

Stewartstown Borough Sewer & Water Authority Meeting Minutes
Wednesday, February 19th, 2025

Members present—Lisa Mohan, Nathan Cook, Dave O’Neill, Kevin Brunicke

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

Visitors—Jordan Ilyes

1. The meeting was called to order @ 7:00pm.
2. **General Business**
 - **Approval of Meeting Minutes**—Mr. O’Neill made a motion to approve the January 15th, 2025 Meeting Minutes; Mr. Cook seconded. All were in favor; motion carried.
 - **Consent Agenda**—it was the consent of the Board to approve the following expenses:
 - **Water**—Water bills & payroll dated Jan 15th thru Feb 18th, 2025, totaling \$110,262.34.
 - **Sewer**—Sewer bills & payroll dated Jan 15th thru Feb 18th, 2025, totaling \$494,323.38.

Public Comment—Jordan Ilyes was present to discuss EDU’s needed for his mixed use (residential/commercial) project at 13 Mill Street. He visited the Authority in the very beginning of his plans for developing the 13 Mill property, after which, he received a letter stating there is sewer capacity for his proposed residential & commercial uses. Previous discussion was also held on Jordan replacing sewer lines on the property & crediting that toward some EDU purchases. Jordan’s visit tonight was a follow-up to the Borough Engineer’s (Jason Brenneman) email regarding the requirement for an EDU per use, whether residential or commercial. As 26 EDU’s were previously discussed, Jason is agreeable to Jordan purchasing 26 EDU’s as he doesn’t want to chance depleting the Authority’s EDU availability, but Jason believes the quarterly water & sewer billing should be for **each** unit (120 total), which would amount to \$3,600/quarter for water & \$13,860/quarter for sewer. Jordan is unsure whether he can afford to pay a yearly cost of \$14,400 for water (plus additional usage on top of that) & \$55,440/year (plus additional usage on top of that). That’s more than any other project he has developed in other municipalities. He supplied water & sewer bills from two other similar projects he developed & owns, that show the usage over the past several months.

As also discussed, purchasing an EDU for all 120 proposed units would be approx. \$924,000. Even paying that over time, Jordan said he would, most likely, need to walk away from the project if required to pay that.

As Jordan moves towards a Land Development Plan, the involved permits & requirements, he needs to get a better understanding of the EDU requirement & what costs he’ll be facing for sewer & water. He had been moving ahead with the plans with the thought in mind that 26 EDU’s is what would be required & he is in agreement with that and paying a quarterly water & sewer amount for those 26.

Further discussion was held on options, as the Board wants to see Jordan’s project move forward & be successful. Bailey Hotel, although it has 30 units, developers replaced an aging sewer line on the property in lieu of purchasing all 30 EDU’s (and purchasing only 13). The only other similar property with this number of units in the Borough would be Westminster Senior Living, which is a nonprofit that receives federal funding, so Jordan feels it’s unfair to compare his property which is privately owned & funded. In addition, Westminster’s developer didn’t do any improvements to the sewer system, lines, etc. as Jordan is proposing to do.

Jordan had obtained a quote awhile back for the sewer line needing replaced on his property & that cost was approx. \$175,000. He can obtain an updated quote & report back to the Authority, so a more accurate cost is known.

Most board members want this project to move forward as it will be a great development on a site that is now an eyesore. We know Jordan has done great work with similar properties. Based on the usage at Jordan's Red Lion Table Company project (of 90+ units), 26 EDU's would relate to the same approximate usage. If billed for 26 EDU's, the usage could be monitored once all residential units & commercial units are at capacity. If it's found that Jordan needs to purchase more, he is agreeable to do so. After more discussion, the Board suggested Jordan purchase 30 EDU's for the whole proposed building(s) at 13 Mill Street. And being that we don't have a full board present tonight & action on this topic is not on the agenda, Mrs. Mohan suggested tabling this discussion & any action until the March meeting. Jordan should have an updated quote for the sewer line replacement by then also.

3. **Solicitor's Report**—Atty. Baranski reported:
 - **Resolution 2025-02**—to enter into a borrowing agreement with Manufacturer's & Trader's Trust Company, borrowing \$500,000. Mr. O'Neill made a motion to adopt Resolution 2025-02; Mr. Cook seconded. All were in favor; motion carried.
 - **M & T Bank Loan/Document signing**—the Incumbency Certificate & General Certificate for the \$500,000 Note need to be signed by Board members, the Authority Chairman & Authority Secretary. This loan is scheduled to close tomorrow, Feb. 20th, 2025.
 - **New Freedom Borough**—they've had John's Draft Agreement since Jan 21st, 2025, but no response has been received, so John spoke to the Borough Manager who said staff plans to meet this Friday, 2/21 to discuss the agreement.
 - **Saubel's/additional EDU**—John had previously sent them a letter stating, because of their excessive usage, an additional EDU would need to be purchased. No response had been received. Mr. O'Neill made a motion authorizing Atty. Baranski to engage in enforcement action outlined by the Authority's Rules & Regulations; Mrs. Mohan seconded. All were in favor; motion carried
 - **Crislip (Barrens Rd. South) & Bridgeview Rd. property's connection to public sewer**—John to update the Board in March.
4. **Sewer & Water Supervisor Report**—Ira Walker, Jr. reported the following expenses for action:
 - Control Systems 21 assisted staff with replacing a bad actuator for Tank #1A influent valve at a cost of \$1,221.
 - Openshaw Plumbing reported (along with Stewartstown staff) to 25 Free Street for a no-water complaint; cost of their visit was \$107.
 - East Hopewell Plumbing assisted staff at 18 S. Main for a no-water complaint; cost of their visit was \$150.
 - Control Systems 21 assisted staff with replacing a bad actuator for Tank #1A effluent valve at a cost of \$524.10.
 - Miller & Son assisted with a leak of the 4" sewer force main at Sewer #4 at a cost of \$1,140.
 - A chemical feed pump was purchased from LRM at a cost of \$1,477.
 - Control Systems 21 assisted staff with cyber security related to the SCADA system at a cost of \$1,140.
 - Activations, Inc. replaced a video camera at the WWTP at a cost of \$756.
 - Eight (8) manhole risers were purchased from EJ USA for a cost of \$2,069.36.
 - Fuel filters/fuel treatment for our diesel engines at the WWTP were purchased from Gordon's Service at a cost of \$594.50.
 - Our annual Safe Drinking Water Fee is due to PA DEP in the amount of \$10,000.
 - PA Rural Water invoiced us \$862 for our annual membership fee.
 - Miscellaneous plumbing supplies were purchased from APR at a cost of \$435.14.
 - Miscellaneous parts for the Sewer Pump Station were purchased from HNS at a cost of \$509.65.

