

**Stewartstown Sewer & Water Authority**  
**Meeting Minutes**  
**Wednesday, May 17<sup>th</sup>, 2023**

**Members present**—Kenton Kurtz, Lisa Mohan, Gordon Wisnom, Sr., Dave O’Neill, Tom Casteel, Nathan Cook, Jason Roberts

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

**Visitors**

Mac & Lisa Hedrick  
Aaron Manifold

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 April 19<sup>th</sup>, 2023 Meeting Minutes; Mr. Roberts 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 April 18<sup>th</sup> thru May 17<sup>th</sup>, 2023 totaling \$55,521.63.
    - **Sewer**—Sewer bills & payroll dated April 18<sup>th</sup> thru May 17<sup>th</sup>, 2023 totaling \$100,682.03.
3. **Visitors/Public Comment**
  - **Aaron Manifold represented Hopewell Township Board of Supervisors** tonight for a discussion about getting public sewer to 17855 Barrens Rd. The property has a failing septic system and after reviewing a few costly options to run public sewer to the property in order to connect, Stewartstown Authority decided (at their April meeting) to send a “no-action” letter to Hopewell Township, being that the property is in the township. The Board made a motion for Authority Solicitor Baranski to send such letter; however, after speaking to his colleague, Atty. Baranski was told not to send the letter, that it would just upset the Township Board of Supervisors & that this issue would be discussed at tonight’s meeting anyway. Chairman Kurtz & Authority members made it clear that the Board wanted the letter sent to the township & going forward, they would like Atty. Baranski to follow through, when requested.

Mrs. Mohan went on to explain that due to needing easements from residents to run the sewer pipe & bring public sewer to 17855 Barrens Rd. there were several who were demanding compensation in order to run sewer pipe & make that connection. Jason Brenneman provided the Board with a mapping of water, sewer & electric in the area of 17855 Barrens Rd. & said there is a DEP recommendation there should be at least a 10’ horizontal separation between water & sewer lines. There’s also a possible vertical separation if the horizontal separation can’t be met. Ira stated some areas have only 5’ of separation because more than that doesn’t make sense and isn’t feasible.

Jason had previously provided the Board with 4 different options of running public sewer to 17855 Barrens, which ranged in cost from approx. \$115,000-\$171,000 (including easements). Aaron suggested another option of running a sewer main across approx. 30’ of Borough property in front of the water towers, if the connection point was permitted by the school district, who also owns property in front of the water towers. Jason said this option wasn’t researched because it would involve a grinder pump & they didn’t want to propose pumping sewer to the resident. Is this a feasible option though? It’s possible, but Ira said in the event something happens to 17845’s septic system, how would we get public sewer there? If the 2”

line is ran the way Aaron suggested, the neighbor at 17845 Barrens would not be within the 150' of the public sewer & would not need to connect, as they would typically per the Act 537 Plan. The options that Jason Brenneman researched weren't private, but public lines in order to connect both 17845 AND 17855.

With the agreement between Stewartstown Sewer & Water Authority & the Act 537 Plan, Atty. Baranski said the Authority may be required to connect these two properties (17855 Barrens Rd. & their neighbor at 17845 Barrens Rd.) in order to protect the public from a failing septic system. Last month, the Authority advised the resident at 17845 (Alicia Bone) to have her well tested to ensure it was still safe as a result of the neighbor's failing system. Discussion was held on the septic system at 17855 which Aaron stated is a grandfathered system & the Township's Sewage Enforcement Officer is not allowed to issue a repair permit, per DEP regulation. He said the only thing allowed is to install a dual-compartment ahead of it to turn the cesspool into a drywell (solids are kept in a tank leaving only liquids in the cesspool); however, this isn't feasible at 17855 Barrens because the lid is collapsed. Aaron understands it's a township issue, but the township isn't allowed to own a sewer pipe that connects to Stewartstown's system.

Other options to run the sewer lines were discussed.

Atty. Baranski said, being that the Authority agreed to enforce the Borough & Township Act 537 Plan, we're assuming the property with the failing system is within that area. We have a duty to prevent harm caused by the failing system which would also involve getting public sewer to the neighbor at 17845 Barrens Rd. Aaron said the township would be indifferent if the Authority connects 17845 Barrens at this time, but he would like to see some type of plan move forward.

The Board said connecting both of these properties & the expense to do so, won't pay for itself. Mrs. Mohan stated it would be helpful if the township would get involved, whether it be financially or otherwise, as residents requiring easements across their property are asking for a lot of money. Aaron suggested looking within the public right-of-way to install the sewer lines so private access wouldn't be needed. There is a certain formula to determine the compensation rate for rights-of-way on private property.

