

South Middleton Township Municipal Authority — September 12, 2024

Regular Meeting

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

Staff Present: Josephine Hall, Manager, Robert Kissinger, Advisor, Cory Adams, SMT Manager, Jarrett Sweeney, SMT Director of Finance, Ali Jones, Admin. Asst.

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

Public/Visitors: Harry Berger, SMT Resident

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

Public Comment—None

Approval of Minutes—The minutes from the meeting of July 11, 2024, were presented for approval. **Mr. Brown made a motion to approve the minutes as presented. Ms. Abeln seconded the motion. The motion carried 4-0.** (August 8, 2024 Authority Meeting was cancelled. No minutes will be filed.)

Approve payments of Requisitions:

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>
650	GHD, Inc.	\$5,945.25
651	E.K. Services	\$22,965.07

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>
546	GHD, Inc.	\$6,545.50
547	Salzman Hughes, PC	\$894.00

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>
44	SMTMA Water Operations	\$100,000.00

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

<u>Req. No.</u>	<u>Payee</u>	<u>Amount*</u>
47	SMTMA Sewer Operations	\$500,000.00

* 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. 650, & 651, from the M & T Trust Company 2013 Water Bond Redemption and Improvement Fund: Req. No. 546, & 547 from the M & T Trust Company 2013 Water Clearing Fund: Req. No. 44 and from the M & T Trust Company 2013 Sewer Clearing Fund: Req. No. 47. Mr. Brown seconded the motion. The motion carried 4-0.

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.) Ms. Hall reviewed several items in the report and asked if there were any questions regarding the report. With no other questions, Ms. Hall asked for a motion to accept the Manager's Report as presented. **Mr. Brown made a motion to accept the Manager's Report as presented and approve the direction stated within. Mr. Aichele seconded the motion. The motion carried 4-0.**

Customer Account # 001023—Ms. Hall reviewed the request submitted by the owner of a property in Boiling Springs. The property has been billed as a 2-unit apartment and is classified as a RA (residential apartment) on the county records. The owner purchased the property in 2012 and has always been billed as a 2-unit apartment. Her correspondence states that she has not had a tenant in the property since 2015 and does not intend to use it as a rental in the future. Ms. Hall has checked on the county records and with the township to see if any modifications have been requested from either and no requests have been made. Ms. Hall would like to send a letter in reply, stating that since no official application has been made to make any modifications to the property so as to prevent the property from being used as 2 dwelling units, the authority can not change the billing classification and will not be issuing any refunds. The board instructed Ms. Hall to move forward with notification to the owner.

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).

Well # 3 and Tank # 5 Issue—Mr. Pickering addressed the issue of the shut down of Well No. 3 and taking Storage Tank # 5 off-line. During a heavy rain event on August 9th, heavy turbidity was discovered, and testing of the water showed a spike in the coliform in the raw water from the well. Mr. Pickering reported the details of the incident and answered questions from the Board as to what work will need to be done for handling this incident. Since the issue with the well continues, GHD is requesting approval to establish a task order for assisting the Authority in investigating the solution for reinstating Well No.3 and use of Storage Tank No. 5. In regard to this work, GHD has subcontracted the assistance of Steven Read, PG to provide hydro-geological support for the project. Mr. Pickering asked for approval to initiate Task Order No. 45 in the amount of \$28,000.00. This amount includes Mr. Read's budget submitted. **Mr. Brown made a motion to approve Task Order No. 45 for the Well No 3 and Storage Tank No 5 Reinstatement Study in the amount of \$ 28,000.00. Mr. Aichele seconded the motion. Motion carried 4-0.**

Pump Station 4 Design Update—Mr. Pickering updated the progress of the pump station design, permitting and bidding of this project. We have received information from PP&L that 3 phase electrical service is not available in that area. Design will move forward with single phase electrical and construction of the force main will be designed for replacement of the force main in the existing trench with by-pass pumping during construction. Design and permitting is expected to be completed by the end of this year for winter 2025 bidding for spring project start.

Fairview Street Sewer Project Update—Mr. Pickering reported that he will begin working on this project again. He would like to arrange for some surveying work and will be re-opening a task order for this project. He will have task order figures to present at next month's meeting.

Tanks 6 Site Plan-Parcel Ownership—Mr. Pickering reported that there was some question as to ownership of the access road that leads back to the site for Tank No. 6. That has been looked at and he will keep the board updated. Mr. Salzman is working on a variance request for the site primarily related to the tank height which will be submitted at the October 12, 2024 Zoning Hearing Board. Mr. Salzman also stated that he is working with Ms. Hall to submit a letter requesting a waiver of the requirement to submit a land development plan for this project. That request will be submitted to the supervisors for consideration at their next meeting at the end of the month.

Heritage Village Developer Review Progress—Mr. Pickering stated that he is working on the first round of the developer's review comments with Dawood Engineering, Heritage Village's developer.

Carlisle Pump Station 2 Update—Mr. Pickering reported that the Force Main has been completed and is operational and all paving has been completed. The pump station has been completed and is operational, but the pumps are pumping at a higher capacity than designed so we are working on scheduling that situation to be corrected. Upon completion of that adjustment, closeout documents will be finalized for the pump station project.

SOLICITOR'S REPORT—Mr. Salzman stated that the Deed of Dedication for Forgedale Phase 10A will be tabled. We are waiting on language changes to the document related to easement and deed of dedication which counsel for the developer needs to provide. We are also waiting on additional documentation related to the maintenance warranty for the station. He reported that the Township did take dedication of the roadways which is another item that delayed our acceptance of the facilities. This will be on the agenda for next month's meeting and hopefully all corrections will be completed by the developer.

SPECIAL COMMITTEE REPORTS

Capital Projects Committee—Mr. Brown requested a meeting be set to review the projects. Ms. Hall will get with everyone to get something set up.

Tapping Fee Committee—No report for this month.

New Business: Nothing to Report.

At 4:44 p.m. Mr. Gembusia adjourned the regular meeting to enter executive session to discuss potential litigation.

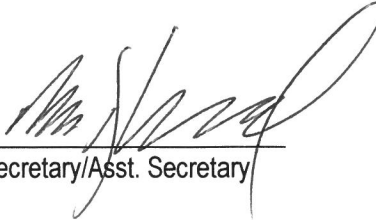
At 4:57 p.m. the regular meeting was reconvened.

Payment of Invoices—The monthly invoice list processed by South Middleton Township on behalf of the Authority was available for the Board's review. Ms. Hall presented two checks made payable to South Middleton Township for approval. One in the amount of \$430,817.06 for payment of monthly invoice expenses provided on the warrant list and the second in the amount of \$90,616.64 for payroll reimbursement to South Middleton Township. **Ms. Abeln made a motion to approve the payments as processed by South Middleton Township on behalf of the Authority for monthly invoices and reimbursement to South Middleton Township for monthly payroll expenses in the amounts detailed in the Manager's Report. Mr. Aichele seconded the motion. The motion carried 4-0.**

Ms. Abeln made a motion to send a payment to the Mt. Holly Springs Borough Authority in the amount of \$149,378.52 and send a letter requesting a meeting with the SMTMA and Mt. Holly Spring Borough and Mt. Holly Springs Borough Authority. Mr. Aichele seconded the motion. Motion carried 4-0.

At 4:59 p.m. Ms. Abeln made a motion to adjourn. Mr. Aichele seconded the motion. Motion carried 4-0.

Respectfully submitted,



Secretary/Asst. Secretary