

South Middleton Township Municipal Authority — June 12, 2023
Regular Meeting

Board Members Present: William Brown, Vice Chairman, Duff Manweiler, Secretary, Steve Aichele, Treasurer & Maurita Abeln, Asst.Sec/Treas

Staff Present: Josephine Hall, Manager, Robert Kissinger, Advisor

SMTMA Professionals: Cindy Zawrotuk, Engineer, Howard Butler, Engineer & Bryan Salzmann, Solicitor

Public/Visitors: Brian O'Neill, SMT Engineer
Charles & Nancy Garner, Sandbank Road
Steve Rose, RSJ Holdings
Greg Lebo, Brehm Lebo
Stewart Byers, USA Spares, Inc
Andrew Conley, USA Spares, Inc
Phil Garland, Lexington Land Developers
Jonathan Burns, Steel Works

Mr. Brown called the meeting to order at 6:00 p.m.

Public Comment—Charles and Nancy Garner, owners of 707 & 709 Sandbank Road, were present to ask the Board to allow connection of the public sewer to a vacant lot which adjoins 709 Sandbank Road. They are asking for permission to connect the vacant lot through an easement agreement between the two lots and install a new service lateral to the vacant lot. Ms. Hall indicated that the Board would have to grant an exemption to the Rates, Rules and Regulations, under Building Sewers and Connections which requires that any sewer connection to a property must have gravity access from road or connection point and the sewer must extend to the farthest point of any lot. Mr. Brown told the Garners that the Board would discuss the matter and include the request on the agenda for the July 10th meeting.

Mr. Garland of Lexington Land Developers stated that several email requests have been sent to Ms. Hall regarding a letter of exemption for the sewer planning module for the townhome phase of Morgan's Crossing and no response has been received. The Board asked Ms. Hall if there are any issues with providing a letter of exemption for this development phase and Ms. Hall stated that the evaluation of Pump Station No. 4 capacity was completed and there is existing capacity at the station to handle the flows for the townhome phase of the development. She stated that she will send out the letter to Mr. Garland and the engineers tomorrow.

The minutes from the meeting of June 12, 2023 were presented for approval. **Mr. Aichele made a motion to approve the minutes. Mr. Manweiler seconded the motion. The motion carried 4-0.**

The monthly invoices were presented for payment and all board members initialed the payment register. **Mr. Aichele made a motion to pay the monthly invoices as presented. Mr. Manweiler seconded the motion. The motion carried 4-0.**

The following requisition was presented for payment from the **M & T Trust Company 2013 Sewer Bond Redemption Fund:**

<u>Req. No.</u>	<u>Payee</u>	<u>Amount*</u>
621	GHD, Inc.	\$ 2,190.20

The following requisition was presented for payment from the **M & T Trust Company 2013 Water Bond Redemption Fund:**

<u>Req. No.</u>	<u>Payee</u>	<u>Amount*</u>
523	GHD, Inc.	\$ 309.60

The following requisition was presented for payment from the M & T Trust Company 2013 Sewer Clearing Fund – for transfer of funds for daily operation expenses.

<u>Req. No.</u>	<u>Payee</u>	<u>Amount*</u>
40	SMTMA Sewer Operations	\$ 500,000

* A Description of all payments is shown on the Summary of Requisitions report distributed in the meeting packet and will be filed with the minutes as a permanent record.

Ms. Abeln made a motion to authorize payment of the following requisitions from the M & T Trust Company 2013 Sewer Bond Redemption and Improvement Fund: Req. No. 621, the M & T Trust Company 2013 Water Bond Redemption and Improvement Fund: Req. No. 523, and the M & T Trust Company 2013 Sewer Clearing Fund: Req. No. 40. Mr. Aichele seconded the motion. The motion carried 4-0.

SMT Update/Issues—No information to present from the Township.

MANAGER'S REPORT— Ms. Hall's monthly report was included in the meeting packet for the Board's review. (A copy of the Manager's report is filed as a permanent record with these minutes. She provided a brief overview of the items mentioned in the report.

Monthly Budget Review—The monthly budget report was included in the meeting packet and will be filed with the public minutes.

Mr. Manweiler made a motion to amend the agenda to discuss a request from Steve Rose, RSJ Holdings, to reduce the bond for his private pump station. Ms. Abeln seconded the motion. Motion carried 4-0. Mr. Rose requested a reduction in the bond in the amount of \$7,324.80. **Mr. Manweiler made a motion to send the letter for the reduction of RSJ Holdings bond in the amount of \$ 7,324.80. Ms. Abeln seconded the motion. Motion carried 4-0.**

Purchase of Replacement Grinder Unit-Pump Station No. 10—Regarding one item in her monthly report related to the replacement of the sewage grinder unit at Pump Station No. 10, Ms. Hall requested approval from the Board to purchase a new grinder unit (muffin monster) in the amount of \$10,609.00. **Ms. Abeln made a motion authorizing the purchase of a new muffin monster for Pump Station No. 10. Mr. Aichele seconded the motion. Motion carried 4-0.**

Water Quality Management Post Construction Certification for Forgedale Pump Station—Ms. Hall stated that she received the W2M Post Construction Certification document for the Forgedale Crossing pump station constructed by the developer per the developer's agreement. She asked for discussion and direction from the Board on how to proceed with acceptance and filing of this information with DEP. She has several concerns with the finalization and dedication of this station as we have not received any drawings or inspection information on the station. Mr. Salzmann stated that he has been working with the developer to reconcile issues with several administrative issues for the pump station. He also stated that approval and submission of the W2M document is not confirmation of acceptance of dedication of the station by the Authority. After discussing the issues that need to be addressed, it was the recommendation of Mr. Salzmann that the Board authorize Ms. Hall to sign the W2M Post Construction Certification contingent upon providing all required documentation required for dedication. **Mr. Aichele made a motion to authorize Ms. Hall to sign the W2M Certification continent upon meeting all the requirements of the developer's agreement. Mr. Manweiler seconded the motion. Motion carried 4-0.**

CONSULTING ENGINEER'S REPORT (GHD) – Ms. Zawrotuk presented the monthly memorandum, as distributed in the meeting packet, detailing the progress of the Task Orders prepared by GHD. (Memorandum will be filed with these minutes as a permanent record).

