

MUNICIPAL AUTHORITY
Municipal Building, 20 West Market Street, Campbelltown PA

January 7, 2016

The meeting was brought to order by Chairman John Pennebaker at 6:03 p.m. It was followed by the Pledge of Allegiance.

The following members were present:

John Pennebaker, Chairman
Donald Plourde, Secretary
Mark Panassow, Treasurer

Dale Kreider, Vice Chairman
Steven Oliver, Assistant Secretary

The following staff were present:

Tom Long, Solicitor
Scott Galbraith, Public Works Director
Jennifer Rabuck, Administrative Secretary
Chris Hannum, Engineer
Dave Busch, Keystone Alliance Consulting

Reorganization

Moved by Member Panassow, seconded by Member Kreider for all members to stay at their current positions. Motion approved unanimously.

Public Input – John Bourgeois – Mr. Bourgeois purchased the property located at 721 Beech Street at Sheriff Sale on December 8, 2015. This property has been vacant since September 2012 when the previous owner left and the house was foreclosed upon. Mr. Bourgeois noted that the previous owners left the house in deplorable conditions and left all their possessions behind. They currently have to enter the residence with respirators and full hazmat suits due to the amount of mold inside. They are looking to rehab the residence for a relative to live at the property. Since the property was abandoned the outstanding sewer balance is \$6,459.25. Through the sheriff sale, Mr. Bourgeois is responsible for paying the outstanding balance that is due to the Authority. Mr. Bourgeois is requesting the Authority to waive some of the balance that is owned since the property was indeed vacant.

The Municipal Authority noted that since the availability of sewer was there, that they will only consider waiving penalty and interest.

Moved by Member Kreider, seconded by Member Panassow to waive all penalty and interest charges on sewer account 2409600, 721 Beech Street leaving a balance of \$4,408.50 to be paid. Motion approved unanimously.

Minutes – Member Kreider moved to approve the minutes from December 3, 2015, second by Member Panassow. Motion carried.

Treasurers' Report

Financial Statement - Fund 9G, 9A & 9B Revenue & Expenditure Statement Year Ending 12/31/15
Fund 09 Revenue & Expenditure Statement Year Ending 12/31/2015
Account Balances as of 12/30/15 total \$2,199,331.56

Requisitions

Member Kreider moved to approve Requisition #01-2016 in the amount of \$262,163.62, second by Member Oliver. Motion approved unanimously.

Correspondence/Reports

1. Board of Supervisors' Meeting Minutes 11/10/15
2. Planning Commission Meeting Minutes 11/17/15
3. Letter from Entech Engineering – Donation on behalf of the Municipal Authority to the Caring Cupboard in Palmyra

Engineer's Report

Colebrook Treatment Plant Design

The bids for the project were received on December 1, 2015. Unfortunately, bids were approximately \$600,000 higher than anticipated. Entech has reviewed the bid information, talked with equipment vendors and had discussions with local contractors in an attempt to determine what drove the price higher. It was noted that the lagoon portion was higher than anticipated and the level of instrumentation on this project was higher than plants of similar size. Secondly, piping on the project had to be changed to accommodate bypass during construction and the yard piping was more costly than anticipated. The discharge criteria for the current facility are liberal. It was anticipated during design that future requirements for the facility would include some nutrient removal and for that reason the tankage is more robust in size and this affected the cost more than anticipated. The sludge system was designed to enable sludge holding capacity beyond 30 days in the case that disposal through land application was not possible. This additional volume was disproportionate to cost. Lastly, overall construction costs have increased approximately 2.5% since the original estimate was completed. The low bids for each combine to a total of \$3,772,770. It is Entech's recommendation to award contract 2015-1 for general mechanical to Blooming Glen Contractors and to award contract 2015-2 for electrical to Garden Spot Electrical.

Discussion regarding the bids was held. Mr. Busch also discussed financial information regarding the projects.

Moved by Member Kreider, seconded by Member Panassow to award contract 2015-1 for general mechanical to Blooming Glen Contractors with a bid amount of \$3,324,770.00 and to award contract 2015-2 for electrical to Garden Spot Electrical with a bid amount of \$448,000.00. Motion approved unanimously.

Campbelltown East Garage

Entech noted that they suspended the advertisement of this project until the direction of the Colebrook facility was determined. They have revised their estimate to include the new storm water and site provisions. Their revised estimate, including a 10% contingency is \$725,000.00. Discussion regarding the Authority's finances was held.

