

## MINUTES

## SHREWSBURY BOROUGH MUNICIPAL AUTHORITY

REGULAR MEETING

February 22, 2017

MEMBERS PRESENT: Ted Nadobny, John Hoover, and Ronald Rohrbaugh, Dennis Wertz

OTHERS PRESENT: Brian L. Sweitzer, Supt. of Public Works; Jeffrey L. Rehmeyer II, Esq.; David Lipinski, P.E.; Stephen Mayoryk; Will Cambley and Bob Kuhn of Penn-Mar Human Services; Mark Ayres and BJ Matthews of the Public Works Department; Randy Engle; Phil Robinson; Scouts from Troop 69; Richard Buchanan, Councilman

A regular meeting of the Municipal Authority convened at 7:00 p.m. at the Shrewsbury Borough Municipal Building, 35 West Railroad Avenue, with Chairman Nadobny presiding.

**APPROVAL OF MINUTES**

R. Rohrbaugh moved to approve the minutes of the December 21, 2016, meeting.

J. Hoover seconded. The motion carried with all in favor.

**VACANCY**

Two letters of interest were received and both individuals were invited to the meeting in order to introduce themselves. Stephen Mayoryk was present and stated he is a property owner in the Borough and also has a BS in Civil Engineering with over 19 years in the construction management industry. Stephen is also a member of the Planning Commission that meets infrequently and would like to be more involved.

**CITIZEN'S COMMENTS**

Randy Engle, of 4 Strawberry Road, was present at the December meeting to request he be allowed to keep the Authority's meter after connection to the The York Water Company's line. His house is already plumbed for this outside faucet for his pool and hot tub, which faucet is not metered for sewer charges. He was under the impression that he could keep his Authority meter when he connected to The York Water line but he found out that he will need to remove the Authority's meter. He was told that a reason only one meter is being used is because it could cause confusion if one started leaking and The York Water Company responded and it was the Authority's meter and vice versa. It also reduces the pressure with water passing through two meters. Mr. Engle was told that it was the decision of the York Water Company to only allow

one meter. A copy of the Agreement with The York Water Company dated 8/29/14 was given to Mr. Engle, at his request, that should clarify that only one meter is permitted. Mr. Engle was also told that it is very likely his well will need to be closed as part of the Borough's and Township's wellhead protection ordinances. He connected to the York Water Company line between Christmas and New Year's and then the meter was installed about a month later.

Phil Robinson presented two more requests for sewer EDUs should any become available from New Freedom Borough that would be passed along to the Borough/Authority. They were from Sussex Place Joint Venture on Mount Airy Road for an approved 68 lot townhouse subdivision and from the contract purchaser of 60+ acres south of the Wal-Mart, parcel BJ-61 (Anderson tract).

Will Cambley, of Penn-Mar Human Services, stated they attended the February 8 Council meeting regarding the purchase of 888 Far Hills Drive in the Stonebridge Development (Hopewell Township). This property has two sewer EDUs attached to it, and they were told that up to four may be needed. Council advised them that it has no EDUs for sale and to contact Shrewsbury Township, which has been selling capacity. Mr. Cambley stated they assessed their usage at their existing facility and that of the current tenant at 888 Far Hills Drive and believe they only need three sewer EDUs. They are on the agenda at next week's Shrewsbury Township meeting in hopes of securing one sewer EDU for use on this property. They are requiring the tenant at this property install low volume fixtures. They were told that each tenant at a property is required to have an EDU assigned to it and if this building exceeds three EDUs in a quarter, a severe penalty can be assessed on the bill. The Authority's engineer did not find reason to disagree with Penn-Mar's calculations that only one more EDU is needed, for a total of three (provided that low flow fixtures are installed throughout the entire building). The Authority's solicitor informed the Penn-Mar representatives that if the property use exceeded the capacity obtained for it, that the Authority would have no choice but to enforce its Resolution prohibiting excess use, in which case Penn-Mar would be subject to the provisions therein, including penalties. The representatives indicated their understanding that excess use would not be permitted.

J. Hoover moved to grant conditional approval for three sewer EDUs at this property provided proof is given that the low volume fixtures were installed with the third EDU coming from Shrewsbury Township.

D. Wertz seconded. The motion carried with all in favor.

## **EXPENDITURES AND REPORT OF ACCOUNTS**

D. Wertz questioned an expense on the December report of accounts and also the \$25,816.76 for payment of the quarterly split, but the amount does not appear in line 230.010 of the Trial Balance. Approval is deferred until the next meeting.

