

**Minutes  
North Lebanon Township Municipal Authority  
September 9, 2004**

The meeting of the North Lebanon Township Municipal Authority was held on Thursday, September 9, 2004, at 7:00 PM at the North Lebanon Township Municipal Building, 725 Kimmerlings Road Lebanon, PA with the following Board members present:

Thomas Parry	Chairman
Wynanne Demler	Vice-Chairman
Tod Dissinger	Treasurer
Susan Switzer Pierce	Asst. Secretary
Sheila Wartluft	Asst. Mgr.
Fred Wolf	Henry & Beaver
Scott Rights	Steckbeck Engineering

Also in attendance were Wastewater Foreman Mike Kneasel, and 8 Township residents.

At this time, Chairman Parry called for a motion to approve the August minutes. Treasurer Dissinger questioned the statement he made on page 9, about the size of the pipe. His statement was not about the plan that was being discussed at the time, rather another plan.

**MOTION: Motion was made and second to approve the August minutes. Motion approved.**

Next, Chairman Parry asked for a motion to approve all invoices and requisitions for payment, all which are subject to audit.

**MOTION: Motion was made and second to approve the invoices and requisitions for payment all subject to audit. Motion unanimously approved.**

**COMMENTS FROM THE PUBLIC**

**Joseph Kriner – 818 Patmar Drive**

Mr. Kriner asked to speak about the water pressure that some of his neighbors are receiving. He stated that they complained of very low water pressure. The pressure that he gets out of his well is very good. Scott asked to speak to this question. Tod first asked if he is having the problem or is he speaking for someone else? Mr. Kriner said he lives across the street from the gentleman sitting next to him. He is the one having the problem. Mr. Floyd Dove is the gentleman that he is referring to and he added that he just hooked up about 3 weeks ago. He said that he took a

### **Joseph Kriner – 818 Patmar Drive(cont'd)**

one-gallon jug and put it under the kitchen faucet, with no other water running in the house, and it took 53 seconds to fill the jug. He feels this is unusually long and very poor water pressure. He doesn't know if anything can be done or not, but that is not acceptable. When he was using his well, he was getting 4 gallons per minute, now he is down to 1 gallon per minute. At this time, a gentleman stated that this is typical for the entire Patmar Drive area, as his one neighbor has very poor pressure with the other one having fairly good pressure.

### **Fred Gassert – 843 Patmar Drive**

Mr. Gassert stated that he has a gauge in the line and it measures 28-29 psi, where he had about 30-50- psi from his well. He also feels that this is Patmar Drive related. He said that the pressure at the hydrant is a lot better than in the home. He said when one of the men was there checking the hydrants he asked him what the pressure was at that point and it turned out to be about 8-9 pounds better than in the house. He realizes that when you go through the check valves you will lose some of that pressure, but what they have is terrible. Scott said he answered one of the key questions by having the gauge on the line. He said they received a few calls about the pressure and they wanted to make sure that everything was the way it was to be. He said there were a few homes that had air in lines and the pressures were quite low. Based on what his gauge is saying, you are pretty close to what the pressure should be. Scott then went on to give some background as to how this system is set up. He said that this water system is typical of most. The pressure is provided by the water storage tank across the street here on Kimmerlings Road. That water storage tank is set up to provide 30 pounds of pressure for anyone at the same elevation as the tank. We knew that the pressure would be low, but the recommended pressure for any public system is anywhere between 20-80 pounds of pressure. Obviously, these people are on the low side of that. At first they were not sure if they were getting some air lock in the lines that was causing a drop in pressure. But then it depends on what you are accustomed to with your well. The bigger the pump, the better the pressure you will have. From what he is hearing tonight, the people in the Patmar Drive area had larger pumps that provided quite substantial water pressure. What they are going to do is look at the options that are available to them and decide which is the best way for them to go.

### **Rick Hicks – 820 Patmar Drive**

Mr. Hicks said he is also a resident of the Patmar Drive area, although he has not yet connected into the system. He asked Scott what the high level set point of the ballast is? Scott said between 748' and 762'. He then asked Scott what the gray level is? Scott said the gray level is 678' and the low level is 748'. Scott said they work on a 4' operating range. Mr. Hicks said, so we should not see a huge fluctuation on those two points? Scott said no, not yet. He asked if the pressure gets increased, will the flow as well? Scott said it should. Hicks said we are looking at a 4 gallon per minute