Moved by Member Kreider, seconded by Member Plourde to delay the advertising of the Campbelltown East Garage project. Motion approved unanimously.

Campbelltown East Screen

Entech noted that a new heater unit is being scheduled for installation.

Solicitor's Report

Solicitor Long noted he'll discuss under old business.

Old Business

Solicitor Long noted that Leslie Winters, owner of the Twin Kiss in Colebrook, has filed for bankruptcy. Solicitor Long noted several discrepancies within the bankruptcy filing. One in particular is that she lists her property value at \$90,000. It was noted that the assessment for real estate tax purposes lists the value at \$222,800.00. There will be a meeting of the creditors to question the filer under oath. It was noted that Solicitor Long, Mr. Galbraith, and Ms. Rabuck would attend the meeting at the Federal Courthouse in Harrisburg.

Mr. Galbraith noted that he called Roman Maleszewski to see what his intentions are in regards to his outstanding sewer account. Mr. Galbraith stated that Mr. Maleszewski just noted that he thought he would get a better deal on his \$10,000+ outstanding sewer bill.

Authority Members tabled any action on the Northside Crossing, Phases 4 & 5 sewer line dedication.

Moved by Member Kreider, seconded by Member Plourde to accept the proposed collections letter and policy as submitted.

New Business

Moved by Member Kreider, seconded by Member Panassow to roll over the \$250,000 JBT CD that matures on January 21, 2016 for an additional 6 months at an interest rate of .04% or higher. Motion approved unanimously.

Moved by Member Kreider, seconded by Member Plourde to approve the following Sewer Reservation extension agreements; Harold Weaver, Reservation Agreement #2403500, 47 EDU's; Anna Alger, Reservation Agreement #2402600, 5 EDU's; Anna Alger, Reservation Agreement #2402100, 3 EDU's. Motion approved unanimously.

It was noted that the Authority received a request from Gracepoint Church to reserve 5 EDU's pending their availability. These 5 EDU's would be from the East plant which currently does not have any EDU's available for reservation.

Moved by Member Kreider, seconded by Member Plourde to grant 1 sewer EDU to Timber Hills Enterprises LLC (Zimmerman Chair) with a property location of 24 Terry Lane, Lebanon, PA. These EDU's would be from the Colebrook Facility. Motion approved unanimously.

Mr. Galbraith noted that the Planning Commission is requesting that John Vanderhoef install a pump station for the 4 lots that he owns at the corner of Eby Lane and Schoolhouse Road. Mr. Vanderhoef currently holds 4 sewer reservations for this property. The Planning Commission has stated that in the Subdivision and Land Development Ordinance under Section 4.15 Sanitary Sewerage it states under H.3 that "All lots must be able to connect the first floor of the structure to the sewer main via gravity." The Planning Commission purposes a centralized pump station to serve the 4 lots.

Members discussed that existing individual grinder pumps (sewer ejection pits) have been being used since 1985 without incident within the township. The Authority expressed their unwillingness to accept another pump station. Authority members noted that since they currently have 8 pump stations they do not wish to have nor want the cost involved with operations and maintenance of a new pump station.

Engineer Hannum noted that there will be a negative impact from a pump station that only has 4 units utilizing it. He noted that the waste that flows into the pump station will not be enough to make the pump station work. Thus creating an odor that will come from the pump station.

Moved by Member Kreider, seconded by Member Panassow to send a letter to the Planning Commission and the Board of Supervisors notifying them that the Authority is not in agreement with mandating John Vanderhoef install a pump station on his property, stating why, and making the members aware of past practices to allow individual grinder pumps. Motion approved unanimously.

Moved by Member Kreider, seconded by Member Oliver to appoint Tom Long, Long Brightbill as Solicitor for the South Londonderry Township Municipal Authority for the year 2016. Motion approved unanimously.

Moved by Member Panassow, seconded by Member Oliver to appoint Chris Hannum, Entech Engineering, as Engineer for the South Londonderry Township Municipal Authority for the year 2016. Motion approved unanimously.

Good and Welfare

None

Adjournment

There being no further business Member Panassow moved to adjourn the meeting at 8:15 p.m. Seconded by Member Plourde. Motion approved unanimously.

Secretary