corey McCoy from CS Davidson and Darren and Stephanie Savage.

Minutes

The minutes from the June 23, 2014, meeting were approved as mailed.

Visitors/Correspondence

Orchard Business Park Phase II – David Koratich from LSC Design presented the subdivision and land development plan for Orchard Business Park Phase II. Mr. Koratich noted that with the revised plan, no pump station will be needed, and the grinder pump for lot #1 will be private. John Leen noted there are several items from his comments that need to be resolved. John suggested to the Authority that they not conditionally approve the land development plan, but could approve the subdivision plan. After discussion, a Good/Nace

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motion was made to approve the subdivision plan for Orchard Business Park Phase II. Motion passed unanimously. John will continue to update the Authority on the outstanding items for this plan.

Savages – Mr. & Mrs. Darren Savage were in attendance to discuss the proposed license agreement between them and the Sewer Authority regarding their driveway encroachment on the Sinking Springs farm property at their 3024 North George Street home. Mr. Savage noted the driveway was installed approximately 10 or 11 years ago with the permission of the previous owners of the farm. Mr. Savage was concerned with the “90 day notice” wording in the agreement. Discussion was held assuring Mr. Savage that the Authority has no intention of taking the driveway from him; however, this agreement prevents the Authority from being held responsible for anything with regard to the driveway. A possible subdivision was discussed; however that would be very costly to the homeowner; and the subdivision may not even be permissible. Mr. Savage was also assured that the Sewer Authority has no intention of doing anything with the land on the farm other than farming it. The agreement will be kept as is and Mr. Savage did not have any problems with it.

Operations Report

Storm Damage – Tom Prowell reported on storm damage at the Saginaw plant. A tree fell across the fence and damaged it. Tom has been in contact with Kocman Insurance and is working to resolve this. Many trees were down at the farm; luckily they caused no damage.

Park Street Sink Hole – Tom P. reported on a problem the Township was having with a sink hole on Park Street. The Township asked the Authority and Manchester Borough to share the cost of an initial solution, which Tom agreed to do, although the sink hole was not the result of any issue with the sewer system. The initial solution was not acceptable, so the Township installed a French drain system and repaved the area, at its sole cost.

Biosolids Hauling – Five hundred thousand gallons of biosolids have been hauled and applied to the farm. Tom P. explained that they are very close to being caught up with hauling.

Vehicle Repairs – The aggrator needed a new valve which was replaced at a cost of \$2,000. The white tanker needed a new solenoid and a diaphragm for the brakes.

DEP Inspection – DEP did a follow-up inspection at the Saginaw plant regarding the high ammonia readings. The readings were fine when they inspected and no additional issues were noted.

Saginaw Plant – An estimate was received from Aero-Mod to automate the oxygen levels at the plant. The equipment would cost \$45,830 plus labor for installation. The entire cost would most likely be \$150,000 to \$200,000. In addition, John Leen noted that a DEP permit may be required for this upgrade. Because of the cost, this project will not be done at this time and alternatives will be investigated.

Outfall Line Across PPL Property - A reply has been received from DEP regarding the possibility of eliminating the outfall line across PPL and moving the effluent discharge point to either near the Gut Road or into Hartman Run. The requirements look hopeful, however additional mercury testing must be completed because currently the lab running the mercury tests do not have a low enough detection level to meet DEP’s requirements. Tom P. ordered six different mercury analyses and will report on them when the analysis results are received. Currently the detection limit for mercury is .0002 mg/l and DEP wants the limit to be .000055 mg/l. The plant’s mercury analysis always comes up with less than .0002 mg/l; but that test does not indicate

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how much less. John Leen explained that should the outfall's location be moved, additional changes will be needed at the plant for chlorination and dechlorination or an ultra-violet disinfection system would need to be installed.

Composite Samplers – As Tom P. reported previously, the influent sampler at the Saginaw plant has not been working properly. Several attempts were made to repair it; but none were successful. Tom would like to ask for authorization to purchase a new composite sampler for Saginaw and a portable sampler to be used as needed in different areas of the system. The cost of both samplers will be approximately \$7,311.15 from Teledyne Isco. Tom received a price from Hach, which is where the original sampler was purchased; however that sampler did not last long and he would like to try a different manufacturer. A Klinedinst/Miller motion was made to authorize Tom Prowell to purchase two new composite samplers. Motion passed unanimously.

Special Projects Report

Farm – Tom Beakler received quotes to replace the roof of the corn barn at the farm. The lowest cost was \$4,980.00 from Miller Roofing. Two additional quotes were received; however they were both twice the amount of Miller Roofing's quote. A Klinedinst/Nace motion was made to approve replacement of the corn barn roof at a cost of \$4,980.00 from Miller Roofing. Motion passed unanimously.

Industrial/Commercial Questionnaire – This questionnaire will be mailed in the near future.

