

## MINUTES

### SEWER ADVISORY BOARD (SAB) MEETING FEBRUARY 22, 2024

The regular monthly meeting of the Upper Allen Township Sewer Advisory Board was held on February 22, 2024, in the Upper Allen Township Municipal Building, 100 Gettysburg Pike, Mechanicsburg, Cumberland County, Pennsylvania.

#### Members

Karen Overly Smith, Chairperson  
Bob Haines, Vice Chairperson  
Kathleen Ferrari  
Mitchell Webb

#### Township Officials

Eric Fairchild, Commissioner  
Phil Walsh, Commissioner  
Barry A. Cupp, Sewer Department Director  
Kodi Hockenberry, WWTP Supt./Asst. Sewer Dept.  
Director

#### GHD Engineering Services

Joel Kostelac, P.E.

Ms. Overly Smith called the meeting to order at 6:30 p.m. The Pledge of Allegiance was recited by all. Roll Call was taken by Sherie Minich, Recording Secretary.

#### Approval of Minutes September 28, 2023

Ms. Overly Smith called for approval of Minutes from the September 28, 2023, Sewer Advisory Board Meeting. Mr. Haines made a Motion to approve the Minutes; **SECONDED** by Ms. Ferrari. The Motion carried unanimously.

#### Announcements

There were no announcements.

#### Recognition of Visitors

Mr. Jim Cochran and Mr. Chris Shover were in attendance.

## **OLD BUSINESS**

### **Grantham WWTP Sludge Dewatering System Upgrade and Miscellaneous Improvements Project**

Mr. Cupp presented a slide show of the work that has taken place at the Grantham Wastewater Treatment Plant. Pictures included removal of the lime silo that had not been used in years. Mr. Cupp recapped that the silo was sold on Municibid for approximately \$8,000.00. Other pictures showed the exterior portion of the project. In the screw press room itself, pictures were shown of the new pre-stressed concrete roof panels, stainless steel heating units, explosion proof lighting and the new chemical polymer delivery system. Mr. Cupp noted that although there are several smaller items in the building which are not completed yet, the new screw press, sludge pumps and miscellaneous equipment is operational. Mr. Hockenberry stated that WWTP staff is happy with how the new press is performing in the first couple weeks of operation. He suspects that there will need to be some adjustments made as staff becomes more familiar with the unit. Mr. Haines asked how it compares to the belt press with regard to the dryness of the sludge. Mr. Hockenberry said it is currently similar but believes a drier sludge can be attained once staff fine tunes the equipment. BDP initially trained staff when the unit was installed and stated they will come back for additional training after the staff got hands-on experience with the equipment, knowing there will be more questions at that time. In the blower room, Mr. Cupp showed photos and said the new Aerzen blowers are very quiet compared to the old Ingersoll-Rand blowers. Along with showing pictures of the old air compressor, Mr. Cupp explained the former unit was 30 years old and is a very critical component to the treatment process; for this reason, the existing air compressor was replaced with a new compressor. In the basement, Mr. Cupp presented pictures showing both the sludge pumps and the utility water pumps, all being replaced as part of the project. The new utility water piping system replaces the former unreliable system with a solid, dependable system. Installation of the TPO roofing system occurred in the fall to replace the existing, leaking rubber roof and photos were shown to the Board. TPO roofing systems consist of multiple layers of synthetic reinforcing materials used to cover flat roofs. Within the sludge dumpster bay, Mr. Cupp presented pictures showing the concrete floor with installation of heavy duty, thick steel plates to protect the flooring from further damage. A new floor drain was also installed as part of the work within the sludge dumpster bay.

### **Board Members Questions on the January 2024 Monthly Report**

Mr. Haines asked Mr. Cupp to explain to the Board the sewer reserve fund. Mr. Cupp stated that the revenue received from sewer rentals and tapping fees is placed in the sewer operating fund, which normally has a balance of a couple of million dollars. Any excess funds from the sewer operating fund are transferred to the sewer reserve fund.

