

NORTHEASTERN YORK COUNTY SEWER AUTHORITY

July 23, 2012

The Northeastern York County Sewer Authority met on Monday, July 23, 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  
Patti Fisher

**Manchester Borough**

Clair Good  
Gene Snell, Jr.

**East Manchester Township**

James Coble  
John Nace

**Engineer**

John Leen

**Solicitor**

Attorney Stacey MacNeal

**Plant Superintendent**

Absent

**Recording Secretary**

Pat Poet

**Special Projects Coordinator**

Tom Beakler

Visitors in attendance: Mike Jeffers and Steve Gross.

**Minutes**

The minutes from the June 25, 2012, meeting were approved as mailed.

**Visitors/Correspondence**

**Kinsley Warehouse** – Mike Jeffers from Kinsley presented a plan for a 500,000 square foot warehouse to be built in Orchard Business Park between Starbucks and Friendly's on Bartlett Drive. They currently have a tenant that will be using approximately two thirds of the building. The remaining third will be available for an additional tenant. This project will use six EDU's. John Leen has reviewed this plan and noted all comments have been addressed with the exception of providing public improvement security of \$34,005.40. This project is to be presented to the Township supervisors on August 14<sup>th</sup>. A Good/Miller motion was made to conditionally approve the plan for the Bartlett Drive warehouse pending receipt of the public improvement security of \$34,005.40. Motion passed unanimously.

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Steve Gross – Mr. Gross wanted to let the Authority members know about the Township's new policy of not issuing permits to anyone who owes past due fees to the Authority. The Authority has already received a payment from a property owner because of this policy. Pat will continue to provide the Township with a list of delinquents and she noted Township personnel may contact the Authority office at any time for updated information on anyone's account. Mr. Gross noted the Township's policy extends to non payment of property taxes as well.

### **Operations Report**

Tom Prowell's report was reviewed and there were no questions.

### **Special Projects Report**

Farm Lease – Tom Beakler reported on an agreement with Abe Barley to give Star Rock Farms a partial credit for a number of acres the Authority needs to apply biosolids on that will cause Star Rock Farms not to be able to plant a second crop in those acres. This agreement will give Star Rock a \$4,000 - \$5,000 credit on their quarterly lease payment. Tom noted this situation may arise again in the future because of not having a history of how much sludge the new plant will generate.

Mercuria – Tom B. has spoken with Larry She from Mercuria. Mercuria has sold 100,000 lbs. of nutrient credits and the Authority should be receiving about \$3.00 per credit for the Authority's portion sold. Tom had hoped Mr. She could attend tonight's Authority meeting; but he was not able to do so. Mr. She will be in attendance at the Authority's August meeting.

New Building – There are still a few outstanding items that need taken care of prior to the final inspection by Commonwealth Code Inspections. Several of them have already been completed and the remaining items are in the works. The solar power will begin operating on Wednesday and the electric gate should be operational tomorrow.

### **Authority Administration**

No report.

### **Solicitor's Report**

Writs – Attorney MacNeal explained a circumstance on a property located at 170 Meetinghouse Road. She recommends putting the Writ for this property on hold because of the large amount of liens that are already filed against this property by the IRS and the State. Attorney MacNeal suggested reviewing this situation at a later date.

Rules & Regulations – The Rules and Regulations will now be able to be included on the Authority's website. Pat noted the webmaster was concerned this file may be too large to add. If that is the case, Attorney MacNeal noted the Authority will need to choose what portions of the rules and regs should be included on the website.

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### **Engineer's Report**

New Building Change Order – John Leen presented a change order to be approved from Amric Construction for \$1,050.00. The change was due to an additional inspection of the garage roof after the solar panels were installed. This inspection was necessary to keep the warranty good on the new roof. A Nace/Miller motion was made to approve Change Order #3 from Amric Construction for a total of \$1,050.00. Motion passed unanimously. This change order will be approved for payment along with the requisitions later in the meeting.

Flood Damage Projects – The DEP permit applications have been resubmitted. A temporary easement agreement has been obtained from the Bitzers for \$1.00 which will allow access across their property when repairs are being made.

NPDES Permit Renewal – All information has been received for the permit submittal with the exception of the results of the WET testing. The permit application must be submitted by September 1<sup>st</sup>. John is holding off until closer to that date in the event more WET testing results are received so they can be submitted with the application. DEP will accept the application without WET test results.

Village Realty Apartments – A Good/Snell motion was made to release the 18 month maintenance security from Village Realty Apartments. Motion passed unanimously.

Governor's Action Committee Meeting – John and Tom Beakler will be attending two meetings tomorrow morning on two different sites that are being considered for industrial use.

### **Treasurer's Report**

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

Requisitions – A Good/Miller motion was made to approve the following requisitions: **2012-33** for a payment to **CS Davidson, Inc.** of \$19,109.15, **2012-34** to **Amric Construction** for \$1,050.00, **2012-35** – to **MidState Mechanical** totaling \$66,732.46; and **2012-36** for payment of \$83,828.22 to **Fitz & Smith**. Motion passed unanimously. All of these requisitions are in conjunction with construction of the new administration building.

Tapping Fees – The Authority will consider increasing the tapping fees for the areas that are connected to the Mt. Wolf plant. The Authority increased those tapping fees to \$2,500 from \$1,800 at last month's meeting. Attorney MacNeal stated that the Authority must have, in writing, a report from CS Davidson confirming that \$3,000 is within the legal amount that tap fee may be set at.

### **Adjourn**

At 7:51 PM a Good/Snell motion was made to adjourn. Motion passed unanimously.

**NEXT MEETING: Monday, August 27, 2012 - 7:00 PM – 200 North Main Street**