Leg Up Farm – Tom B. met with Lou Castriota regarding the previous Shiloh property he purchased, which is adjacent to Sinking Springs Farm. There is a two acre field behind this property that the Authority owns. Mr. Castriota would like to use those two acres for a garden in exchange for a parcel of land in one of the fields that could be used for farming. Tom will report more on this subject at a later date.

Golf Outing – Tom reminded everyone about the golf outing on September 18, at Honey Run.

Authority Administration

Nixel – Pat reported on a system the Emergency Management Coordinator, Budd Staub, would like to see be put in use with the three municipalities. After discussion, the Authority requested that Pat ask Mr. Staub if he could attend an Authority meeting and explain the system to them.

Extra Holiday – Gene noted that he had a request from the employees to ask if the Authority would agree to give the day after Christmas off this year, since it is a Friday. Normally the employees have ½ day on Christmas Eve Day. This extra day would be in place of that ½ day on Christmas Eve. A Good/Nace motion was made to approve the day after Christmas as an employee holiday, for this year only; which will replace the ½ day on Christmas Eve Day. Motion passed unanimously.

Solicitor's Report

Proposed Resolution for Billing Commercial/Industrial Customers – Discussion was held regarding this proposed resolution. Changes will be made to it and it will be brought back to the Authority next month. The effective date of the changes would be March 1, 2015. One of the main issues is how long a sewer connection permit can be held before it becomes invalid and when billing should begin after issuance of the permit.

Adjacent Property Owners to Farm – Attorney MacNeal explained the situation with two adjacent property owners at the farm and their wanting to be added to the Authority's farm lease with the farmer. An agreement was drawn up for the acres that Mark Bare owns, 2175 Locust Lane, to be added to the farm lease for a period of five years; and farm #1, which is still owned by Susquehanna Real Estate, to be added to the farm lease on a year to year basis. Included in those agreements is an 8% administrative fee, which will be kept by the Authority. The landowners have copies of the agreement and Attorney MacNeal is waiting for them to be signed and returned prior to the Authority's August meeting.

Farm Lease Advertising for Bids – The lease to farm land at Sinking Springs Farm will be advertised and will most likely be in the paper by the end of this week. The bid advertisement will also be placed in the Lancaster Farmer, which is \$220.00 per ad. The bids may be held until the September meeting to award. There will be three alternatives to bid; a three year, a five year and a five year lease with a five year renewal. The lease will begin November 15, to run with the growing season, and will include all of the tillable acres the Authority owns plus the Bare acreage and two additional lots still owned by Susquehanna Real Estate. A Klinedinst/Nace motion was made to authorize advertising for bids to farm Sinking Springs Farm. Motion passed unanimously.

Farm License Agreements – Agreements were mailed to six property owners for their review and signatures regarding use of the farm property along Appel Alley adjacent to North George Street in Emigsville. The farm boundary, which is next to the alley, is being used by residents to park their vehicles. The agreements spell out its purpose and also agrees to an indemnification clause to hold the Authority harmless from liability against any claims, damages, etc. that may occur as a result of using this area for parking. Two agreements have been signed and returned. A Klinedinst/Miller motion was made to approve the license agreements with Greg Ness and Dale Herman. Motion passed unanimously. Another property owner has spoken with Attorney MacNeal and has no problem with the agreement. Attorney MacNeal also contacted the owners along Locust Lane who have a shed on the Authority's land. She expected to receive the signed Agreement from them, but she has not. She will contact them again. Attorney MacNeal will be sending out follow up letters to the property owners she has not heard from.

Tax Exempt Status for Farm – The day after settlement of the farm, Attorney MacNeal sent a request to the Assessment Office to change the status of the land the Authority purchased from taxable to tax exempt. A letter was received this week from the Assessment Office with a scheduled hearing on the matter. Attorney MacNeal has contacted the Assessment Office to change the date of the hearing, and is waiting for a reply. She suggested the Authority hire Attorney Ron Perry from her firm to work on the hearing and appeal of necessary, as he is very familiar with tax appeal work. A Klinedinst/Miller motion was made to hire Attorney Ron Perry to assist the Authority with the hearing and on the tax appeal, if necessary, for Sinking Springs Farm. Motion passed unanimously.

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Engineer's Report

John Leen noted everything from his report has already been discussed and he has no additional information to pass along.

Treasurer's Report

Invoices – A Miller/Klinedinst motion was made to approve the invoices as submitted. Motion passed unanimously.

Miscellaneous

Gene Snell thanked Tom Beakler for setting up the tour of the PPL plant and said it was very interesting.

Adjourn

At 8:42 PM a Klinedinst/Miller motion was made to adjourn. Motion passed unanimously.

REGULAR MEETING - Monday, August 25, 2014 - 7:00 PM - 200 North Main Street