

Stewartstown Borough Sewer & Water Authority
Meeting Minutes
Wednesday, March 15th, 2023

Members present: Kenton Kurtz, Lisa Mohan, Nathan Cook, Jason Roberts, Dave O'Neill

Others present: Engineer Jason Brenneman, Engineer Jason Lytle, Solicitor John Baranski, Sewer & Water Supervisor Ira Walker, Jr., Recording Secretary Stacy Myers

Visitors

Randy & Ginger Babcock

Mac & Lisa Hedrick

1. The meeting was called to order @ 7:00p.m.
2. **General Business**
 - **Approval of Meeting Minutes**—Mr. O'Neill made a motion to approve the February 15th, 2023 Meeting Minutes; Mrs. Mohan seconded. All were in favor; motion carried.
 - **Consent Agenda**—it was the consensus of the Board to approve the following expenses:
 - **Water**—Water bills & payroll dated February 15th, 2023 thru March 14th, 2023, totaling \$49,522.84.
 - **Sewer**—Sewer bills & payroll dated February 15th, 2023 thru March 14th, 2023, totaling \$48,587.39.
3. **Visitors & Public Comment**
 - Randy & Ginger Babcock were present on behalf of Stewartstown United Methodist Church. The church owns a property on Church Street which is currently a large parking lot with some undeveloped green space in the back. They are thinking of potential uses for the lot and would like to reserve a sewer EDU (Equivalent Dwelling Unit) now so they have it in the event that 5-10 years down the road it will be available should the church make a decision how to develop the lot. In the past, there was a moratorium on EDU's because the Authority didn't have enough; however, currently there are close to 1,000 available EDU's. If the church would reserve the EDU now, they would begin receiving flat-rate (minimum) quarterly water & sewer bills. The Board suggested the church wait to purchase an EDU until they know how they want to develop that lot. Ira stated there are currently no water or sewer laterals to that lot either, so that would need to be done at the time of development.
 - Mac & Lisa Hedrick, owners of Taylor Haus Restaurant were present to discuss the most recent letter they received from the Authority stating they must make their connection to public water & sewer by end of June 2023. Lisa said they simply don't have the money to do it. They purchased the restaurant in 2005, and in 2008, were hit by a bank crisis that put them severely in debt. It took them approx. 10 years to get out of \$100,000 worth of credit card debt, then COVID hit shortly after. That, coupled with inflation and increased cost of food really has the restaurant in a financial bind. She said she and her husband understand the Authority's position and 12 years' of extensions that they were granted sounds like a lot of time, but they're requesting more time in order to make the connection. Lisa said Taylor Haus has been around for 60+ years and does a lot of good for the community from employing teens & senior adults, offering a place of fellowship to its customers, to supporting Legion & Lions Club functions. During COVID they gave out free meals to children who didn't have hot lunches & also to others who were struggling financially. If it's necessary to connect by June, Lisa said they'll have to close the restaurant. If they lose the restaurant, they lose their home. She stated Taylor Haus is currently up for private sale & has been since September 2022. It's received some interest, but not much. If the Authority

wishes, she said they could put it up for public sale, although they would've liked to stay in the area at least another 5 years until her husband retires.

The Board is sympathetic to the Hedrick's situation and does not want to see the restaurant close. Atty. Baranski said each case that may come before the Authority is different, some residents have been granted extensions, some have been denied based on different circumstances. When the Authority extended public water & sewer down Barrens Rd. South in 2010 & required those properties within 150' to connect (per Act 537 Plan of Hopewell Township), residents (and Taylor Haus) were offered 5-year repayment agreements to pay the water & sewer tapping fees. The Hedrick's have since paid their repayment agreement in full. Mr. O'Neill asked if the Hedrick's would have a better understanding of their situation in a year. Lisa said she would estimate two years may give them a better understanding, but Mr. O'Neill suggested they come back to the Authority in one year to report on their financial situation. He would be comfortable, at that time then, to extend the requirement to connect. Mr. Kurtz said he would hate to see the restaurant close & tends to agree with Mr. O'Neill's suggestion. Mrs. Mohan said the Board has heard many different situations with reasons why people couldn't connect, i.e., they never received the letter requiring the connection, they had a massive leak or pipe burst & can't pay the bill, etc. While she's sympathetic, other residents who were required to connect were not granted such a long extension, nor had their situation forgiven.

Lisa & Mac said the connection fees for the restaurant will be much greater than a typical residence. They estimated \$50,000-\$70,000 would be needed; however, they hadn't obtained actual contractor costs to make the connection. They also fear the necessary EDU's & subsequent quarterly water and sewer bills for the restaurant will cause an increased financial burden. Mac stated they were told the restaurant would need 9 or 10 EDU's due to the increased amount of capacity/flow it would impose on the system, but Ira said that can only be known by installing a meter on their private well to see their usage. Based on the usage, we would then know how many EDU's they would be required to purchase. Mac maintained that the contractor who ran the mains down Barrens Rd. (in 2010) also ran a water line back to his well & a sewer line to their building. He said a meter was then installed. A larger meter would be required for the restaurant which Ira had ordered years ago. It was delivered but never picked up, so Ira's certain no meter was ever installed.

