

South Middleton Township Municipal Authority — April 11, 2024
Regular Meeting

Board Members Present: Bryan Gembusia, Chairman, William Brown, Vice Chairman, Duff Manweiler, Secretary, Steve Aichele, Treasurer, Maurita Abeln, Asst. Sec/Treasurer

Staff Present: Josephine Hall, Manager, Robert Kissinger, Advisor, Brian O'Neill, SMT Engineer, Cory Adams. SMT Manager, Jarrett Sweeney, Asst. Township Manager

SMTMA Professionals: Mark Pickering, Engineer & G. Bryan Salzman, Solicitor, Matt Boyer, Salzman Hughes

Public/Visitors: Dave Getz, Morgan's Townhomes
Phil Garland, Morgan's Townhomes
Harry Berger, Township Resident
Cindy & Tom Hooks, Township Resident
Jane Gillwood
Joe Gembusia

Mr. Gembusia called the meeting to order at 4:00 p.m.

Public Comment—None

The minutes from the meeting of March 14, 2024 were presented for approval. **Mr. Brown made a motion to approve the minutes as presented. Mr. Manweiler seconded the motion. The motion carried 5-0.**

The monthly invoices processed by South Middleton Township on behalf of the Authority were available for the Board's review. **Mr. Aichele made a motion to approve the payments as processed by South Middleton Township on behalf of the Authority and reimburse South Middleton Township for the amounts detailed in the Manager's Report for monthly invoices and payroll. Ms. Abeln seconded the motion. The motion carried 5-0.**

The following requisitions were presented for payment from the **M & T Trust Company 2013 Sewer Bond Redemption and Improvement Fund:**

<u>Req. No.</u>	<u>Payee</u>	<u>Amount*</u>
632	GHD, Inc.	\$ 4,527.37
633	PSI Pumping Solutions, Inc	\$ 248,058.00

The following requisitions were presented for payment from the **M & T Trust Company 2013 Water Bond Redemption and Improvement Fund:**

<u>Req. No.</u>	<u>Payee</u>	<u>Amount*</u>
536	GHD, Inc.	\$ 33,143.83
537	DOLI Construction	\$ 749,006.13

The following requisition was presented for payment from the **M & T Trust Company 2013 Water Clearing Fund:**

<u>Req. No.</u>	<u>Payee</u>	<u>Amount*</u>
41	SMTMA Water Operations	\$300,000.00

* A Description of all payments is shown on the Summary of Requisitions report distributed in the meeting packet and will be filed with the minutes as a permanent record.

Ms. Abeln made a motion to authorize payment of the following requisitions from the M & T Trust Company 2013 Sewer Bond Redemption and Improvement Fund: Req. No. 632 & 633, from the M & T Trust Company 2013 Water Bond Redemption and Improvement Fund: Req. No. 536 & 537 and from the M & T Trust Company 2013 Water Clearing Fund: Req. No. 41. Mr. Aichele seconded the motion. The motion carried 5-0.

MANAGER'S REPORT— Ms. Hall's monthly report was included in the meeting packet for the Board's review. (A copy of the Manager's Report is filed as a permanent record with these minutes.) She provided a brief overview of the items mentioned in the report. **Mr. Manweiler made a motion to accept the Manager's Report as presented and approve the direction stated within. Ms. Abeln seconded the motion. The motion carried 5-0.**

Monthly Budget Report—Ms. Hall provided the Monthly Budget Report in the meeting packet for the Board's review.

CONSULTING ENGINEER'S REPORT (GHD) – Mr. Pickering presented the monthly memorandum, as distributed in the meeting packet, detailing the progress of the Task Orders prepared by GHD. (Memorandum will be filed with these minutes as a permanent record).

Carlisle Pump Station 2 Project Update—Mr. Pickering reported that work on both the Force Main portion of the project and the Pump Station portion are moving forward. An issue did arise regarding the placement of the new force main. Carlisle Borough intervened and stated that they did not want the existing force main to be removed as laid out in the approved project design. Removal of that existing force main was to allow for the placement of the new force main. This required a re-working of the project design to come up with a new location for the new force main. With this substantial change, E.K. Services has presented a change order request in the amount of \$112,820.00. The change order information has been reviewed and is in line with the additional work listed. Mr. Pickering requested approval for Change Order No. 1 to E.K. Services in the amount of \$112,820.00. Mr. Brown stated his concern that the Authority is taking on all of the extra costs for this major design change requested by the Carlisle Borough. **Mr. Manweiler made a motion to approve Change Order No. 1 submitted by E.K. Services in the amount of \$112,820.00. Ms. Abeln seconded the motion. Motion carried 5-0.**

South Spring Garden Street Project Update—Mr. Pickering stated that the project is moving forward. The tie-in and main inspections will take place this month.

Storage Tank No. 6 Design and Permit Update—Mr. Pickering reported that the application for the PWS permit has been submitted. He has not heard back from any of the permitting agencies to date, but those permits should be forthcoming. Upon receipt of the permits, GHD will prepare the bid documents to hopefully advertise the project in July 2024.

Digester Tank Repair Project—Mr. Pickering reported that the pre-construction meeting was held with the contractor and submittals have been reviewed. The Notice to Proceed will be issued April 30, 2024.

New Task Order #44 for Design of Pump Station No. 4—Mr. Pickering presented information for Task Order #44 for the design, survey coordination, permitting, and bidding services for upgrade and force main replacement of Pump Station No. 4. Mr. Pickering highlighted the scope of the task order and asked for a motion to approve the task order in the amount of \$160,000.00. **Mr. Brown made a motion to approve Task Order No. 44 for Pump Station No.4 upgrade and force main replacement. Mr. Aichele seconded. Motion carried 5-0.**

SOLICITOR'S REPORT—Mr. Salzmann reported on the following item:

Discussion of Morgan's Crossing Townhomes Agreement—Mr. Salzmann stated that the developer, Lexington Land Developments, for the Morgan's Crossing Townhomes is requesting certain modifications to the Authority's existing standard developer's agreement. He asked Mr. Garland, the developer, and Mr. Getz, his counsel, to address the Board with the changes they wish to address. Mr. Getz addressed specific sections of the agreement that they would like to see revised related primarily to the purchase/reservation of capacity and upfront payment of tapping fees for the capacity. After a lengthy discussion, it was the consensus of the Board to direct Mr. Salzmann to work through the agreement with Mr. Getz and come back with a draft with the changes updated in the agreement for the Board to review.

SPECIAL COMMITTEE REPORTS

Capital Projects Committee—Mr. Brown reported that there will be a Capital Projects meeting on Friday, April 19th at 9:00 am at the Authority office.

Tapping Fee Committee—No report for this month.

New Business: Nothing to Report.

At 4:45 p.m. Mr. Gembusia made a motion to adjourn the regular meeting. Ms. Abeln seconded the motion. Motion carried 5-0.

Respectfully submitted,



Secretary/Asst. Secretary