- Discussion had been held on whether or not to replace the bad blower at the WWTP or fix the current unit & reinstall it. Repair of the current unit would cost \$13,000; a new blower & installation would cost \$30,000. The Board acted on repairing the current unit.
- 36 UV bulbs & six (6) quartz sleeves were purchased from DeNora at a cost of \$4,467.54 + shipping.

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

5. **GMB Engineering Report**—Jason Lytle reported:

- **Task 003/006—Operational Support**

- Control Building/Garage Roof—Board agreed to getting a roof inspection scheduled for Spring.
- PFOS Monitoring & Reporting
 - EPA initial monitoring started in the 3rd quarter of 2024, so we have 3 quarters of data now. All samples are in compliance with DEP standards, which are the current requirement. The MCL requirement doesn't come into effect until 2027.
 - Of note, Wells #4, 5, 6 & 7 tested above trigger levels (for MCL) for PFOA. Wells #5, 6 & 7 tested above the trigger levels for PFOS. The MCL is based on an annual average & of the results, Well #7 is the only one that tested over the MCL. EPA considers anything under 4 as a "0".
 - Based on 2025/1st quarter results, Jason is still planning options for Well # 7 and starting plans for Well #5 & #6 as well.
 - Quarterly sampling will continue.
 - Board is amenable for Jason to put a task proposal together for the March Authority meeting.

- **Task 04B—Control Building & Dewatering System Construction**

- Meeting Minutes for Progress Meeting #14 & #15 were forwarded.
- Next Progress Meeting is tentatively scheduled for March 13th, 2025. This may be rescheduled based on Schwing's delivery date.
- Restroom/locker rooms are completed pending the doors (Change Order)
- Sludge pump installation is reconnected pending the temporary unit & influent valves (Change Order).
- The temporary Screw Press is onsite & progress has been made with the product. The permanent unit is in production, but a new delivery estimate for end of April has been given.
- Additional ventilation—completed.
- Garage ceiling/Press room floor—completed.
- **Change Order #4** (interior doors) in the amount of \$9,717.25.
- **Change Order #5** (sludge pump isolation valves) in the amount of \$5,214.38.

Mr. O'Neill made a motion to approve the above-listed Change Orders. Mr. Cook seconded. All were in favor; motion carried.

- **Task 005—Treatment Improvements Design**

- Finishing up design for DEP permit submission for the overall project.

6. **Engineer's Report**—Jason Brenneman was not present tonight, but submitted his report of informational items as follows:

- **Kurtz School Villas**—developer is currently working on completing the punch list of items for acceptance of the water & sewer lines.
- **Cedar Lane/Scarborough Fare Water Service Line Replacement**—project is out to bid & a bid opening is scheduled for March 18th, for award at the March 19th Authority meeting.
- **Well #5 Building/Control Upgrade**—construction is underway.

- **Class A Disposal Annual Report**—the report is completed & is due at the end of February.
 - **Chapter 94 Report**--the report is in progress & due at the end of March.
7. **Chairman's Report**—Jason Roberts was not present tonight & submitted no report.
 8. **Treasurer's Report**—Stacy Myers reported the following:
 - **Connections Report**—1 new connection since the January meeting (Mayberry)
 - **Delinquent accounts**—Delinquent January water bills total \$40,089 to date.
 - **62 Mill Street's repayment plan for the water line replacement**—monthly payments are required, but resident hasn't made a payment since November, and no response has been received after leaving several voicemails. Stacy requested Atty. Baranski send notice to the resident stating regular monthly payments must be received in order for no further action to be taken.

Mrs. Mohan made a motion authorizing Atty. Baranski to send notice to the homeowner at 62 Mill Street; Mr. Cook seconded. All were in favor; motion carried.
 - **Approval of 2024 Payroll Summary Report**—per the auditor's request, Mr. Cook made a motion authorizing Chairman Roberts to sign & date the report as the Authority's approval; Mrs. Mohan seconded. All were in favor; motion carried.
 9. **Adjournment**—With no further business before the Board, Mr. O'Neill made a motion to adjourn the meeting @ 8:06pm. Motion carried, meeting adjourned.

Respectfully submitted by:

Stacy Myers, Recording Secretary