Mr. Haines had a question about the biosolids sludge charges. Mr. Cupp noted that the report should say “The 2024 budget for sludge...”, instead of “The 2023 budget for sludge...”. During the month of January, we spent \$1,260.36 on sludge disposal costs. Mr. Cupp said we are on track to be over budget due to hauling liquid sludge while the press was being replaced. This will be shown in next month’s report.

Ms. Overly Smith asked about DEP sewage planning and when it is required versus not required as it pertains to a comment under “General Activities” within the January Monthly Report. Mr. Kostelac led the discussion on the DEP requirements related to this topic.

Mr. Haines asked if the new sewer connections listed in the January Monthly Report were located within the basin which flows to Lower Allen’s WWTP or the Grantham WWTP. Mr. Cupp stated that it could be either one and for reporting purposes in the monthly report it is not discerned which basin the connections are located within. Mr. Cupp stated that the Township has a spreadsheet which tracks this information.

## **NEW BUSINESS**

### **Extending Sewer to Allendale Road Properties**

Mr. Cupp stated that he and Mr. Fraser were contacted by Mechanicsburg Borough about the latest phase of Legacy Park Development within Mechanicsburg Borough in the Allendale Road area. The Borough is realigning/relocating Allendale Road at the sharp S turns between Eric Avenue and Jenna Court. As a part of the road plan, the Borough is planning to extend a low-pressure sewer line to pick up two properties that are located within the Borough. The Borough is open to the idea of extending the low-pressure sewer line further for the benefit of Upper Allen Township and the two Township parcels which currently have on-lot septic systems. Mr. Cupp presented a drawing on the projection screen of the tentative sewer plan. Should the Township want to extend the line into Upper Allen Township to serve two Township properties, a cost share of approximately 30% of the extension cost would be required. Mr. Cupp believes the total cost was estimated to be around \$75,000. Mr. Cupp stated that should this line be extended to serve the two Township properties it has not been decided yet whether to have grinder pump cost put on the property owners or if the Township would cover that cost. Mr. Cupp said the Borough would like to know whether the Township is interested in extending this line. Ms. Ferrari stated that the agreement from years ago between Upper Allen and Mechanicsburg needs to be looked at further. Mr. Cupp stated this decision for extension is still in a preliminary stage, but he wanted to get an idea from the Sewer Advisory Board on where they stand on this topic. Ms. Overly Smith asked if the residents would be forced to connect to the extended public sewer. Mr. Cupp did not know how to comment on that because the Township already has several homes that are within the 350 feet hook-up requirement but have not been forced to connect. He stated it has been this way for many years. Mr. Cupp believes it is ultimately up to the Sewer Advisory Board and Commissioners on whether they want to force these homes to connect to public sewer. It would be an additional cost of about \$10,000 - approximately \$5,000 for a pump and \$5,000 for installation costs for each service line at each property. There would also be a tapping fee of \$1,840. Mr. Cupp stated when we did other sewer extensions, the Township actually paid for the grinder pumps, but it was the homeowners’ responsibility to maintain them. Mr. Kostelac stated that Mr. Cupp, Mr. Fraser, and himself had a meeting internally and then subsequently met with the Borough Manager and their engineer. The Township Manager was looking for thoughts and recommendations from the Sewer Advisory Board before going before the Board of Commissioners. Mr. Cupp stated that in doing the math, at 30% of \$75,000, it would cost the Township approximately \$22,500 to extend the low-pressure line plus \$10K-\$12K just to get each property hooked up. Mr. Kostelac thought it was an expensive connection overall for the Township to take on behalf of the two properties. But it does give the Township

an opportunity to take two on-lot systems out of service for the future, which is always a good idea.

Mr. Cupp indicated there are probably 30 to 40 parcels within the Township and within 350 feet of a public sewer line which could be required to connect but have not been. Due to that, Ms. Overly Smith stated that since we already have precedents which contradict Township requirements then we likely must follow precedent. Mr. Kostelac stated he thinks the reason for not being connected is because it is cost prohibitive to do so. Mr. Kostelac said he does not believe either of the two property owners of these parcels have been contacted. The Township may find out that the property owners are interested in connecting. Mr. Cupp confirmed that the property owners have not been contacted at this point.