The Board asked Jason Brenneman to explore the option of running public sewer, specifically along both the east & west side of Rt. 24, as well as the costs, accessibility, pros, cons, etc., for the June meeting. The Board also asked Atty. Baranski to research the property lines of 17845 Barrens Rd.

- **Mac & Lisa Hedrick, Taylor Haus Restaurant** returned this month for more discussion on their connection to public sewer & whether or not they were required to connect to public water. The Hedrick's gave lead & copper testing results to Ira Walker, Jr., who stated both were below the necessary limits.

Atty. Baranski reported the 2<sup>nd</sup> Class Township Code has an exemption (in effect since 2008) for residents who would otherwise be required to connect to public water because of a mandatory connection ordinance that was adopted by municipalities. The exemption has 3 conditions that must be met in order to not be required to connect to public water when connecting to public sewer. Those are:

- They have an alternate supply of drinking water safe for human consumption.
- A public water system within 150' of a principle structure must have existed prior to July 4<sup>th</sup>, 2008.
- At no time, up until July 4<sup>th</sup>, 2008 was there an Ordinance requiring mandatory connection to the public water system. (Hopewell Township's Ordinance was in effect as of February 10<sup>th</sup>, 2005).

Of the above 3 conditions, Taylor Haus is able to meet the 1<sup>st</sup> & 3<sup>rd</sup> requirement, but not the 2<sup>nd</sup>, as Stewartstown Authority didn't extend public water & sewer down Barrens Rd. South

until 2010-2011. Atty. Baranski said if there is a situation where the 3 above criteria are met, that would override the Hopewell Township Ordinance, as it's a State law.

Since the Hedrick's must connect to both public water & sewer, they requested until June 2024 to do so. They've been awarded an ERC grant in the amount of \$113,000 from the federal government (Employee Retention Program) & have been told it could take 7 months-one year to receive the funds.

As the Board has granted several extensions to the restaurant over the past 12 years, Mrs. Mohan requested a copy of the grant application or a letter stating the amount to be received, as well as possible financial statements for the restaurant, which will not be a part of public record. Atty. Baranski said the Board is entitled to see the award letter, at the very least. The Hedrick's agreed.

Should the funds be received earlier than the June 2024 requested deadline, the Hedrick's are willing to move forward with the connection.

After more discussion, Mr. Wisnom made a motion to offer Taylor Haus a 6-month extension from today, (5/17/23) to connect to public water & sewer, and if not connected by November 17<sup>th</sup>, 2023, the Authority will move forward to file a lien. Mr. O'Neill seconded. All were in favor; motion carried with Mrs. Mohan abstaining.

If the money arrives sooner & the weather is fit, Mac Hedrick verbally agreed to connect right away.

4. **Solicitor's Report**—John Baranski apologized again for not mailing the letter to Hopewell Township, as was discussed earlier tonight. Ira also requested that the lines of communication be kept open, as questions were emailed to John a few times & no response was received. Board members agreed that communication must remain open. John agreed.
5. **Sewer/Water Supervisor Report**—Ira Walker, Jr. submitted the following expenses for action:
  - Ten (10) loads of biosolids were hauled to Dehoff Farm. An invoice in the amount of \$3,600 was received.
  - Well #6 had the radon removal system replaced by Johnston Construction for a cost of \$41,817.71.
  - As part of the WWTP upgrades, Security Fence completed the fence & gate widening at a cost of \$16,245.
  - Eight (8) valve box risers were purchased from Core & Main at a cost of \$273.99.
  - Annual Storage Tank registration/permit was received from DEP at a cost of \$125.
  - Control Systems 21 installed a temporary VFD (variable frequency drive) on the old alum feed system (prior to the new alum feed pump skid units being purchased from Geiger) at a cost of \$928.
  - Shrewsbury Borough assisted staff in videoing/inspecting our sewer mains/laterals for a cost of \$3,995.
  - A backup filter for the valve maintenance trailer was purchased at a cost of \$329.23.
  - Various invoices were received from Control Systems 21, totaling \$4,220.48. Costs involved work on the new fence (WWTP), new chemical feed pump system & an emergency call to Sewer #1 for an electrical issue.
  - Lab supplies were purchased from Hach at a cost of \$313.71.
  - A tarp was purchased for the dump truck from Lancaster Truck Bodies at a cost of \$482.98.
  - Reliance Crane & Hoist inspected both hoisting systems at the WWTP for a cost of \$255.
  - Gettle's checked out a motor issue at Well #6 for a cost of \$212.50.
  - Four employees were signed up for a trade show/training at York Water for a cost of \$180.Mr. O'Neill made a motion to approve the above expenses; Mr. Roberts seconded. All were in favor; motion carried.

