

South Middleton Township Municipal Authority — December 11, 2023
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

SMTMA Professionals: Mark Pickering, Engineer & Bryan Salzmann, Solicitor

Public/Visitors: Phil Garland-Lexington Land Developers
Conor Surgeoner- Hyland Engineering
Dave Getz- Wix, Wenger & Weidner
Jude Fritz-Resident, 5 Eldon Lane

Mr. Gembusia called the meeting to order at 6:00 p.m.

Public Comment—Jude Fritz, resident of 5 Eldon Lane was present to register a complaint about low water pressure at his home. He indicated that he has had issues with his water pressure ever since he purchased his home. He had contacted the authority office on several different occasions and had the pressure checked. He was told that the Netherby development has ongoing issues with low water pressure due to elevation factors and it was suggested that he have a booster pump installed inside his home. After lengthy discussion, the Board directed that the staff go out and check the pressures in the area and contact Mr. Fritz with the results. Mr. Gembusia also asked that the engineer look into any other possible solutions.

The minutes from the meeting of November 13, 2023 were presented for approval. **Ms. Abeln made a motion to approve the minutes as written. Mr. Aichele 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. Manweiler 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. Mr. Brown seconded the motion. The motion carried 5-0.**

The following requisition was 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>
626	GHD, Inc.	\$ 2,415.00

The following requisition was 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>
531	GHD, Inc.	\$ 19,814.10

* 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.

Mr. Brown 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. 626, and from the M & T Trust Company 2013 Water Bond Redemption and Improvement Fund: Req. No. 531. Mr. Aichele seconded the motion. The motion carried 5-0.

SMT Update/Issues—Mr. Adams reported that the Township approved the 2024 Budget at a recent meeting and thanked Ms. Hall for her assistance in working through some first-time items included in the budget.

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. Brown 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.**

Water & Sewer Rate Resolutions—Ms. Hall presented two resolutions for ratification related to the approval of rate increases for the sewer and water for 2024. She asked for a motion to adopt the resolutions presented:

Resolution No. 12-11-2023-01 Water Rate Resolution - **Mr. Brown made a motion to adopt Resolution No. 12-11-2023-01 for the rate increase approved at the November 13, 2023 meeting. Mr. Aichele seconded the motion. Motion carried 5-0.**

Resolution No. 12-11-2023-02 Sewer Rate Resolution - **Mr. Brown made a motion to adopt Resolution No. 12-11-2023-02 for the rate increase approved at the November 13, 2023 meeting. Mr. Manweiler seconded the motion. Motion carried 5-0.**

Townplace Suites Will-Serve/Planning Request—Ms. Hall presented a Will-Serve/Planning request from the developer for the proposed Townplace Suites hotel for 33 sewer EDU's of capacity and 45 EDU's of water capacity and asked for a motion to approve this request. **Ms. Abeln made a motion to authorize Ms. Hall to send the approval letter for Will-Serve/Planning request for 33 EDU's of sewer capacity and 45 EDU's of water capacity for the Townplace Suites hotel. Mr. Brown seconded the motion. Motion carried 5-0.**

Alexander Spring Road Hotel Sewer Capacity Will-Serve/Planning Request—Ms. Hall presented the Will-Serve/Planning request for sewer capacity for the proposed Alexander Spring Rd. Hotel. **Mr. Brown made a motion to authorize Ms. Hall to send the approval letter for Will-Serve/Planning request for 29.6 EDU's of sewer capacity. Ms. Abeln seconded the motion. Motion carried 5-0.**

2024 Meeting Schedule Approval—Ms. Hall asked for a motion to approve the 2024 Authority Meeting schedule which reflects the Authority Meetings to be held on the 2nd Thursday of each month at 4:00 pm at the South Middleton Township building. **Mr. Manweiler made a motion to approve the 2024 Authority Meeting schedule as indicated. Ms. Abeln seconded the motion. Motion carried 5-0.**

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 updated the Board on the status of the Pump Station project. Regarding the Force Main project, we have received the erosion and sedimentation approval letter from CCCD. This information has been forwarded to PA DEP and have responded to all comments from DEP. Mr. Pickering estimates 2 months for DEP's final review.

South Spring Garden Street Project Update-Notice of Award—Mr. Pickering stated that if all reviews of the bid documents have been completed by staff, the solicitor and GMS, the Notice of Award can be issued. Ms. Hall and Mr. Salzmann confirmed that the documents have been reviewed and are satisfactory. Mr. Pickering asked for a motion to give Notice of Award to Doli, Inc. for the project. **Mr. Brown authorized GHD to issue the Notice of Award to Doli, Inc. for the South Spring Garden Street Water line project subject to final review of all documents. Ms. Abeln seconded the motion. Motion carried 5-0.**

Bid Authorization for Digester Project—Mr. Pickering reported that specifications and drawings have been prepared and are ready to be put out to bid for the Digester Repair Project. He would like to get the project posted on Penn-Bid prior to the holidays so as to have time to receive the bids and award before the spring bio-solids haul which is the process which allows staff to empty the digesters so that the repairs can be completed. **Mr. Brown made a motion to authorize GHD to advertise the Digester Repair Project on Penn-Bid pending staff review. Mr. Manweiler seconded the motion. Motion carried 5-0.**

Task Order No. 43—Pump Station # 3 Drainage Basin Manhole Inspections—Mr. Pickering presented a new task order for the inspection of all manholes in the Pump Station # 3 drainage basin as part of the ongoing I & I projects. The estimated cost for the project is \$10,500.00. He asked for a motion to approve the task order. **Mr. Brown made a motion to approve Task Order No. 43 in the amount of \$10,500.00 for manhole inspections in Pump Station # 3 drainage area. Ms. Abeln seconded the motion. Motion carried 5-0.**

Pump Station No. 6 Report—Mr. Pickering reported that the evaluation of the capacity of Pump Station No. 6 has been completed and the report is being finalized for presentation to the Board.

SOLICITOR'S REPORT—Mr. Salzman reported on the following items:

Land O Lakes Amendment—Mr. Salzman reported that the signed agreement was received on December 1, 2023 as required.

Discussion and Potential Action on Morgan's Crossing Townhomes Developer's Agreement—Mr. Salzman turned the floor over to Mr. Garland. Mr. Garland stated that he had multiple questions about the Developer's Agreement prepared for the Morgan's Crossing Townhome development, particularly the collection of escrow funds and the upfront collection of tapping fees and reservation charges. After a lengthy discussion of the comments, the Board directed Mr. Salzman to reduce the escrow amount in the agreement from \$25,000.00 to \$10,000. Additionally, Mr. Salzman will make revisions to the document and place it on the agenda for discussion again at the January 11, 2024 meeting.

SPECIAL COMMITTEE REPORTS

Capital Projects Committee—No report for this month.

Tapping Fee Committee—No report for this month

New Business: Nothing to Report.

At 7:03 p.m. Mr. Gembusia made a motion to adjourn the regular meeting to enter executive session to discuss potential litigation. Mr. Aichele seconded the motion. Motion carried 5-0.

Respectfully submitted,


Secretary/Asst. Secretary