### **Rick Hicks – 820 Patmar Drive(cont'd)**

flow versus a 1 gallon per minute flow. He said you could have a high pressure and a low flow that will do you no good anyway. Scott said it would make a difference. Sol Wolf asked Scott at this point if it is true that he has a list of those properties that have questionable pressures or the possibility of low pressure? Scott said that is right. It is centralized in the Patmar Drive area. This is the high area of the project and the higher you are, the lower the pressure will be. Mr. Hicks asked if this was an engineering error that caused this or what? Scott said no, the limits of pressure is between 20-80 psi. He was asked who sets these limits? Scott said the American Water Works Association. Mr. Hicks then asked to interrupt Scott's explanation. He said that he has a letter dated October 2002; it says, " Several years ago, the City of Lebanon upgraded the public water supply system for the area and there was adequate water supply and pressure for the area". So how do you consider adequate as 20 pounds of pressure? You said we have bigger pumps, he doesn't think that 30-50 limit is anything out of the ordinary as far as pressures is concerned. Scott questioned the date of the letter? Mr. Hicks said October 2, 2002. Mr. Hicks said he feels that the amount of pressure that the homes in his area are getting is far from adequate, so how can the Township say it is? He would contest the statement that 20 pounds is adequate. Scott said that would be in his definition and the pressure that is being supplied is within the guidelines that they have to abide by. Sol Wolf said as Scott has indicated, this has been discussed with the engineer and he is looking into the various options that we have to remedy the problem. Mr. Hicks said he would like to urge the Board to find a solution rather than sleep on it. Scott said it would be looked into. Someone else in the public asked what the time frame might be for coming up with a solution? Scott said until they look at some of the options available, a decision would not be made. Sol Wolf said the Authority meets each month and they will expect the engineer to come back with some useful information so that we can take some sort of action at the next meeting.

### **Todd Shutter – 831 Patmar Drive**

Mr. Shutter said he thinks he is probably at the highest elevation in the project. He said his pressure is pretty low. When he was on his well, his pressure was not that good either. The pressure he has now with the public system is worse than that, so it is not because he was accustomed to good pressure in the first place. This is definitely a problem. Scott said this is something that will be looked into. Sol Wolf asked that each of the public present this evening attend the next meeting so that they can be updated on the progress of the problem.

### **Audrey Zellers – Kimmerlings Road**

Mrs. Zellers said to Chairman Parry, you have said that your water has been so bad all this time, why have you not yet connected to the water system? She has not seen a trench dug at his house yet. There is nothing wrong with her well; she has

## **Audrey Zellers – Kimmerlings Road(cont'd)**

good water, yet she has to hook up. She wants to know why he has not yet connected. Chairman Parry said that is an issue that he will not discuss at a public meeting. If she wishes, he will discuss it with her in private. Sol Wolf said that Chairman Parry or anyone else that is on the Board, when it comes time to connect, they will be connected. Whether or not you are on the Authority, everyone will be treated the same.

## **SOLICITORS REPORT**

### **Pertinent Issues**

#### **Water Extension – Restoration**

Since we are already discussing the water project, he will continue on this. The water project was done in sections with the people connecting at various times. If someone does have a reason to request a delay, they need to fill out the extension form and turn it in as soon as possible. The first two phases are beyond their 90-day time frame to pay and connect. So these people are expected to be connected at this time. We do have some people that have not paid, nor have they contacted us for any type of extensions. So he is requesting from the Authority their permission to send those people reminder letters. We are also going to send them some of the forms that they may need concerning financial difficulty or plumber availability. There were a few people that responded to us concerning various health issues. We have less than 40 people that have not responded one way or the other. He would like permission to send these reminder letters for the to contact the Authority to let them know what is going on and the status of their connection. In the event that they do not have the forms handy, he will be enclosing these forms again. A motion need not be passed to approve this, but if this is satisfactory to the Board that is what he will do. Tod asked if it is going to be the same letter that was sent before? He was told yes. What if this letter does not work, then what? Sol Wolf then passed a draft of the letter to the Board members for review.

The expenditures to date were reviewed today by Sheila, Scott and himself. We were adding all of the numbers together and as we knew, when we added 7<sup>th</sup> Street on, we were going to be over on the construction costs what we estimated, but we think it is going to be within close proximity of the original projected project expenses plus the contingency. We also reviewed some of the categories that we did not spend what we budgeted for, so these will be offset. We dealt with some "worse case" scenario numbers and Scott is just about finished with the contractor on the final things that need to be done. He asked Scott to comment on the remaining parts of the project. Scott reported that as of now, all of the work is complete with the exception of restoration. All of the services are in, the mains are in and tested and disinfected. There will be some punch list items that will need to be taken care of. The restoration is done on the first "go-around" but he is sure

