

**WEST HANOVER TOWNSHIP WATER & SEWER AUTHORITY
7901 JONESTOWN ROAD, HARRISBURG, PA
TUESDAY, SEPTEMBER 19, 2017
REGULAR MEETING**

CALL TO ORDER

Chairman Kreiser called the regular meeting to order at 6 p.m., followed by the Pledge of Allegiance.

ATTENDANCE

Michael A. Kreiser, Chairman
Donald L. Steinmeier, Vice Chairman
William Rehkop, Secretary
Joseph Sembrot, Assistant Secretary

PUBLIC COMMENT

Dudley Gordon, 7104 Hillside Road. Dr. Gordon stated that he sent an e-mail to the Authority asking that some relief in quarterly sewer charges be granted to the Houck Manor residents since everyone will have grinder pumps that would require additional electric charges as well as maintenance and/or replacement charges at some point for the grinder pumps.

Chairman Kreiser advised that the Authority would provide a response to Dr. Gordon in the near future.

Richard Enck, 7112 Hillcrest Road. Mr. Enck voiced concern about having the low pressure sewer system installed in Houck Manor vs. a gravity system. He stated that the Authority should consider changing the project to gravity.

He also stated that it was his calculation that installation of the sewer for his property could be upwards of \$17,000 including tapping fees, plumbing costs, leveling his sand mound, etc. He said he has also been told that the grinder pumps being proposed for use are not reliable and might need to be replaced every six (6) months or so at a cost of at least \$600.

Mr. Enck also questioned the fact that his property would be within 150 feet of the sewer lines at the location he has proposed for his lateral installation.

Corey Parsons, 617 Walnut Avenue. Mr. Parsons stated that he has not experienced any issues with his sand mound in the year since he purchased the property. He stated that he has the well tested on a regular basis and has not experienced any problems.

Mr. Parsons also questioned whether or not the proposed grinder pump would work for his property due to the incline of his property. He added that he had a 6-8 foot incline.

Mr. Shope responded stating that the proposed grinder pump would not be a problem for his property.

Mr. Parsons asked how the area was identified as a problem area. Mr. Shope responded stating that the Act 537 Plan, which is a plan the Township is required to prepare showing planned developments, was prepared in 2006 and updated in 2010. The Houck Manor and Holiday Park areas were identified as a "needs area."

Chairman Kreiser indicated that DEP instructed the Township that public sewer had to be extended to those two areas.

Scott Scheib, 640 Walnut Avenue. Mr. Scheib stated that he owns the property at 640 Walnut Avenue as well as another property in Millstone.

Mr. Scheib raised the question as to who will solve any issues related to problems with the grinder pumps. He stated that he is aware that the property owner is responsible for the lateral from the street to

the house. However, if there are problems, he questioned who would make the determination as to whether it's an Authority issue or a homeowner issue.

Maryann Naugle, 7037 Hillside Road. Ms. Naugle stated that she is concerned about the grinder pump that is being proposed for use. She further stated that she had Associated Products come to her home to give her an estimate. The person who came indicated that the grinder pump was a poor choice and that her costs for connection to the sewer would run between \$17,000-\$20,000. She added that she has not been able to get any other plumber to respond to her calls.

Ms. Naugle also asked whether it might be possible for the Township to do the excavation for the residents in order to save some money. Mr. Shope responded that the Authority does not have excavation equipment.

She also stated that she was concerned for several of her neighbors who are on fixed incomes and asked how the Authority expected those people to afford the connection costs.

Marilyn Mullen, 7206 Linglestown Road. Ms. Mullen indicated that she had more than a six-foot grade to connect to the sewer and encouraged the Authority to reconsider low pressure vs. gravity.

She inquired of the Authority as to whether or not they would be open-minded to changing the system. Chairman Kreiser indicated that the decision was made and that the low pressure system would move forward.

Ms. Mullen asked what would happen if she did not connect, as she was not experiencing any problems with her septic system.

Mr. Salisbury responded saying that the Township would be sending her a 60-day connection letter and that, if she did not connect, she could be taken to the District Justice and fined or possibly the Township could install the sewer and put a lien against her property for the cost of doing so.

