

York Township Water & Sewer Authority
Meeting Minutes
190 Oak Road, Dallastown, PA 17313
July 17, 2023

Call to Order:

Jamie Reid called the regular meeting of the York Township Water & Sewer Authority to order at 6:30 P.M. with the following in attendance:

Members

Jamie Reid
Tom Pinkerton
Josie Dick
Zane Williams

Gretchen Tome – York Township
Casey Raver – York Township
Andy Mitchell – York Township
Jason Sabol – Stock & Leader
Kevin Fox – Gannett Fleming

Approval of Minutes – April 17, 2023

Josie Dick made a motion, which was seconded by Zane Williams, to approve the minutes from the April 17, 2023 meeting. No discussion was held. All were in favor and the motion passed.

Public Comment:

There were 10 residents from Green Valley Road and Ironstone Hill Road in attendance. Thomas Anderson, 495 Green Valley Road; Todd Roberts, 2819 Ironstone Hill Road; Terri Anderson, 495 Green Valley Road; Lynn Snyder, 2811 Ironstone Hill Road and James Bortner, 572 Green Valley Road addressed the board and questions were answered regarding the Green Valley Sewer Extension Project with the possibility of connecting to the new sewer extension. Also in attendance was Tony Pantano from Blue Field Properties.

Solicitor – Jason Sabol (Stock and Leader):

No action items presented

Public Works Report – Casey Raver:

Authorization for Casey Raver as a check signer – Tom Pinkerton made a motion, which was seconded by Josie Dick to authorize Casey Raver as a new check signer. All were in favor and the motion passed.

Engineer’s Report – Kevin Fox (Gannett Fleming):

Green Valley Sewer Extension

On May 10, 2023, representatives of the Township, the Authority’s solicitor and Gannett Fleming met to discuss tapping fee and tapping fee structure as it relates to this project. Blue Field Properties will only construct the sewer main extension and in the future the Authority will construct the service laterals from the sewer main to the property line for the 15 existing homes. On May 16, 2023, Gannett Fleming met with the property owners of 495 Green Valley Road to discuss the sewer extension. Approximately 100 feet of the new sewer main will cross their property before crossing under Ironstone Hill Road. The purpose of the meeting was to obtain the property owners approval and in agreement to prepare an easement agreement. The owners wanted to think about the easement location and discuss it with family members. It was discussed at this meeting and the property owners did not provide an easement at this time. The sanitary sewer extension design is completed. A PennDOT Highway Occupancy Permit was obtained to bore under Ironstone Hill Road to install the sewer main to Blue Field Properties’ property. A Pennsylvania DEP planning module application has been completed and will be submitted to DEP for approval. Blue Field Properties would like to start and finish the sewer main extension prior to the school year starting this Fall.

Update the Construction and Material Specifications for Sanitary Sewers, and the Plans, Design and Construction Standards

On June 22, 2023, Gannett Fleming discussed with representatives of the Township staff a procedure to begin the update. The process will commence in July 2023.

Green Valley Pump Station Replacement (Contract 2020-10) – PSI and Monacacy Valley

Project Status – The new pump station is operating. Monacacy Valley Electric installed the disconnects at the wet well, but two issues persist and need to be corrected by PSI. PSI has submitted a final application for payment, Application # 12, in the amount of \$59,276.72. It is the retainage held from Application # 11. It was recommended for the Authority to hold an amount until the remaining two issues were resolved to the satisfaction of the Authority and Township staff. Jamie Reid made a motion, which was seconded by Tom Pinkerton to hold \$30,000 and to only pay \$29,276.72 for Application #12. All were in favor and the motion passed.

Green Valley Force Main Replacement (Contract 2020-11) – E.K. Services

Project Status – On April 3, 2023, Gannett Fleming requested E.K. Services to inspect their restoration in the right-of-way prior to requesting the York County Conservation District (YCCD) to approve the restoration. The contractor noticed areas where the reseeding did not grow and have since re-seeded the areas. On June 23, 2023, the contractor reinspected the area and determined the vegetation had grown sufficiently. An onsite meeting was held July 6, 2023 with YCCD. YCCD approved the removal of the silk sock and for the contractor to place netting in a washout beside the creek. YCCD has not currently issued their report advising if the permit may be closed or is to remain open. Gannett Fleming is meeting with YCCD on Thursday, July 20, 2023 and will ask for the report.