## **Water Extension – Restoration(cont'd)**

there will be more to be done. They started going out the past two weeks and have started to develop a punch list. Tonight, the amount to date is \$2,478,618.69. There is only one item that is left that is part of the base contract and is some stone driveways that were done and not accounted for on this bill. This will probably come to about \$3,000. There are a couple of areas that he wanted to bring up this evening. He mentioned at the last meeting about the stone that had washed out along East Maple Street. The Township had some stone shavings that were in their yard and agreed to use this to fill it in. We agreed to do this because the original contract called for this entire area to be paved the whole way down from North 8<sup>th</sup> Avenue to 4<sup>th</sup> Avenue. PennDot said they were going to pave this road and said we could just use the stone shavings instead of paving it. The only risk we have is if a storm comes along and washes the stone out, we will have to re-do it again before PennDot paves. It doesn't look like PennDot will be paving before next year, so we may have some additional work to do on this area. The only place we have had the wash outs is between Joffre Street and 4<sup>th</sup> Avenue. The PennDot Highway Occupancy Permit that we have is on the hook for two years, which is back on the contractor, the contractor said they are supposed to pave it and now you have placed stone there on your own, if it washes out we are not responsible for fixing it. He wants us to go on record saying they are not responsible for this if it does happen. Scott is recommending that we put a thin layer of black top there to just stabilize the area in the event of a heavy storm. Tod asked the distance of the area that he is talking about? Scott said about 700'. A little bit less than a city block. Scott said to keep in mind that we already have paving in place across Joffre, Pershing and 4<sup>th</sup> Avenue. If you take those out, you are somewhere down around 600'. It was asked how wide this paving would be? Scott said about 2-3', just enough to keep it stable. Another thing that was discussed today was if the Township was going to be paving anything this coming season. If they bid this out, they may be able to get a better price than we could and compare it to what we would be able to get. Scott said he talked to Ed Brensinger today and he told him that their paving jobs are done for the year. Scott said that Marks has work lined up, but he could get this done for us tomorrow. If he can't do it tomorrow, it may be a while. That doesn't mean that we cannot get someone on our own to come in and do it. The permit is in our name so we could get whomever we want to do it if Marks is unable to. Tod asked if we could do our own traffic control, since that is the big cost in the paving process? Scott said when you do that you are taking on certain liability when you are on traffic control. Tod said we do that when we are flushing or working on manholes as well. He then asked if the figure that Scott gave for traffic control of \$5,000 a day was for traffic control only or the entire paving process per day? Scott said for the paving crew, which includes the traffic control people. Chairman Parry said we should probably talk to Ed and the road crew to see if it would be feasible to do it ourselves. Mike asked if we have to meet certain standards for PennDot if we were to do the paving? Scott said no, because all they are looking for is the side to be stabilized. Chairman Parry said he agrees that this needs to be done in order to comply with PennDots regulations, but he thinks we should go the least

### **Water Extension – Restoration(cont'd)**

expensive way as possible. Scott said he would talk to Ed and get three of the contractors that he works with and get quotes and see where we stand. That way he can come back the next Board meeting and make a decision. Tod said we need to keep in mind the closing dates of the asphalt plants. They normally close down in November, so we should have some time. Mike asked if Scott thinks PennDot will want to stick with the October 31<sup>st</sup> finish date like they did with the sewer project back in 1995? Scott said if we make the decision at the next Board meeting, October 14<sup>th</sup>, we would have about 2 more weeks to complete the job. Chairman Parry said we need to get our information together and then just do it and get the job done. Tod asked Scott if they would make the decision at the next meeting, would it be fair to require the contractor to make sure that they complete the paving by the 31<sup>st</sup>. Scott said we all have to remember this is just a temporary fix and not a permanent one.

Again, Sol Wolf went back to the project costs and where we stand as far as costs are concerned. Our estimated cost was \$2,375,000 with the contingency. So we are not that far over even with doing the 7<sup>th</sup> Street section as well. The other thing we have to remember is all of the vacant lot laterals that were put in that we will be reimbursed for. Scott said we would have about \$20,000 in vacant lot reimbursements to come.

### **Briar Lake – Bonding**

Sol Wolf reminded the Board that Briar Lake is required to provide bonding for the payment of the tapping fees to be paid within 5-years in the payment of \$218,000 towards the pump station. They have provided the bond for the pump station, but provided the incorrect form of bond for the tapping fees. We should have the correct bond within the next few weeks. He has told the developer that we are expecting to put the bids out for the pump station within the year, so that is the time that his payment will be due.