Ms. Mullen also asked whether or not she would have to use the same pump if and when it had to be replaced. Mr. Shope explained that would be the case.

David Shertzer, 672 Piketown Road. Mr. Shertzer stated that his property is one that might or might not have to connect depending upon what his neighbor chooses to do. At this point, he does not have any issues with his septic system and would like to be grandfathered in, with something in writing, that he would not be required to connect to the sewer in the future but rather could have his septic system repaired. He stated that his property consists of five (5) acres.

Vice Chairman Steinmeier stated that the audience needs to understand that neither the Township nor the Authority made the decision to sewer Houck Manor and Holiday Park. He stated that this project is just one more unfunded mandate by DEP. He added that the Township has been mandated and assigned the Authority to fulfill the requirements of the project.

He added that originally the project was supposed to be completed by December 2016; however, the Township appealed to DEP and was granted an extension to 2021 to have both Houck Manor and Holiday Park completed.

Mr. Steinmeier stated that if the projects are not completed as required, the Township could be fined up to \$1,000/day or a moratorium could be placed on the Township so that no new development could occur.

Richard Enck, 7112 Hillcrest Road. Mr. Enck stated that he is concerned for people on fixed income and added that he still would like the Authority to consider gravity vs. low pressure.

Chairman Kreiser stated that the Authority would prepare some type of response to the concerns raised about the low pressure system.

APPROVAL OF MINUTES

Mr. Sembrot moved, seconded by Mr. Rehkop, to approve the Minutes as distributed. The motion was unanimously approved.

FINANCIAL REPORTS

Mrs. Martin reported that the prepaid invoices totaled \$55,392.34.

Mr. Steinmeier moved, seconded by Mr. Sembrot, to approve the prepaid invoices in the amount of \$55,392.34. The motion was unanimously approved.

Mrs. Martin also reported that the pending invoices totaled \$49,392.64.

Mr. Sembrot moved, seconded by Mr. Rehkop, to approve the pending invoices in the amount of \$49,392.63. The motion was unanimously approved.

OLD BUSINESS

Houck Manor and Holiday Park. Mr. Shope called the members' attention to the packet of information that was available to any resident who attended the August 22nd meeting.

Mr. Shope added that he would draft a response to the concerns that were raised at both the August 22nd meeting, as well as the September 19th meeting, which would be sent to residents in Houck Manor.

LaQuinta Motel. Mr. Miner reported that he sent a follow-up letter to the general manager at LaQuinta regarding the ongoing lint problem at that location. Per a recent call from the general manager, supposedly they are working on resolving the issue.

Mr. Salisbury stated that he was looking for Authority approval to take the matter to the District Justice if the resolution was not completed in a reasonable time. He also raised the question as to whether or not the Authority could bill LaQuinta for the pump that had to be replaced at Pump Station #1, as well the legal fees incurred by the Authority. Mr. Miner stated that the Authority could bill LaQuinta for the pump but that the Authority could not bill LaQuinta for the legal fees.

Mr. Sembrot moved, seconded by Mr. Steinmeier, to seek redress through District Justice action if LaQuinta does not come into compliance. The motion was unanimously approved.

Ted's Bar and Grill. Mr. Miner reported that he also sent a letter to Ted's Bar and Grill in follow-up to an earlier letter sent by Mr. Shope to have an isolation valve repaired that was damaged by their contractor.

Mr. Sembrot moved, seconded by Mr. Rehkop, to authorize legal action at the District Justice if Ted's Bar and Grill should not fulfill its legal obligation. The motion was unanimously approved.

NEW BUSINESS

2017 Audit Proposal. Mr. Salisbury called the members' attention to the three-year proposal from Hamilton & Musser for performing the annual financial audit at the Authority. In addition, he requested that the Authority rescind the prior motion to appoint Greenawalt & Company for a three-year period which was approved at the June 16, 2015 meeting.

Mr. Steinmeier moved, seconded by Mr. Sembrot, to rescind the 2015 approval of the fee schedule for Greenawalt & Company and approve the three-year proposal for Hamilton & Musser. The motion was unanimously approved.