Ms. Overly Smith asked the Board what they would like to recommend. Ms. Ferrari stated that she thinks somewhere it should be stated that if the existing on-lot system fails then the homeowners would be required to connect. Ms. Overly Smith asked for a motion to pass this requirement. Mr. Haines stated he was not entirely sure if he wanted to go in that direction. Discussion ensued and Mr. Kostelac said he feels the first approach would be to install the low pressure main in the street. By doing this it would get an inch and a half pipeline buried within Allendale Road. Then the next option would be to extend the two LPS lines to the property lines. Mr. Kostelac explained that this process ends up being somewhat like a water line installation where a curb stop gets installed on a service line at the edge of the right-of-way but outside the limits of paving. Theoretically, nobody would have to dig up the line in the newly paved roadway for a very long time. This would also cut down on the cost in doing the minimum amount of work but also putting into place the future infrastructure within newly built Allendale Road. Mr. Kostelac said installing low pressure sewer lines of this nature are a minor cost.

Ms. Overly Smith asked if there was any way the Township could require residents to connect to the public sewer should the existing on-lot system fail. Mr. Cupp said he thinks there could be a written agreement drafted and recorded to that effect. Mr. Kostelac said it would be interesting to know what the Borough's position is as far as requiring their residents to connect. Mr. Hockenberry asked if the Borough is committed to installing their portion of the line. Mr. Kostelac stated that it is his understanding from what he heard from the Borough Manager that they are committed to installing the line in order to serve the two parcels located within the Borough. Discussion ensued about the cost for each resident. Mr. Webb stated that it would look bad if the Borough paid the portion for their residents and Upper Allen does not. Mr. Cochran stated it would be nice to know what Mechanicsburg will do so the Township could do the same thing. Ms. Ferrari asked if the Borough is looking for an answer from the Township in the near future. She also stated that it would be interesting to know what kind of agreement the Borough has with the people concerning hooking up to public sewer. Ms. Ferrari would like the Township to talk with the Borough first before we make any kind of motion or make a recommendation; Mr. Haines agreed.

Ms. Overly Smith asked if the Board supported the concept to go back to the Borough and then discuss further and make a recommendation at that future time. Ms. Overly Smith suggested that we support the concept but want further information from the Borough, input from the effected homeowners and at that time may reconsider a recommendation. It was agreed that this needs to be done before the next Sewer Advisory Board meeting.

## **Lisburn Road Trunk Sewer Project PA H<sub>2</sub>O ARPA Grant**

Mr. Cupp announced that the Township recently received a \$1,000,000 grant from PA H<sub>2</sub>O ARPA for the Lisburn Road Trunk Sewer Project. The project was originally estimated at around \$1,200,000, leaving an outstanding amount of approximately \$200,000. Mr. Cupp stated that there was considerable discussion with Rider Musser Development staff beginning around 2020 to contribute to this project as it was necessary for capacity for future phases of their planned development. Many discussions centered around Rider Musser paying 20% of the construction cost for the Lisburn Road Trunk Sewer Project. That 20% cost would relieve them of paying for the Lisburn Trunk Special Sewer District portion of future tapping fees (valued at \$589.74/EDU). At the time, there was no mention or plans for a grant to fund all or portions of the project; however, there were emails back and forth between the Township and Rider Musser Development wherein the Township proposed that if a grant was received, Rider Musser would proportionately share in the balance of what was owed for construction in addition to what the grant covered. In that scenario, Rider Musser would only have to commit to approximately \$40,000 (20% of \$200,000). Mr. Cupp also stated that Rider Musser Development had proposed at some point in discussions that their portion of cost be capped at \$225,000. This cap was not agreed to by the Township. This all occurred prior to the grant being applied for and received. Mr. Cupp further stated that \$40,000 is considerably less money for the Township than if we were to not sign an agreement with Rider Musser Development for the 20% cost share and just go ahead and collect the Lisburn Trunk Special Sewer District portion of their future planned tapping fees. Over time with full build out, the Township would collect approximately \$105,000 in special sewer district tapping fees as compared to approximately \$40,000 if the Township would commit to an approximate 20% cost share agreement with Rider Musser. Mr. Cupp added that this will be discussed further with Township staff, but that he wanted to bring it to the Board's attention for discussion.