### **North Lebanon Industrial Park**

Sol Wolf was told today that settlement is definitely tomorrow morning with Valpsar. We will wait until that in fact does happen. If it does, there will be a pre-construction conference with Valpsar next Wednesday. There is a pre-construction conference tomorrow with the Lebanon Valley Economic Development Corp., who is laying the main sewer line that we are concerned about. They are not going to be covering our part; we are going to be having our own separate job conference. If you recall, we had discussed in our written agreement with them is they have to enter into a **separate** agreement with us that will include the bonding that we had talked about at the last meeting. Someone normally does the inspection from Jeff's office, but since we used a different engineer, there will be a different inspector that is being recommended to the Authority. Sheila and Mike will be meeting with

### **North Lebanon Industrial Park(cont'd)**

him next week. He is someone that works for Gannett-Fleming that is about ready to retire and has the credentials that are required. If for some reason that would fall through, then one of our guys would be doing the inspection. Tod asked if the bonding that we spoke about at the last meeting was acceptable to them? Fred said it was and will be for the five years that we discussed. The thing that we are going to need is some number that would be acceptable. When Jeff made the pitch for it, it saved them \$70,000. He is not sure if we can use that number for the bonding or not. We really need to know if this thing does not work, and if we have to go back in and tear it up and support it, what is that going to cost? The bond will have to be the amount of the repair. They will have to ask John to give us a figure on that so we will be able to bond the correct amount. Tod said the question is going to be, are you going to re-build it the way it was or the way it was supposed to be in the first place? Chairman Parry felt it would have to be built back the way it was in order for the bond to pay for it. Sol Wolf said if it were him, then he would do it the way it was planned to be done. Tod agreed with this, which is why he questioned this so heavily at the last meeting. Why would you want to do it the way that did not work in the first place? Sol Wolf said we will be discussing this at the next meeting and we will have the engineer give us a number on the worse case scenario if we have to go in there and do it the way we were originally going to do it. He doesn't think Valspar will want to get into the situation where they will have to be spending money during the 5-years to fix this and end up spending a whole lot of money on a repair that did not work. Again, they will be discussing the original agreement and the engineer's recommendation at the next meeting.

### **Asbestos Removal at North 8<sup>th</sup> Avenue Pump Station**

Sol Wolf reported that the asbestos removal at the building where the pump station will be built is now documented in a report that Mike has received. He then turned to Mike to continue on with this subject. The report identified a few small areas in the basement that revealed small amount of asbestos. They took about 40 samples from throughout the house and found asbestos in both samples that were taken from the basement. This was in the pipes and pipefittings. He got a verbal quote two days ago of \$1,100 for this removal. Mike said this would include an air quality test as well. Chairman Parry said he does not think that is bad at all. Sol Wolf said he recommends having this done with the quote that we got as long as the individual is competent to do it and recommends that the Board approve the removal for up to \$1,500. After that is done, we have the bid documents done for the demolition of the house and the barn.

**MOTION: Motion was made and second to authorized the removal of the asbestos in the North 8<sup>th</sup> Avenue house that will be the new pump station, up to \$1,500. Motion approved.**

## **Moravian Manor**

We had acted as a conduit for Moravian Manor on two separate occasions when they needed financing. Acting as a conduit does not obligate us in any way for the debt of Moravian Manor. They did the loan through a local bank in Lancaster. It is a provision of the Internal Revenue Code that allows certain non-profit corporations and they meet that requirement, that if they borrow money through a Municipal Authority, even though that Authority is not obligated to repay the debt, they can issue tax-free notes. We have done that for them in two expansion projects and of course we received an initial fee of \$5,000 and a yearly fee as long as the loan is in place. They have contacted Sol Wolf and the bank is going to re-structure their payments on their loan so that the payments will be different than the previous loan documents provided. They can't do that unless it comes back through us again. We have to adopt a resolution basically approving them and the bank re-writing that. The resolution again, makes it clear that we, nor the Township or any member of any Board, be obligated in anyway to pay on the debt should Moravian Manor default on the loan. As long as the bank and Moravian Manor agree on re-structuring the loan, they can go ahead with their plans. If the Board does approve of them doing this. Then we have a resolution that must be approved this evening. They have agreed to a one-time fee of \$3,000 for us to approve that we will have the resolution to sign. The loan document will then be approved. He recommends that the Authority approved the resolution.