Pump Station No. 6 Capacity Evaluation—Ms. Zawrotuk distributed copies of the pump station evaluation report, and detailed the all the test calculations and capacity projection information for the station. Through the information received from the evaluation of the station, a determination has been made that currently the pump station is not operating at full capacity due to some type of obstruction in the existing force main. Ms. Zawrotuk reported that with this finding, they have contacted several contractors who

provide jetting services in these types of facilities. The issue is that most are not able to perform work on force main lines less than 4 inches and the force main for the pump station is 2 inches. A lengthy discussion was held regarding the Authority's intent for repair and/or maintenance of force main. The Board directed that the engineers and staff continue working on contacting vendors to work a plan to clear the line.

Carlisle Pump Station No. 2 Update—Ms. Zawrotuk presented two amendments to Task Order No. 38, Carlisle PS No. 2-Ridge Street. Amendment # 3 is for additional Design, Permitting and Bidding costs in the amount of \$61,750.00. Ms. Zawrotuk detailed the information and explained the changes that precipitated the additional costs. Amendment # 4 was presented for Construction Phase Services for both the Force Main Project and the Pump Station Project in the amount of \$239,600.00. Mr. Butler explained that Amendment # 4 is not in addition to original costs in the task order which includes Amendments 1, 2 & 3. Construction Phase Services were not included in the original scope of work for the project. As with all other Task Orders, costs for these services are presented after the substantial completion of the Design, Permitting and Bidding costs of work are realized. After much discussion and questioning from the Board, **Mr. Aichele made a motion to approve Amendment # 3 to Task Order # 38 in the amount of \$61,750.00. Mr. Manweiler seconded the motion. Motion carried 4-0. Ms. Abeln made a motion to approve Amendment # 4 to Task Order # 38 in the amount of \$239,600.00. Mr. Aichele seconded the motion. Motion carried 4-0.**

Ms. Zawrotuk reported that Mr. Butler is waiting for information for Mark Malarich, Carlisle Borough, to schedule the Pre-Construction meeting for the Pump Station Construction Project. As for the Force Main Project, all documents will be presented for review by the appropriate staff and agencies and if everything is return as expected, the project will go out for bid on July 5, 2023 and bid opening will be scheduled for August 8, 2023 for review and approval by SMTMA Board at the August 14th meeting and sent to Carlisle Borough for review and approval at their September meeting.

SOLICITOR'S REPORT—Mr. Salzman reported on the following items:

Update on Allenberry Resort Community Developer's Agreement—Mr. Salzman reported that everything necessary, including the financial securities, is in place to present the developer's agreement for acceptance. We are waiting on notice that Monroe Township has approved the development plan and we were informed that the plan will be addressed at Monroe Township's July Supervisors meeting.

Update on Bill of Sale for Rose Business Park Waterline Extension—Mr. Salzman reported that there are 4 easements as part of the agreement and 3 of those have been received. The last easement needed is from Brightspeed. Mr. Salzman provided the contact information to Mr. Rose for Brightspeed. All other items including the financial securities are in order so as soon as that final easement is received, the Authority will be able to accept the Bill of Sale.

Discussion and Potential Action on Approval of Consent for Township Lease Agreement for Mill Project—Mr. Salzman reported that the Mill property owners have asked to use a small partial of land owned by SMT to add 6 additional parking spaces to their property where parking will be established. The Authority has a water and sewer line easement through that area and he would like a motion to approve the Township's plan to lease this property to the Mill property but acknowledging that the water and sewer easement will be maintained. **Ms. Abeln made a motion to approve the sale or lease of the property subject to the protection of the existing sewer and water easement held by the Authority. Mr. Aichele seconded the motion. Motion carried 4-0.**

Update on Heritage Village Development Project—Mr. Salzman provided an update regarding the status of the Heritage Village Development.

SPECIAL COMMITTEE REPORTS

Capital Projects Committee—Mr. Brown asked Ms. Hall schedule a meeting for mid to late July.

Tapping Fee Committee—Nothing to report.

Transition Committee—Nothing to report.

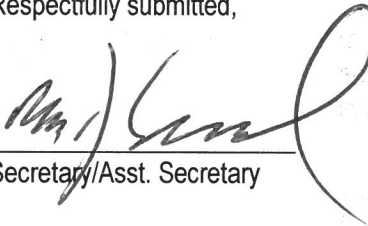
New Business: Nothing to Report.

At 8:03 p.m. Mr. Brown asked to move to executive session to discuss personnel and potential litigation. Mr. Aichele made a motion to adjourn the regular meeting and enter executive session. Mr. Manweiler seconded the motion. Motion carried 4-0.

Upon return to regular session Ms. Hall received approval to advertise for the position of Facility Superintendent at a rate up to \$45.00 per hour. Mr. Manweiler made a motion for the position as described by Ms. Hall for Facility Superintendent. Mr. Aichele seconded the motion. Motion carried 4-0.

At 9:17 p.m. Mr. Brown made a motion to adjourn the meeting. Mr. Aichele seconded the motion. Motion carried 4-0.

Respectfully submitted,



Secretary/Asst. Secretary