Spangler Meadow Pump Station Abandonment and Gravity Sewer Extension (Contract 2020-12) – Pact One

Project Status – On April 3, 2023, Gannett Fleming requested Pact One to inspect their restoration in the right-of-way prior to requesting the York County Conservation District (YCCD) to approve the restoration. The contractor noticed areas where the reseeding did not grow and have since re-seeded the areas. On June 23, 2023, the contractor reinspected the area and determined the vegetation has grown sufficiently. An onsite meeting with YCCD is scheduled for July 20, 2023. Depending on the results of the meeting, YCCD may allow the permit to be closed.

SR 3001-056 Bridge Replacement (S. George St. Bridge)

On May 17, 2023, a virtual meeting was held with representatives of water and gas companies, PennDOT and Gannett Fleming representing the Authority to discuss the water, gas, and sewer crossings at the Tyler Run Bridge. The outcome was that PennDOT will tentatively allow the water and gas companies to place their water and gas mains underneath the road and underneath the new bridge which will assist the Authority to relocate their interceptor. PennDOT's new let date to bid the bridge replacement is August 2, 2024. Gannett Fleming explained that even if the Authority's design is completed, it would still take time to receive an approved permit and to bid out the project, which the Authority is required to do. An easement would be required, and York Water and Columbia Gas would need to move their facilities first in order for the Authority to have space to complete their own work. On May 28th and June 2, 2023, Gannett Fleming met with representatives of First Energy. First Energy stated that if the Authority compromises First Energy's bridge, then the Authority would have to pay all the costs for the removal of the bridge and stabilize the embankments. First Energy would not share the cost to remove the bridge. They are requesting drawings prior to approving the relocation of the Authority's interceptor onto their property as well as an agreement with the Authority to address conditions of the proposed truss and interceptor. Gannett Fleming has prepared a design cost estimate to replace the existing 18-inch diameter interceptor pipe with a new 24-inch diameter interceptor carrier pipe along with a casing pipe and a truss to span Tyler Run.

Pump Station Preliminary Engineering Reports

On June 22, 2023, Gannett Fleming met with Township representatives to discuss the next pump stations to be renovated. The Township decided to update Imperial and Dairyland pump stations. In the near future Gannett Fleming will provide proposals to perform Pump Station Assessments and Preliminary Basis of Design Reports on these pump stations.

Intermunicipal Billings

The 1st quarter intermunicipal billing was completed on May 3, 2023. The 2nd quarter information is currently being collected.

Active Development Construction

York Healthcare – all sewer connection and testing are completed. The sewers are to be dedicated to the Authority. Plat, legal descriptions, and record drawings remain to be submitted along with a deed of dedication.

Hudson Ridge – construction continues. The sanitary sewer construction has been finished along Avon Drive and has tested successfully. Vacuum testing on the manholes will be performed after Avon Drive is paved. The next sanitary construction will be along Bradford Drive.

Bridgewater, Project 2 – construction continues. Sanitary sewer construction including air and vacuum testing has progressed on Woodspring Drive and Alperton Drive.

Recent Development Reviews

Nash Springs – the proposed project includes the construction of 624 multifamily units. Access to the development will be provided by two new streets from Springwood Road. To provide sanitary sewer service to the development, the developer, Spartan Asset LLC, proposes to construct collection sewers and relocate a portion of the Arlington Park interceptor (2nd Submission).

Leader Square Shoppes – the location is 19 Reynolds Mill Road (SR 3017). The developer, Georgakopoulos, LLC, proposes to develop on 1.5-acre tract and build an 8,810 square foot strip center with associated parking, landscaping, and stormwater management facilities. Access to the development will be provided by two entrances: from Reynolds Mill Road and Indian Rock Dam Road (SR 0182). To provide sanitary sewer service to the development, the developer proposes to construct a low-pressure force main to connect to an existing 8-inch diameter sanitary sewer main. (1st Submission)

Leader Heights Elementary – the location is 49 Indian Rock Dam Road (SR 0182). Dallastown Area School District proposes to construct a 47,877 square foot building expansion with associated parking, landscaping and stormwater management facilities. To provide sanitary sewer service to the expansion, the school district proposes to construct a sanitary sewer lateral to connect to an existing 8-inch sanitary sewer main. (1st Submission).

Treasurers Report – Gretchen Tome:

Invoices and checks were presented for approval of payments for authority members, Gannett Fleming and Stock and Leader. Josie Dick made a motion, which was seconded by Tom Pinkerton, to approve all payments and invoices. All were in favor and the motion passed.

Adjournment:

Josie Dick made a motion, which was seconded by Tom Pinkerton, to adjourn. All were in favor and the motion passed. Jamie Reid adjourned the Water and Sewer Authority meeting at 7:50pm.

Gretchen Tome
Secretary / Treasurer