**MOTION: Motion was made and second to approve Res. 09-2004 concerning Moravian Manor Bond. Motion approved.**

## **2002 Re-financing of Sewer Debt**

Sol Wolf reported that when we re-financed the sewer debt in 2002, there was a portion, \$3,300,000 that was not able to be re-financed until after September 15<sup>th</sup> of this year. We locked in the interest rate of 4.10% at that time for this portion. We will meet that date next week. He handed out a reminder memo that has a schedule attached showing the payments. Sol Wolf asked the financial consultant what amount of money we would have to pay to shorten the term of the loan if we would want to do so by 10-years. He indicated that it would somewhat depend upon when you did it, but the amount would be about \$735,000 that it would cut off the amount of the loan. He said you would not want to do that until the interest rates go up because if you do it when the rates are low, then you would owe a payment to Wachovia, and if you did it later, they would owe you the money. This is something we will watch and monitor each year, should this ever be an issue. Should you ever decide to shorten the term, and then you would continue to have the same revenue.

## **Sewer Vehicle**

We advertised for the sale of the old sewer vehicle and today was the day to receive and open bids. We only received two bids. One bid is from Government Cars Distribution Center in the amount of \$774 and the other bid is from Ray's Quality Used Cars in the amount of \$711.99. Tod asked if we have the right to reject both of these bids? Sol Wolf said we do, he just isn't sure what we would do with the car. Tod asked if the car is inspected and if it needed anything for inspection? Mike said it has been inspected with nothing needed to pass inspection. Tod said with that being the case, he would rather put it out here on the lot and put a "For Sale" sign on it. Sol Wolf said you can reject one insufficient bid, but then if you found someone that was interested at a higher bid, you have to advertise it again and they would have to submit a bid. There was much discussion about what was in the vehicle as far as engine, etc. Sue asked if it is worth messing around with this for \$700? Chairman Parry said personally, he thinks no, but that is his opinion. Tod asked Sol Wolf if we chose not to accept these two bids and set the car out front with a sign on it that said "For Sale" \$1,700. Would we be allowed to do that? Sol Wolf no. Chairman Parry said it is time to accept or reject the bid. The Board then felt that they should make a motion to accept the bid as presented.

**MOTION: Motion was made and second to approve the high bid received in the amount of \$774 for the old sewer car. Motion approved.**

Sheila asked if this purchase would happen to fall through, would we be able to accept the second bid since we already received all of the paperwork including a check for the amount? Chairman Parry said if the first bidders check does not clear or we do not receive the check, then we can accept the second place bid. Tod suggested that we request the high bidder to wire the money here for the car to make sure that we receive it.

## **ENGINEERS REPORT**

### **Water Extension – Restoration**

Scott reported that all the main service lines are in. There are just over 400 services. We are in the process of getting the punch list together as they have been doing the inspections over the past 2 weeks. Sheila has been receiving complaints on various issues with the restoration, which she has been forwarding to us at the office, and then we put a list together for Mike out in the field and then he handles them and has been doing a great job. We have a few restoration items that need to be corrected and we have been working directly with the homeowners on these. Since the mains and the service lines are in, by the contract, the contractor would be considered substantially complete. Following the Board's direction from Phases 1 and II, he contacted the City and asked them if they concur with our assessment of the substantial completion and they have concurred that they are complete for Phases III and IV. The City is OK with all of the work that has been done. With that

### **Water Extension – Restoration(cont'd)**

being the case, we have reduced Marks' retain age down to 2% which is still at \$50,000 that we are holding. This leaves only restoration that must be done. The contract says that the retain age stays at 5% until they are substantially complete, then it becomes a function of the punch list items, and the dollar value that you assign to the punch list times 1-1/2. He is sure if you add up the punch list items it will be less than \$50,000. Their request for payment for this period is \$160,122.79. His recommendation is that the Authority approves this payment request. He did note that Mike Henry and the other inspectors reviewed these quantities in the field and show to be accurate. Also, these figures are not finalized until both sides concur and agree on the numbers. This brings the total to date to \$2,478,618.69. Sol Wolf asked if this payment includes reducing their retain age to the 2%? Scott said that is correct. The actual amount of work completed for the period was actually \$90,278.13, then you would add the retain age on to that number to come up with the payment request of \$160,122.79.

**MOTION: Motion was made and second to approve payment request number 8 in the amount of \$160,122.79. Motion approved.**