Mac asked if the Authority would require them to fill in their well & get rid of their septic, but Taylor Haus is in Hopewell Township, so they would govern that, not Stewartstown Authority. They could possibly keep their well for outside watering use if they wish.

After more discussion, Mr. Kurtz suggested Ira visit Taylor Haus to verify whether a meter is on their well. Prior to the April Authority meeting, he suggested Lisa & Mac gather a few contractor/plumber prices to make the sewer & water connection. The Hedrick's can attend the April 19th meeting where more discussion can take place.

4. **Solicitor's Report**—Atty. Baranski reported:

- 25 High Street's curb box that was covered by concrete—John could not reach the property owner by phone, so he drafted a letter giving a 10-day deadline to uncover the curb box. If not done by the deadline, the letter grants permission for Borough staff to do so, at which time the resident will be billed for Borough time.
Mr. O'Neill made a motion to authorize Atty. Baranski to mail the letter; Mrs. Mohan seconded. All were in favor; motion carried.
- Cloverfield sewer cleanouts & curb boxes—Jason Brenneman contacted John regarding several of the Cloverfield properties that have cleanouts & curb boxes outside the ROW, on private property. John said he is working with the developer's counsel on another case, so he spoke to him about this situation. The attorney said if he knows which 4-5 homes are involved, he will work to obtain easements from the homeowners (which allows staff to go

on the private property to access the facilities). Jason B. will get the plan set to John who will forward it to the developer's attorney.

5. **Sewer/Water Supervisor Report**—Ira Walker, Jr. submitted his report & the following expenses for action:

- Control Systems 21 completed SCADA work at Sewer Stations #2, #13 & #14 in the amount of \$1,957.60.
- Twelve (12) UV lamps for the UV system at the WWTP were purchased from DeNora at a cost of \$1,378.93.
- Six (6) air filters, gauges & oil for the blowers at the WWTP were purchased from Excelsior Blower Systems for a cost of \$3,763.33.
- Miscellaneous valve boxes & curb boxes were ordered from L/B Water for a cost of \$807.30.
- Miscellaneous parts for the chemical feed pumps were purchased from LRM for a cost of \$1,230.
- Annual dues from PA Rural Water were paid, \$796.
- A new portable DO (dissolved oxygen) meter for the WWTP was purchased from USA Blue Book for a cost of \$1,748.
- Two (2) hand pumps (for drums) were purchased from Grainger for a cost of \$191.86.
- Two (2) ball valves for the sludge pump at the WWTP were ordered from Carter Pump for a cost of \$331.97.
- Gettle completed an evaluation on the bad pump/motor for Well #7 at a cost of \$595.
- Gettle refurbished the waste pump for Tank #2 for a cost of \$2,361.91.
- Purchased a new probe for our bench DO meter from USA Blue Book at a cost of \$852.64.
- Ordered 300' of 2" rubber hose from USA Blue Book at a cost of \$951.45.

Mrs. Mohan made a motion to approve the above expenses; Mr. O'Neill seconded. All were in favor; motion carried.

6. **GMB Engineering**—Jason Lytle reported:

- **Task 001—Grant funding application for WWTP/SBR & UV Improvements**—we received comments from DCED regarding the grant application. Jason addressed those pertaining to the cost estimate of the project. Other comments regarding the budget & its requirements, such as the Funding Commitment letter & Resolution, were addressed by Jason & Stacy and returned to DCED. The DCED funding is federal funds, so the federal procurement guidelines had to be met. To pay for professional engineering for the project, the Board would need to put out RFP's for the design (if using the grant money for those engineering costs). The Board agreed to remain with GMB/Jason Lytle through this phase of the project and to pay for engineering fees from other sources. Jason will note this to DCED.
- **Task 003—Operational Support**
 - **Skids for the Chemical Feed Pumps**
 - Delivery has been delayed until end of March.
 - 2nd pump failed on March 10th, so piping was modified to restore service using one pump, which is now pumping to all 3 locations at the same time.
 - Site meeting was held with Johnston Construction & Control Systems 21 regarding installation.
 - COSTARS price for installation by Johnston has been obtained.
 - Geiger has shipped one of the control modules from the skid so it can be retrofitted to the existing pumps. This is basically a "band aid" so two pumps can be used until the skids arrive.
 - Mrs. Mohan made a motion to proceed with the Chemical Pump installation at a cost of \$4,878. Mr. O'Neill seconded. All were in favor; motion carried.