6. **GMB Engineering Report**—Jason Lytle reported:
- **Task 001/WWTP Assessment**—Last month, Jason & Ira started the draft scope of work & proposal for the process improvements. Jason included a draft to the Board. If there are any comments/questions, email Jason.
  - **Task 003/Operational Support**
    - Chemical Feed Pumps have been installed & are operational.
      - Spare pump was delivered Monday, 5/16 & invoice has been received for payment.
    - Pumping Station Odor Control
      - 2<sup>nd</sup> unit for Sanitary Pumpstation #11 has been installed & seems to be running well & keeping the odor down.
      - Another unit (similar to the Little John) from Hydra-Numatic has been installed in Sewer #3 as a demo. This smaller unit works much better in Sewer #3, but it still helps odors & the rag issues.  
Mr. Wisnom, Sr. made a motion to approve spending up to \$4,000 for this smaller unit from Hydra-Numatic; Mr. O'Neill seconded. All were in favor; motion carried.
    - Brewery discussion—Jason & staff continue to observe changes at the WWTP regarding the brewery, discharge, etc. A sample can be provided, if necessary.
  - **Industrial Wastewater Discharge Ordinance**—Jason attached some comments/suggestions for discussion:
    - Confirm or modify the definition of industrial waste as non-domestic into the sanitary. (this follows the NPDES permit definition for industrial waste).
    - pH range in the Ordinance is 5.5 to 9; anything outside of that range is prohibited, but the NPDES permit is 6 to 9. Jason suggests it be consistent with that.
    - Defining limits on waste for B.O.D., suspended solids, TKN & TP.
    - A surcharge is currently in place to address higher waste which puts the responsibility on the Authority to charge for that & to get reimbursement from the users. Jason proposed changing that to a limitation where, if the limitation is not reached, the user is responsible for pretreatment rather than the Authority.
    - Addressing grease traps & oil separators. The current Ordinance is a little vague & is “concentration-based”. Jason suggests adding more explicit verbiage regarding grease & oil.
    - Eliminating the surcharge provision & using the limitations discussed in the 3<sup>rd</sup> & 4<sup>th</sup> bullet above.
  - **Task 04A/Control Building & Dewatering System bidding**
    - PENNVEST coordination taking place since being approved for loan funding. First conference call leading to settlement is scheduled for May 24<sup>th</sup>.
    - Bidding schedule
      - 5/17/23—Authority’s approval to bid.
      - 5/24/23—PENNVEST conference call on loan closing schedule.
      - 5/31/23—Advertise bids.
      - 6/9/23—Pre-bid meeting onsite.
      - 6/23/23—Questions due.
      - 6/30/23—Addenda issued.
      - 7/14/23—Bid opening (45 days after advertising).
      - 7/19/23—Present bids to Authority for approval/award.
    - Jason Brenneman discussed putting this project on PennBid, as it’s made available to a broader area & more contractors. This is an option, should the Board approve.

Mr. Wisnom, Sr. made a motion to bid the project the old-fashioned way (locally), contingent on PENNVEST approving the bidding schedule outlined above. Mr. Cook seconded. All were in favor; motion carried.

7. **Engineer's Report**—In addition to the above, Jason Brenneman brought an update from last month's discussion regarding brewery operations in New Freedom. He was told (by Wade Portner) the only time they have any instance of elevated chemical levels is when they conduct a massive washdown. To his knowledge, there's no issues during pretreatment.
8. **Chairman's Report**—nothing to report.
9. **Treasurer's Report**—Stacy Myers reported:
  - Connections Report—7 new connections since last meeting (3—George Street townhomes, 4—Mayberry)
  - PA WARN's recommendation to add cyber security regarding SCADA computer system. Our IT guy (Nerd 911) had submitted a proposal to upgrade the system, monitoring cameras/rack, etc. for a cost of \$6,400. Borough Council requested to split the cost with the Authority (\$3,200 each).

Mr. Roberts made a motion to approve the upgraded cyber security for a cost of \$3,200; Mr. O'Neill seconded. All were in favor; motion carried.
  - A list of the Commercial customers, along with their usage for a full year, was distributed to the Board, per their request last month. As there were a few over the allowed EDU usage of 230 gallons/day (or 83,950 gallons/year), the Board asked Stacy, Ira & possibly Jason B. to review where additional EDU's may be necessary. That information will be given to Atty. Baranski so he can send letters to those customers.
10. **Adjournment**—With no further business before the Authority, Mr. Roberts made a motion to adjourn @ 9:12p.m. Mr. Cook seconded. Motion carried, meeting adjourned.

Respectfully submitted by:

Stacy Myers, Recording Secretary