### **Water Pressure**

Getting back to the situation with the low water pressure that some residents have been talking about. There are two options that you can go with. The one is to put booster type pumps in the homes. He did talk to Jeff Steckbeck about this because he knows that he has had to place these pumps before. He said when it was all set and done, he thinks it cost about \$1,000 to place this pump in the home. He explained that this would be an in line pump with a pressure tank downstream of the pump, that you would pump into the tank depending on the demand of the house. Most people have probably had these tanks with their wells, but many are probably keeping their wells in service for the outside, so they will need these for the well pump. The other option is to put in a central booster station, but with the low number of homes that they are looking at here, would cost between \$250,000-\$400,000 with the building. This would be with the building to house the pump. There are others that are less expensive, but they are basically underground that you would have to take a ladder down to the actual pump and controls, but then it is out of site and costs less than the typical pump station. This is all preliminary, and they are hoping by the next meeting to come back with better information on these pumps. Sue asked how many homes are we looking at to provide these pumps for? Chairman Parry said he thinks it is about 50 homes in this general neighborhood. These are all homes that are less than 30 pounds of pressure. Scott said probably everyone on Patmar Drive would fall below the 40-pound pressure limit. He again repeated that he would have much better information at the next meeting to share with the Board on this topic. Chairman Parry asked if there is anything that can be done on the supply side? Scott said the water storage tank limits us. It is what it is and this is what provides the water to this area. We cannot

## **Water Pressure(cont'd)**

change what the tanks' limitations are. The tank is designed at the elevation that it is to provide 30 pounds of pressure to each home. Chairman Parry said personally, with the public water system, he would not be happy with a water pressure tank in his basement. There has got to be a better way of getting the pressure to the homes than exists now. If there is another solution out there we need to do it. If it means putting in a centralized pressure station, than that is what we need to do. That is what he would be in favor of. Scott said he would look into it. Sue asked if the \$1,000 figure that he gave the Board is the installed cost? Scott said it would be. Chairman Parry asked, who would install it, who would maintain it, who would pay the electricity to run it? We put this system in; he thinks we have an obligation here to provide better pressure to the customers. Scott said the only other option he can think of if there is a means to raise the tank and that is not something that we would be able to do. Chairman Parry said that is not an issue for us to decide or do. Sol Wolf said Scott needs to check into anything he can think of and check with Jon Beers to get his opinion on the matter. It is possible that they have already looked into this and can give us some of their input as well. We may have to have a discussion with the City on this as well. Chairman Parry said he thinks we truly have an obligation here and we just can't pass over it because we don't want to or do it with a minimum amount of discussion. We have to provide what we said would be provided in the first place.

## **North 8<sup>th</sup> Avenue Pumpstation**

Scott said he called the state and told them he wants to hand deliver the permit applications to them so that he can go over them at the same time. The Act 537 of the Township that was approved, talks about this pump station being upgraded and he wants to make sure that we have all of our "ducks in a row" before we go any further. The permit fee to the State is \$500, which must be approved by the Board. Chairman Parry said this would be included in the project expenses and could be presented as an invoice for payment. Once Mike and Sheila are satisfied with the plans, he will then get a signature from Chairman Parry on the permit applications. He will give him a call when this occurs. Scott estimates that it will take about 3-4 months to get the permit back from the State, which will keep us on track with the rest of the project.

## **PLAN REVIEWS**

Scott reported that there are only two plans that came in this past month.

### **Ketchum Plan – Re-submission**

This plan came back as a re-submission. This property is on Miller Street with an existing home that is to be subdivided into two separate lots. This property also requires a hydro pump for sewer service. He went on to show them the plan and

## **Ketchum Plan – Re-submission(cont'd)**

explain the specifics to the Board for their review. He explained that the lot they want to subdivide has a low elevation and they cannot get up to the existing line via gravity. The issue that came up during the first submission was, we have 5 trailers that adjoin the property, if they were to ever want to connect these 5 trailers, the standard 1-1/2" line would not be adequate. They would have to upgrade it to a 2" line, which they did. The issue now is that of the grinder pumps and providing "tees" for the remaining 4 trailers. There is another trailer there, but is beyond our service area. We would put the "tees" in for those future connections, so it is done, but not run the laterals across the street at this point. The issue would become, putting in those service "tees" and charging the costs to the Ketchums, since they would eventually become the responsibility of the other owners of the trailers. We would probably be picking up the tab for that. Mike said with that being in place, if something were to occur with the failing on-lots, we would have something there right away. Scott said he spoke to the developer about 2 months ago and he told him that if he is doing this, he should find out if the neighboring properties would want to connect right away. He doesn't think he ever did contact them. Chairman Parry said it really isn't his responsibility anyway. Tod said he thought the issue was with the extension of the main and the mandatory connection of the other homes in the area? Is he wrong in thinking this? Scott said the ordinance states if you are within 150' of the main, then they would have to connect. Scott said they would fall into this category. Tod asked, then why are we only putting in "tees" and not requiring them to connect right away? Scott said the difference here is that we are looking at grinder pumps for service and rather than take on the headaches of the grinder pumps right now, just wait until the systems fail and then they will be responsible for the pumps. Chairman Parry said he doesn't quite remember all of the facts from our meeting a few months ago when we first discussed this, but he thinks he was told that he had to have his neighbors connect in order for this plan to be approved. Tod said he thinks that is what we decided. He was to tell his neighbors that they had to hook up if his plan went through. He is the one that is benefiting from selling this lot; let him be the bad guy, not us. Scott said that is why he talked to their consultant and told him that if it comes back to us, it may be mandatory hook up for the rest of them. These people that may have to connect will most likely be mad at the developer and he wanted them to be aware of that. Scott said what Chairman Parry and Tod are saying is correct, but what you are getting is a headache. Why should we get those headaches when the developer should? Tod asked why the developer should benefit from us putting the sewer in, when he is going to be selling the lot he is subdividing and making money from it? He feels that we have a rule and we should abide by that rule. If you are within 150' of the main, then you should have to connect. Sol Wolf said he is not so sure that we can force the developer to extend the line past his property line. Scott explained that he would be running the line past these 4 properties by providing service to the lot he is subdividing. Sol Wolf said there is probably a good chance that if the mobile homes were required to connect to the sewer, they would probably remove them because they are not in that great a shape. The one