- **Pumping Station Odor/H2S mitigation**
 - COSTARS proposal for the 2nd Little John Digester unit has increased slightly since the purchase of the last unit (purchased in Fall 2022).
 - Mr. O’Neill made a motion to approve the COSTARS proposal in the amount of \$8,912.74 for the 2nd unit. Mr. Roberts seconded. All were in favor; motion carried.
 - **Task 03A—Entry Gates & Fencing**
 - Building Permit was approved by Hopewell Township
 - Will get the roadway ROW surveyed within the next two weeks. After the survey is completed & utilities are marked, installation will take place.
 - **Task 004—Control Building & Dewatering System Improvements**
 - Building Permit from Hopewell Township—comments were received regarding electrical & mechanical issues. Those will be addressed & returned to them.
 - PENNVEST submission—advertisement is pending PENNVEST approval in April.
 - Letter of No Prejudice—DEP is checking on BABA (Build America Better Act) compliance because PENNVEST hasn’t determined what funding source to use, and if Federal funding, the BABA requirements would be implemented.
Jason has started on the exemption letter depending on the outcome & answer from DEP.
7. **Engineer’s Report**—Jason Brenneman reported:
- **Chapter 94 Report**—Jason is almost complete with this annual report for DEP. Mr. O’Neill made a motion authorizing Chairman Kurtz to sign the paperwork; Mr. Roberts seconded. All were in favor; motion carried.
 - **17855 Barrens Rd. North, Water/Sewer Connection**—discussion was held last month regarding connecting this property owner who has experienced a septic system failure. Their neighbor to the north may be required to connect, depending on how public water & sewer is run. Jason & Ira have talked to a property owner on Camelback Court regarding an easement to extend the piping across their property. Jason presented pricing estimates for that option as well as a few others to get sewer/water to the two above properties.
 - **Camelback Court**—estimate of \$100,000, would involve 3 manholes, piping/main, one easement from one property owner. This property owner is amenable to helping their neighbor (on Barrens Rd.), but they’re looking for a \$15,000 reimbursement for the disturbance of their property & the days/weeks they would be inconvenienced. They also requested a guarantee for the drainage/settlement and that, if it settles, someone would come back to lay more topsoil. The area would be surveyed to determine the best way to access/run the piping.
 - **East Side of N. Main Street/E. Scarborough Fare**—estimate of \$146,000, would involve 5 manholes & easements required from two property owners (Jason & Ira haven’t contacted the property owners yet, so agreement is unknown).
 - **Across other side of Main Street/PENNDOT road**—estimate of \$82,000 but would involve crossing back over the State road to the laterals in order to connect the two properties. Due to the PENNDOT permitting & traffic control that would be involved with this option, Jason suggests staying away from anything involving PENNDOT. It could take upwards of 3 months to obtain a PENNDOT permit. Easements are required from two property owners with this option.
 - **A 4th option involving boring in PENNDOT road**—since boring was found to be so expensive, drilling & digging were suggested as options, but the property owners had stipulations on that.
- The Board is leery of the Camelback Ct. option because of the property owner’s requested reimbursements for their property & also ongoing maintenance of any settlement in the area.

Board members suggested Ira & Jason talk to the property owners on E. Scarborough Fare to gauge their willingness to run the main across their property in order to access the manhole in the roadway. Mr. Roberts knows the residents at 240 E. Scarborough and is willing to talk to them with Ira and Jason. A meeting will be scheduled.

- **Other items from Jason B.—**
 - Diamondmaps—Ira sent all manhole numbers to PRWA, so he and Jason are hoping to get all sewer information into Diamondmaps soon.
 - Bailey Springs Hotel—a preconstruction meeting was held 3/9/2023 & construction has started (Fitz & Smith). Denny Sarpen will be conducting the onsite inspections of the sewer line replacement, along with any Borough inspections.
 - ARPA Grant for a new water tower—Jason made some minor budget updates that were necessary for the application & they've been resubmitted to DCED.
- 8. **Chairman's Report**—Mr. Kurtz had nothing to report.
- 9. **Treasurer's Report**—Stacy Myers stated there was only 1 new connection since last meeting, in the Mayberry development.
- 10. **Other Business**—Jason Lytle stated EPA announced their proposal for contaminant limits & goals for PFAS, which they're setting at 4parts/trillion with a goal of 0. They're pulling four other hazardous chemicals under the "PFAS umbrella" to calculate those health advisories per their concentrations. Ira & staff have started conducting sampling.
- 11. **Adjournment**—With no further business before the Authority, Mr. O'Neill made a motion to adjourn the meeting @ 8:15p.m. Mr. Roberts seconded. Motion carried, meeting adjourned.

Respectfully submitted by:

Stacy Myers, Recording Secretary