Edwards Copier Proposal. Mr. Salisbury called the members' attention to the proposal from Edwards Business Machines for a copier/printer. Mr. Salisbury stated that the Authority currently had a contract with Edwards Business Machines which would expire in 2018. He also stated that the proposal included in the packet was for a new governmental program which would save the Authority approximately \$23.03

per month over a five-year period. The monthly cost would be \$125.27 per month plus any black and white or color copies over the allotted monthly amount. However, the additional copies would be billed at a rate of 50 percent less than currently being billed.

Mr. Steinmeier moved, seconded by Mr. Rehkop, to accept the lease agreement from Edwards Business Machines. The motion was unanimously approved.

Deeds of Dedication Project. Mrs. Van Eck reported that at the time she became solicitor for the Authority there were twenty-one Deeds of Dedication/Easement that needed to be recorded at the Dauphin County Court House. Eleven of those Deeds have been filed; however, the remaining ten are photocopies of the Deeds and not originals. Only originals can be filed at the Court House. A brief discussion followed, after which it was agreed that Mr. Salisbury would reach out to Jon Yost, the former Authority solicitor, to determine if he has any of the originals in hand.

PUBLIC COMMENT

Richard Enck, 7112 Hillcrest Drive. Mr. Enck suggested that perhaps the Authority should apply for some of the gambling funds allocated to local governments annually.

Following a brief discussion, Mr. Steinmeier was asked to inquire of the Board of Supervisors as to whether or not they would approve the Authority to apply for a gambling grant which could take away from the funds received by the Township.

CORRESPONDENCE

Mr. Salisbury briefly reviewed the correspondence including a letter from Gary Houck relating to extension of public sewer to Houck Properties located at 7464 Linglestown Road in 2018, a letter from Steve Miner relating to a Right-to-Know Case provided for information only, and the e-mail from Dudley Gordon relating to lower rates for residents in Houck Manor.

Following a brief discussion, it was agreed that a response to Dr. Gordon would be given stating that the Authority would not consider setting up a separate district for Houck Manor residents which would allow for lower rates because the Authority would be using \$1 million in current reserves contributed to by the current ratepayers.

AUTHORITY MEMBER COMMENTS

Bill Rehkop. Mr. Rehkop had no comments.

Joe Sembrot. Mr. Sembrot had no comments.

Don Steinmeier. Mr. Steinmeier stated that the Township had to replace the grinder pump at the small house behind Bucks Tavern at a cost of \$2,500.

He also reported that the Russell subdivision would be on the Planning Commission's agenda on September 28. The subdivision consists of 160 acres which will be subdivide into four 40-acre tracts.

Mr. Steinmeier reported that the Board of Supervisors was taken steps to curtail any extra compensation being received by the tax collector.

He added that the Township Manager was currently working on the budget and that it appeared that staff would not receive any salary increases for 2018.

Mike Kreiser. Mr. Kreiser stated that he felt it was important to address the issues raised earlier in the meeting.

He also stated that it was his understanding that if anyone in Houck Manor required electrical and/or plumbing permits, there would be no charge. Mr. Shope confirmed that was his understanding as well and that the Township had agreed to that stipulation.

REPORTS

Manager. Mr. Salisbury submitted a written report.

Engineer. Mr. Shope reported that he completed his CLE requirements.

Solicitor. Mrs. Van Eck reported that if the Authority had any claims against Classic Communities that the payment request had to be made under Chapter 11 by October 12, 2017. She added that it was her understanding that no arrears or other charges were owed by Classic Communities to the Authority.

Mrs. Van Eck also stated that she resolved a question of legal fees with the District Justice's office. Those fees will now be added to a Complaint when filed with the District Justice's office.

It was announced that an Executive Session would be held following adjournment for a brief update on Water Polo vs. West Hanover Township Water and Sewer Authority.

ADJOURNMENT

Mr. Sembrot moved, seconded by Mr. Rehkop, to adjourn the meeting. The motion was unanimously approved. The meeting adjourned at 7:46 p.m.

Respectfully submitted,

Gail A. Martin
Recording Secretary