## **Ketchum Plan – Re-submission(cont'd)**

thing that Sol Wolf wanted to make the Board aware of is, if this gentleman does extend the line to serve his lot, he cannot force the surrounding neighbors to connect, we will have to because we will own the line. All he can do is tell them that they are getting sewer. Mike said to keep in mind, if the water is going into the manhole straight on, you will not see the deterioration that we have been seeing in some of the other manholes. Tod asked him to explain this further to which Mike did. Tod then asked if these 3 or 4 mobile homes systems deteriorate and now they want to connect to our system, do they have to use a grinder pump? Mike said yes they do. Mike said one of the better things about it is the more water you have pushing in that line, the quicker the exchange is in keeping the line cleaner and fresh. After much discussion, Tod said he is inclined to say no to the plan. Why should we pay \$14,000 or so for grinder pumps for those 4 trailers, just so one individual can build a home on his lot? Sol Wolf said by law, we cannot do that. If he is within reasonable distance of the sewer line, you can't force him to go with an on-lot system. Sheila asked if we have to provide the grinder pumps to these people? Sol Wolf said no. We did during the 95 sewer project, but that was only because it was a 'project". Tod asked if we could refuse the plan due to the financial hardship it would put on the owners of the other properties involved? Sol Wolf said that has nothing to do with them. Tod disagreed saying, they will have to connect, purchase grinder pumps and maintain them. Sol Wolf said that doesn't give you the right to make him pay for the grinder pumps for all of these properties. Tod said he is saying, he should not be allowed to do it, and not pay for the grinder pumps. Sol Wolf explained to Tod and the Board that we can excuse these 4 trailers from connecting if it is in the best interest of the Township to keep additional grinder pumps out of the sewer system, due to the fact that the pumps tend to damage the sewer system. Legally, we cannot deny what he is requesting. Chairman Parry said we now need to get past that and deal with the other issue. Sol Wolf said before you get to putting in the other laterals, we should speak to the owner of the other lots and ask them what their intentions are in the near future. Tell them we can install laterals for them at this time so that if their systems fail, there is something in place for them, but they will have to pay to connect and purchase the grinder pump. He just might say he has had enough of the mobile homes and decide to build homes on the lots. Chairman Parry said, in other words we need to approve this plan at this time. Mike said he and Scott had a discussion today concerning this and what we want to avoid when dealing with this plan. They do not want another line coming down through here, parallel to the line that is already there. Tod said before we approve this then, we need to find out the intentions of the surrounding properties first so that we can have everything in place before this plan takes effect. Sol Wolf said it sounds like the Board is in agreement that this guy can go ahead and do what he wants to do. The question now is, what do we want him to do, provide the connections for across the street? If we ask him to put in three "t"s for the properties, then that will be part of the plan approval. Sheila was asked if these lots are lots of record? She said they are, as long as they have a map/lot number, they are considered a lot of record.

