

PENN TOWNSHIP MUNICIPAL AUTHORITY
PERRY COUNTY
102 Municipal Building Road
Duncannon, PA 17020

February 12, 2013

The Penn Township Municipal Authority (Authority) met on Tuesday, February 12, 2013 in the Penn Township Municipal Building. Chairman Elmer Knaub called the meeting to order at 6:00 p.m. He then led the group in the recitation of the *Pledge of Allegiance* and a moment of silence, and announced that the meeting was being recorded to aid in the preparation of the minutes.

Authority members present:

Elmer Knaub, Chairman
Sam Auxt, Vice-Chairman
Henry Holman, III, Asst. Secretary/Asst. Treasurer
CeCe Novinger

Professional staff present:

Ben Shull, P.E., of Wm. F. Hill Associates

Authority staff present:

Susan Long, Treasurer, Recording Secretary

Visitors present:

Mike Ward

Sunshine Hill Water System Upgrade

Engineer Ben Shull recommended that the Authority do preliminary water testing on Sunshine Hill to determine the type of water treatment needed, as well as the size of the treatment facilities. Upon a Novinger/Auxt motion, the Authority voted unanimously to authorize the Engineer to conduct a site profile. He will contact Plant Operator Ed Chism about the water tests that will be needed for the profile.

Pfautz Apartments

It was noted that the manager of Pfautz apartments is planning to upgrade the water system on Pfautz Road and is interested in discussing a tie-in to the Sunshine Hill water system. Some of the issues to be addressed in future discussions include how the tie-in to the the apartment complex would be completed, how the tapping fee would be assessed, and would each system have its own standpipe? Chairman Knaub and Sam will look at a prior feasibility study of the Pfautz complex and then meet with Suzie Hammaker, the manager of the Pfautz apartments.

DeCoven Property Connection

Members reviewed a map showing the extension of the existing low-pressure sanitary sewer line to the DeCoven property. The proposal calls for a new 2-inch low-pressure line to be connected to the existing 2-inch line and installed in the Authority's right-of-way (ROW) through the Ellenberger property. It also calls for a new 2-inch low-pressure line to be connected to the existing 2-inch line and installed in the PennDOT ROW to a ROW to be granted on the DeCoven property. Discussion was held

on the advantages of installing a new 3-inch line, in that it would increase the EDU capacity for future development.

DeCoven owner Mike Ward was informed of several ways the property could be connected to the sanitary sewer. The present wastewater treatment plant (WWTP) could be replaced with a pump station, or individual grinder pumps could be installed at each dwelling unit. He was told it would be more convenient to him to install a duplex pump station at the site of the WWTP where he could tie-in all his lines. Mr. Ward had previously been told that the Authority has requirements that must be met before it will take over ownership of his facility. He was told that one of the restrictions is on inflow and infiltration (I&I) and that the system must be airtight to within five feet of each point of connection. Mr. Ward stated that he had fixed the I&I he knew about but could not guarantee it was eliminated. He was unsure how the system could be air-tested when there are existing manholes. He was informed that the manholes are plugged, each section gets tested, and finally the manholes are vacuum-tested.

Mr. Ward was informed that he would need to maintain an escrow account in the amount of \$2,500.00 to pay for costs incurred by the Authority's staff. Mr. Ward stated that would present a financial difficulty.

Mr. Ward explained that, in addition to DEP wanting a schedule for connection to the sewer system, he is faced with changes in the PA regulations for water supplies. If he has more than fifteen hookups or twenty-five users, he will need to have a permit for running a public water supply. Because the requirements for a public water system are stringent and cost-prohibitive, he has decided to eliminate seven to ten units, so that he is supplying less than twenty-five users. This adds to his financial problems because he will now lose rental income.

Mr. Ward expressed concern about the cost of the grinder pumps and the tapping fees he would incur. When he was told that he could eliminate the costs of DEP permits, inspections, and operations, he responded that his monthly sewer fees would replace the permitting and operating costs.

Mr. Ward also expressed concern that he has paid \$100,000.00 to upgrade his WWTP and infrastructure. He explained that he was informed four years ago that he could not connect to the sanitary sewer because there were only 1.5 EDUs available in the line. Before he bought the property he asked if public sewer was available and was told, "No". When he asked if it would be available, he was told, "No". Now, within the past few weeks, he has been told not only that capacity is available, but he must have a connection schedule in place by June 1, 2013. CeCe ask the record to show that the comment about only 1.5 EDUs being available did not come from the Penn Township Board of Supervisors. Both Mr. Ward and the members were unsure who told him there was no capacity. Henry suggested the possibility that the statement might have been made before the Ellenberger ROW was acquired.

Mr. Ward stated that he had been hoping for some financial relief by receiving a discount in tapping fees or offering a ROW across his property to Schoolhouse Road. He was told that the Authority would need the income from the tapping fees to offset its cost of construction. Regarding the ROW, it had been mentioned as a possibility for a 4-inch line, but since Mr. Ward was eliminating EDUs, a 4-inch line would not be necessary.

Mr. Ward was informed that the Authority would like a prediction of EDUs he would need so it can size the connection line to Schoolhouse Road. Mr. Ward stated that it would be between nine and fifteen, because of the new water regulations

Mr. Ward stated that he and his partners must discuss the connection requirement and do what is in the best interest of their company. He noted the company will be losing income and must decide if it would be better to de-commission the property, lose all income but not spend money, and wait for the commercial economic climate to change and the right developer to come along. To make the sewage connection would require taking on substantial debt for a substantial decrease in income. Additionally, the upfront cost of the tapping fee will cause a problem in that it is hard to get a loan for a "fee". He was

told that if the Authority installs a 4-inch line, it can guarantee him 30 EDUs, which would make the property more valuable to a commercial developer.

Mr. Ward re-iterated that he should have been told five years ago that capacity was available. CeCe noted that when the DEP representative came to the January 2nd meeting, he stated that DEP has sat on this for six years, because it “slipped through the cracks”. She added that when he gave the Authority until the February 6th meeting to decide what it would do, she blew a cork. Mr. Ward stated that the issue started before he came into Penn Township. He felt that someone should have told him not to spend his money on updating his WWTP because he would need to connect to the sewer. Sam informed him that the Authority would not have come to him because for six years it was under the assumption that his WWTP had a DEP permit.

Mr. Ward informed the Authority that his company should have a fairly certain idea of the way they are leaning by February 22nd. The decision will be discussed at the March 6th Authority meeting so that it will become part of the public record. In the meantime, the Engineer will research the capacities of two-inch versus three-inch sewer lines.

Adjournment

With all business completed, a Novinger/Auxt motion for adjournment was made at 7:55 p.m. Motion passed by unanimous vote.

Susan E. Long
Recording Secretary