## **BUSINESS**

### Request for EDUs

Previously, Phil Robinson sent a request for 300 EDUs for the Chestnut Commerce Center property as part of his quest to obtain sewer capacity from New Freedom Borough for use in Shrewsbury Township. The Borough received a draft agreement from New Freedom Borough in mid-January and Sol. Rehmeyer sent a response recently. One of the concerns is where is New Freedom Borough getting the excess capacity. The cost of the EDUs to be transferred was left blank. Also, included in the agreement was an older dispute over the proportionate share report, so discussion about such matter and other open issues (such as budget timing, Shrewsbury Borough and Municipal Authority participating in planning and meetings), was therefore warranted and requested.

### Gary Stewart, Stonebridge, Request for 60 EDUs

The letter requesting 60 sewer EDUs was received on 12/27/16.

### Treatment Plant Capacity

Due to regulations treating phosphorous and nitrogen, the plant is only able to process about 1.6 MGD.

### Updated Act 57 Sewer Tapping Fee Charges Study

James R. Holley & Assoc. performed a new study regarding the sewer tapping fee charges. The new rates will be capacity part \$1,540.37 and the collection part \$1,615.68.

R. Rohrbaugh moved to approve the updated Act 57 Sewer Tapping Fee Charges Study dated January 4, 2017.

D. Wertz seconded. The motion carried with all in favor.

### Resolution #1017-1 Adopting New Sewer Tapping Fees

D. Wertz moved to adopt Resolution #2017-1 setting the new fees.

J. Hoover seconded. The motion carried with all in favor.

### Depreciation Schedule for Capital Items

The new auditing firm is recommending that the depreciation schedules match for the Borough and the Authority, to be as follows:

- buildings 15 -39 years;
- machinery, furniture, and equipment 5 – 20 years;
- vehicles 5 years; and
- infrastructure 20 – 50 years.

D. Wertz moved to adopt the new depreciation schedule.

R. Rohrbaugh seconded. The motion carried with all in favor.

### Sewer Flow Meters

The south meter has not been functioning since February 5, and we are waiting on an antenna. If this doesn't correct the problem, the supplier will be asked to replace the meter since it's still under warranty.

### Deer Creek Force Main Replacement

There was a sewer force main leak on December 31 and was temporarily repaired and then was repaired by Kinsley Construction at a total cost of \$29,499.18. A violation notice was received from DEP for the December incident.

J. Hoover moved to approve the emergency repair of the force main and the amount of the Authority's share at 56%.

R. Rohrbaugh seconded. The motion carried with all in favor.

### Strawberry Fields Private Wells

Sol. Rehmyer stated he spoke with the Township's solicitor who then spoke with the Township Manager and this item will be discussed at their next meeting. It appears the Township should be willing to adopt an ordinance that can be enforced to close the private wells that are in a Wellhead Protection Zone.

## **ENGINEER'S REPORT**

### Dollar General

The DEP Planning Module was approved by DEP on November 8.

Lutheran Home Sewer (Zimmerman Building)

Eng. Lipinski received a call from the U.S. Army Corp of Engineers to let him know that when the project was reviewed, an early infrared photo from the early 1980s showed a headwater stream and wetlands at this location. They will perform soil and hydrologic investigations based on their regulations but they will be classifying this area as jurisdictional wetlands.

Deer Creek Pump Station Flow Analysis

Eng. Lipinski has started reviewing the flow information for the north and south lines entering the pump station.

Essex Circle Drive Sanitary Sewer Replacement Change Order #1

A fully-signed copy was given to the secretary for the file. This extends the deadline for completion to June 30, 2017.

Johnson Controls Stone Access Drive

The stone access drive from Route 851 to the Authority's manholes has not been installed as of yet as required on the plan.

**SOLICITOR'S REPORT**

Vacancy

D. Wertz moved to recommend that Stephen Mayoryk, of 1 Hazelnut Court, be appointed to fill the vacancy.

R. Rohrbaugh seconded. The motion carried with all in favor.

Re-organization of Officers

R. Rohrbaugh moved to approve the following list of officers:

Chairman	Ted Nadobny
Vice Chairman	Dennis Wertz
Secretary	Ronald Rohrbaugh
Treasurer	John Hoover

Asst.Sec/Treas      vacant at this time

Re-appointment of Solicitor and Engineer

D. Wertz moved to re-appoint the law firm of CGA and engineering firm of James R. Holley & Assoc. for 2017.

J. Hoover seconded. The motion carried with all in favor.

**ADJOURNMENT**

R. Rohrbaugh moved to adjourn the meeting at 8:32 p.m.

J. Hoover seconded. The motion carried with all in favor.

Prepared by Cindy L. Bosley, Recording Secretary

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