

South Middleton Township Municipal Authority — March 14, 2024
Regular Meeting

Board Members Present: Bryan Gembusia, Chairman, William Brown, Vice Chairman, Steve Aichele, Treasurer, Duff Manweiler, Secretary

Staff Present: Josephine Hall, Manager, Robert Kissinger, Advisor, Brian O'Neill, SMT Engineer, Cory Adams, SMT Manager

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

Public/Visitors: Phil Garland, Lexington Land, Elliot Shipley, Integrated Consulting, Brad Remig, PFM, Ben Kapenstein, PFM, Harry Berger, PFM

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

Public Comment—Mr. Garland asking for an updated balance on the 3 escrows that contained \$25,000 each. He would like to the bills that were billed against each of the escrows. Ms. Hall said she would have them prepared and emailed by tomorrow. Mr. Shipley said that Smith Farm Lot. 5 is missing 44 of the 48 EDUs needed. Ms. Hall is going to look at the capacities presently. Mr. Shipley asked what steps need to be taken to move forward with Smith Farm Lot. 5. It is proposed to have 48 apartments.

The minutes from the meeting of February 8, 2024, were presented for approval. **Mr. Aichele made a motion to approve the minutes with. Mr. Manweiler seconded the motion. The motion carried 4-0.**

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 4-0.**

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>
631	GHD, Inc.	\$ 2,378.75

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>
535	GHD, Inc.	\$ 13,014.64

The following requirements were presented for payment from the **M & T Trust Company 2013 Sewer Clearing Fund** – for transfer of funds for daily operation expenses.

<u>Req. No.</u>	<u>Payee</u>	<u>Amount*</u>
43	SMTMA Sewer Operations	\$ 500,000

* 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: from the M & T Trust Company 2013 Sewer Bond Redemption and Improvement Fund: Req. No. 631, and from the M & T Trust Company 2013 Water Bond Redemption and Improvement Fund: Req. No. 535. M & T Trust Company 2013 Sewer Clearing Fund: Req. No. 43 Mr. Aichele seconded. Motion carried 4-0.

SMT Update/Issues—None.

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. Brown seconded the motion. The motion carried 4-0.

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

Forgedale Crossing Bond Reduction—Ms. Hall presented information regarding Forgedale Crossing 10B and reducing of the original bond amount of \$296,044 to \$54,792. Mr. Brown made a motion to direct Ms. Hall to move forward with approving the bond reduction for Forgedale 10B to \$54,792. Mr. Manweiler seconded the motion. Motion carried 4-0.

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 Carlisle Pump Station Upgrade project. Mr. Pickering discussed two no cost change orders which are time adjustments. Based on the pump delivery for PSI and WYE Electric the project has been pushed back to a completion in mid-April to May. Mr. Pickering is asking the board to formalize the contracts to move forward. Mr. Brown made a motion to approve the change orders as presented with. Mr. Aichele seconded the motion. The motion carried 4-0.

South Spring Garden Street Project Update—Mr. Pickering presented several complications within the project. Mr. Pickering discussed that David H. Martin is relocating the services due to the congestion and needing to widen the street. The force main routing will be within the sidewalk but outside most utilities. Mr. Pickering said that they are investigating the feasibility of that. Ms. Hall explained that when trying to shut the water off, it remained on in 3 of the townhomes. It was discovered that after the original installation, one of the service lines fed into the other 2 existing lines. Ms. Hall stated that will have to be corrected.

Storage Tank No. 6 Design and Permit Update—Mr. Pickering reported that the NPDES Permit application has been submitted. Mr. Pickering stated that he has not heard any word on the administrative completeness of the application. He is projecting around 120 days for the DEP review and mid-summer to be ready to bid. Mr. Pickering discussed that he has not heard back regarding the NPDES permit from the county. Ms. Hall explained to the Board that the complications in getting the grant agreement have been resolved.

WTTP Digester Concrete Rehab and Task Order Amendment—Mr. Pickering stated that there was a preconstruction meeting, yesterday. Construction will start end of April and authorized to go to bidding services. Mr. Pickering said the request total is \$17,500 not to exceed each task based on current rate structure. Mr. Brown made a motion to approve Amendment 1 for Task Order No. 42 with. Mr. Manweiler seconded the motion. The motion carried 4-0.

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

Discussion and Potential Action on Cambria Developer's Agreement— Mr. Salzmann explained to the board the resolution is allowing for the assignment to occur. He stated that the project moved from April 30th to September 30th per the negotiations. Mr. Salzmann asked the board to approve the appropriate officials to execute documents. Ms. Hall stated that SMTMA resolution number is 03-14-2024-01. Mr. Brown made a motion to approve the appropriate officials to execute documents with. Mr. Aichele seconded the motion. The motion carried 4-0.

Discussion and Potential Action of Senior Living Developer's Agreement— Mr. Salzmann state that the agreement has been approved by the Board of Supervisors. He discussed that there are upfront payments that are required of SMTMA in the amount of \$155,295 for 29 EDUs and \$111,120 for 40 EDUs. Mr. Salzmann explained that there will be 2 escrows with \$25,000 each, but those checks have not been received yet. Mr. Brown made a motion to approve the agreement contingent on payment with. Mr. Manweiler seconded the motion. The motion carried 4-0.

Discussion and Potential Action on Heritage Village Reimbursement— Mr. Salzman suggested that a “Flow Study” or “How to Serve” be completed due to the large infrastructure of Heritage Village. He created a reimbursement agreement from the proposal provided by GHD. An escrow check in the amount of \$15,000 was provided. **Mr. Brown made a motion to approve the reimbursement agreement with. Mr. Aichele seconded the motion. The motion carried 4-0.**

SPECIAL COMMITTEE REPORTS

Capital Projects Committee—Meeting in April

Tapping Fee Committee—Meeting in April

New Business: Nothing to Report.

At 4:59 p.m. Mr. Gembusia made a motion to adjourn the regular meeting to enter executive session to discuss matters of potential litigation. Mr. Aichele seconded the motion. Motion carried 4-0.

Respectfully submitted,


Secretary/Asst. Secretary