Ms. Overly Smith asked how the Special Sewer District \$105,000 monies come through? Mr. Cupp explained that it is an add-on to the normal tapping fee due to the development being located within a special sewer district. Within the special sewer district any property connecting to the public sewer system is charged a fee on top of the normal tapping fee amount. Within the special sewer district fee structure there is a Lisburn Trunk component and there is a Grantham Interceptor component. The Lisburn Trunk component is an additional \$589.74/EDU, with Rider Musser planning an additional 179 future EDUs at full build out. That comes out to about \$105,000 that the Township would collect over time. In other words, we would collect the full Lisburn Trunk Special Sewer District fee instead of just the Grantham part of that fee. Mr. Haines stated that at one point Mr. Cupp stated that Rider Musser had proposed capping their cost at \$225,000 but now they are willing to kick in 20%. He asked if it is because the Township received a grant. Mr. Cupp said that is correct. Mr. Cochran stated there is a little more history to it than that. He said that if you look back you will see the Township tried to negotiate an agreement with Rider Musser but they did not want to start right away. Then, the 20% cost share was discussed and they would not agree to it at all. If you go back, Rider Musser's 20% went way up due to construction costs increasing significantly. Now, suddenly the Township has a grant and they are ready to come back to the table. Ms. Ferrari agreed with Mr. Cochran. *(Note: B. Cupp was instructed to contact Rider Musser to obtain a commitment to participate in the project during the grant application process, with the understanding that they would be required*

*to contribute 20% of the balance of the remaining project costs after the grant. In an email exchange Rider Musser agreed to these terms.)* Mr. Cupp stated that there is no signed agreement and the Township could back out and walk away from it, which in the long run would be to our benefit financially. It was noted however that Rider Musser Development may never build any more of their previously planned development. Mr. Webb added that Rider Musser's original drawings planned for restaurants, offices, etc. It has been about six years, and they have not done anything else except for the apartment buildings. Mr. Cupp stated that there was a conceptual plan years ago.

Mr. Cupp said he did not think the Board of Commissioners needed a motion on this issue, it was just for discussion to make this Board aware of what is happening with the grant. Ms. Ferrari said she would still approach Rider Musser Development to see if they are willing to share half the cost of the balance. Maybe there is a better agreement.

Mr. Webb stated that if they wanted to build now the interceptor could not handle it all, so they can't do anything unless the Township does this.

Mr. Kostelac stated that the whole spirit of the agreement was to capture cost sharing by Rider Musser Development as their build-out was the reason there was insufficient capacity in the existing collection system downstream of their connections. However, there is other build out to be done in that basin as well, so in good faith the Township underwent some comprehensive facilities planning in that area, developed alternatives, got sewage facilities planning approval, and designed the whole thing. The project is literally on the shelf about ready to go. The HOP has expired three times and is currently expired. There are likely environmental permits that have expired or must have the dust blown off of them, so it has been a long time since anything has been done.

Mr. Cupp said that the intent of creating an agreement was to have Rider Musser participate in project costs including design costs, permit costs, installation costs, etc.

### **Sewer Advisory Board Vacancy/Applicants**

Ms. Overly Smith said there are two volunteer applications for one open Board seat. Both applicants listed that they saw the opportunity to serve on the Sewer Advisory Board within the Township Newsletter. Ms. Ferrari asked if it was normal procedure to have a commissioner liaison and the Board Chair to interview them. Mr. Haines asked that both applicants be interviewed; Ms. Ferrari agreed. Ms. Overly Smith asked that appointments be scheduled to interview both applicants. Mr. Cupp asked Commissioner Fairchild and Commissioner Walsh if they would like to participate. Mr. Fairchild said he would like to participate in the interviews.

### **PUBLIC COMMENT**

There was none.

## **ADJOURNMENT**

With no further business to discuss, Ms. Overly Smith asked for a Motion to adjourn. A Motion to adjourn was made by Mr. Haines; **SECONDED** by Ms. Ferrari. The meeting was adjourned at 7:30 p.m.

**The next meeting is scheduled for March 21, 2024 at 6:30 PM.**