### **Ketchum Plan – Re-submission(cont'd)**

Chairman Parry said let's get past this and make a decision on this. Do we put "tees" in for this or not? At our expense or the developers expense? We cannot deny his right to do this, but we can attach conditions that are in the best interests of the Township. Scott told them several months ago that before they proceed, they should probably talk to these neighboring properties so that they do not get upset when they are forced to connect to the sewer system because he extended it. We pre-warned him about this. Chairman Parry asked what conditions we may want to include in this approval? Tod said tees and the valves in the line that would be constructed, along with caps. Mike asked are we putting it across the road or is h4e putting it across the road? Sol Wolf said we couldn't make him put it across the road. Tod asked who talks to the people across the street that may have to connect? Sol Wolf said he would get in touch with them and let them know what is going on and get their input. Chairman Parry said just so we are clear, we can approve his sewer line for his plan, along with the appropriate tees and valves and caps, and a 2" line, all at his expense. Tod asked if we need to put a detail in about the grinder pump? Mike said if we are not going to buy the grinder pumps, we do not tell them what we are putting in. All we do is collect the information and put it in the property folder. That way that leaves us "harmless" in the event that something happens with the pump. It is between the property owner and his plumber to take care of the pump. We keep the information for some reason, but at least if they call us for some, we have it. Chairman Parry said we now need a motion to proceed with this plan.

**MOTION: Motion was made and second to approve the Ketchum Plan as presented: a 2" line with tees, valves, caps for future buildings as necessary. Motion approved.**

Chairman Parry said before we proceed with the Assistant Managers Report, he would like to request the pressure profiles of the engineer for various areas of the water project. Scott said that would be fine and he could do that. He also said that early on, they had asked the City if they wanted to model the pressures, to which they declined. Chairman Parry said it would be nice to know the various pressures that are being provided by this project in the different areas affected. He felt that the low phases are pretty much isolated, but he wants to make which is why he is asking Scott for the various pressures throughout the project. Tod asked Scott how they know which people might have a problem with pressures, while others do not? Scott said by the elevation of the homes versus the water supply. Plus they did drive by to see what type of house it is, because that makes a big difference as well.

## **ASSISTANT MANAGER'S REPORT**

### **Water Project Update**

Sheila said she has very little to report. We did have our safety inspection today. The inspectors from the Eastern Section were here and took a look at things. She will keep the Board posted on the results of the inspection.

She also wanted to report that she still has a list of people that have not sent any information nor paid their tapping fees for the water project. They haven't asked for financial extensions or any other type of extensions. But on the flip side, she did find about a dozen people that had asked for extensions but have since connected. We still have about 70-80 people in Phase I and II that have still not connected. Chairman Parry asked how many people have not yet paid for their tapping fees? Sheila said it is about 30 people. This is the major issue right now, getting the people to pay for the permits. Chairman Parry said if the Board should get any more questions or comments about the pressure problem, to make sure that we tell these people we are working on it and are not ignoring the problem. Sol Wolf said he told Sheila if people are requesting extensions for things like that, plumbing availability, Sheila should administratively grant the extension, if it is for a reasonable period of time. Chairman Parry said he agrees, there is no reason to discuss it publicly. Parry wanted to confirm that you cannot get the extension if you have not paid for the permit? Is that correct? Sol Wolf said, yes, they both have to be done prior to the extension being granted.

## **SEWER DEPARTMENT REPORT**

Mike said he does not have a whole lot himself to report. Tod asked him if he heard anything about the truck? Mike said he is glad he asked. He said they are on schedule and he is going to call next week to find out when they need the crane from the old truck. Right now the body is at the yard at Bowmansville being assembled. He will find out more next week and they are saying delivery will be at the end of the month. Tod asked what we are going to do with the old truck? Mike said it is going to be traded in on the new one.

Chairman Parry asked how Tom K is doing. Mike said he came back to work on light duty and has accelerated quite a bit since he is back. They had him out on flagging detail the other day.

Chairman Parry then asked Mike how much they were able to get flushed this month? Mike said he is not sure what they did for the month, rather, he can report on year to date. He said they did 56,878' to date out of 40 miles of sewer line. He said we have 40,826' left to go, less Deerfield Phase 4 and 5 and Orchard View, because they are brand new developments. Mike said the Federal Government has a requirement that you have it complete within a 5-year window, where you are coming back to where you started at the end of those 5-years. Mike said they are on

**SEWER DEPARTMENT REPORT(cont'd)**

track. Scott mentioned he never heard of anyone actually meeting that 5-year requirement. Mike mentioned that the right-of-ways are what are slowing us down right now. Chairman Parry said also, that once you have gone through this once, experience would speed it up a bit as well.

Next, Chairman Parry asked when the budget would be ready for review. Sheila said she would have it ready for the next meeting to hand out to the Board. She said a lot of the numbers have not changed, and what she would like to do is to put a 5-year capital plan in there so we know what type of long range projects we will have coming down the road. A lot of the numbers are pretty much fixed as far as electric, etc., but she will have something in their packets for the next meeting.

Sol Wolf said he needs to give some information to the Board in executive session concerning litigation.

With no more business for the good of the Authority the meeting was adjourned at 9:15 PM.

Respectfully Submitted,

Tina M. Haser  
Recording Secretary