

York Township Water & Sewer Authority
Meeting Minutes
190 Oak Road, Dallastown, PA 17313
August 21, 2023

Call to Order:

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

Members

Karen Atkinson
Jamie Reid
Josie Dick
Zane Williams
Tom Pinkerton

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

Approval of Minutes – July 17, 2023

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

Public Comment:

There were 2 people in attendance: Leroy Keeney, 2965 Starfire Drive and Tony Pantano from Blue Field Properties. Mr. Keeney inquired about the process and requirements to hook up to public sewer in the Township and a discussion was held.

Solicitor – Jason Sabol (Stock and Leader):

No action items were presented

Public Works Report – Casey Raver:

No action items were presented

Township Manager – Gary Milbrand:

Gary Milbrand presented a letter from Todd Roberts of 2819 Iron Stone Hill Road which was dated July 18, 2023. The letter was also signed by four other residents on the east side of Iron Stone Hill Road south of Green Valley Road. Mr. Roberts requested in the letter a detailed cost estimate, homeowner responsibilities, and a timeline for a potential sewer extension to his property. Mr. Milbrand stated that it was unrealistic to provide this information without completing a feasibility study and seeing if and how the Authority would like to proceed. A discussion was held, and it was determined that there was no reason for the Authority to expend funds to obtain a feasibility study or to extend public sewer since according to the Township Sewage Enforcement Officer there are no current on-lot system issues with the properties on Iron Stone Hill Road.

Jamie Reid made a motion, which was seconded by Tom Pinkerton, to decline doing a feasibility study and to not take on the Iron Stone Hill sewer extension project at this time as there are no current on-lot system issues with the properties on Iron Stone Hill Road. All were in favor and the motion passed.

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

Green Valley Sewer Extension

The developer, Blue Field Properties, was unable to obtain a right-of-way from the property owners of 495 Green Valley Road. Gannett Fleming spoke with PennDOT to discuss other options to bring the sanitary sewer to the northeast corner of Green Valley Road and Iron Stone Hill Road. PennDOT determined the best option was to bore from property owned by Blue Field Properties to Green Valley

Road. A design was provided that would not require open cut of Iron Stone Hill Road and the proposed manhole structures would be placed outside PennDOT's right-of-way. PennDOT issued the Supplemental Highway Occupancy Permit for the revision. On July 18, 2023, a completed Planning Module, Component 3 application was submitted to PA Department of Environmental Protection (DEP). Approval of the Planning Module application is pending.

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

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

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

The new pump station is operating. Monacacy Valley installed the disconnects at the wet well and the remaining issues have been resolved. PSI submitted a final application for payment for the amount of \$30,000, which had been held until issued were resolved.

Josie Dick made a motion, which was seconded by Tom Pinkerton, to pay the final application payment to PSI in the amount of \$30,000. All were in favor and the motion passed.

Green Valley Force Main Replacement (Contract 2020-11) and Spangler Meadow Pump Station Abandonment and Gravity Sewer Extension (Contract 2020-12)

YCCD has determined that restoration of the disturbed land, stream embankments and stream beds have stabilized, and the remaining compost filter socks were removed. Gannett Fleming submitted proposals to the Authority to prepare the as-built drawings and complete the necessary forms to close out the NPDES permits. Gannett Fleming would perform these services for a lump sum price of \$2,000 (\$1,000 for each project).

Tom Pinkerton made a motion, which was seconded by Josie Dick, for Gannett Fleming to proceed with preparing the as-built drawings and completing the necessary forms for both projects and to be paid the total sum of \$2,000. All were in favor and the motion passed.

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

A brief discussion was held. Gannett Fleming has prepared a design cost estimate to replace the existing 18-inch diameter interceptor with a new 24-inch diameter interceptor carrier pipe along with a casing pipe and truss to span Tyler Run. The design cost also includes bank stabilization design, permitting, coordination with PennDOT and the costs that have incurred to date coordinating with PennDOT and First Energy.

Pump Station Preliminary Engineering Reports

Gannett Fleming presented proposals to the Authority to provide pump station assessments and preliminary designs for the Imperial and Dairyland pump stations.

Jamie Reid made a motion, which was seconded by Tom Pinkerton, for Gannett Fleming to provide assessments and preliminary designs, subject to the Board of Commissioners agreement to fund the project. All were in favor and the motion passed.

Intermunicipal Billings

The 2nd quarter intermunicipal billing was completed on July 31, 2023.

Active Development Construction

York Healthcare - All sewer construction 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 is finished along Avon Drive and was 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 – proposed project of 624 multifamily units. Access to the development will be by two new streets from Springwood Road. The developer, Spartan Asset, LLC proposes to construct collection sewers to provide sanitary sewer service and relocate a portion of Arlington Park Interceptor.

Leader Square Shoppes – 19 Reynolds Mill Road. Developer, Georgakopoulos, LLC proposes to build an 8,810 sq. ft. strip center with parking, landscaping, and stormwater management facilities. Two entrances will be provided from Reynolds Mill Road and Indian Rock Dam Road. The developer proposes to construct a low-pressure force main to connect to an existing 8-inch diameter sanitary sewer main to provide service to the development.

Leader Heights Elementary – 49 Indian Rock Dam Road. Dallastown Area School District proposes to construct a 47,877 sq. ft. building expansion with parking, landscaping, and stormwater management facilities. The school district proposes to construct a sanitary sewer lateral to connect to an existing 8-inch sanitary sewer main to provide service to the development.

Treasurers Report – Gretchen Tome:

There were no check or invoice payments to approve.

Adjournment:

Josie Dick made a motion, which was seconded by Jamie Reid, to adjourn. All were in favor and the motion passed. Karen Atkinson adjourned the meeting at 7:05pm.

Gretchen Tome
Secretary / Treasurer