

York Township Water & Sewer Authority  
Meeting Minutes  
190 Oak Road, Dallastown, PA 17313  
November 20, 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  
Tom Pinkerton

Andy Mitchell – York Township  
Steve Ahlbrandt – Stock & Leader  
Kevin Fox – Gannett Fleming

Approval of Minutes – August 21, 2023:

Josie Dick made a motion, which was seconded by Jamie Reid, to approve the minutes from the August 21, 2023 meeting. No discussion was held. All were in favor and the motion passed.

Public Comment:

No public comment

Solicitor – Steve Ahlbrandt (Stock and Leader):

A discussion was held regarding the termination of the right-of-way for the old sewer lines easement for York Healthcare. Jamie Reid made a motion, which was seconded by Josie Dick, to approve termination of the old sewer lines easement. All were in favor and the motion passed.

Steve Ahlbrandt presented a resolution for the dedication of the sewer lines and new easement to the Authority board and a discussion was held. Josie Dick made a motion, which was seconded by Jamie Reid, to accept the Deed of Dedication for the new sewer lines easement and sewer lines of York Healthcare. All were in favor and the motion passed.

Public Works Report – Andy Mitchell:

Andy Mitchell presented the revised Green Valley sanitary Sewer service lateral proposal for approval. Jamie Reid made a motion, which was seconded by Josie Dick, to accept and approve the revised proposal. All were in favor and the motion passed.

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

Green Valley Sewer Extension

Construction began on October 9, 2023. The Authority was informed that the contractor, York Excavating Company, has installed approximately 1,700 feet of the entire 2,100 feet sewer extension and that boring under Iron Stone Hill Road was to begin on November 16, 2023.

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

Gannett Fleming presented the Authority with a tentative table of contents of the new specifications and a discussion was held.

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

On October 30, 2023, Gannett Fleming submitted the Notice of Termination (NOT) for both contracts to York County Conservation District (YCCD) to close the National Pollutant Discharge Elimination System (NPDES) permits. At this time, the permits are under review and are not yet closed. Permit extensions will be required. Tom Pinkerton made a motion, which was seconded by Jamie Reid, to pay for the renewal of the two permits. Each permit will cost \$500. All were in favor and the motion passed.

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

Gannett Fleming presented to the Authority a Design and Construction Cost proposal to relocate the South George Street sewer interceptor and a discussion was held. Josie Dick made a motion, which was seconded by Tom Pinkerton, to direct Gannett Fleming to enter into PennDOT's URMS system the estimated costs for the project. All were in favor and the motion passed.

Upon submitting the costs into the URMS system, a cost sharing choice would be required by the Authority of either completing the interceptor work prior to PennDOT's contractor's notice to proceed date or incorporating the Authority's work into PennDOT's work. A discussion was held before Tom Pinkerton made a motion, which was seconded by Jamie Reid, to direct Gannett Fleming to select the option of the 75% utility cost share by incorporating the work into PennDOT's URMS System. All were in favor and the motion passed.

Jamie Reid made a motion, which was seconded by Josie Dick, to direct the Township Manager, Stock & Leader, and Gannett Fleming to negotiate on the Authority's behalf the wording of the potential agreement including cost share percentage between the Authority and PennDOT for the South George Street interceptor relocation project. All were in favor and the motion passed.

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

A discussion was held regarding an item that remains ... a "Fail to Run" operating issue at the Green Valley Pump Station. An on-site meeting was scheduled for November 21, 2023 with Capital Electric Supply, Riordan Materials Corporation, and the Township staff to resolve this final issue.

Pump Station Preliminary Engineering Reports

No changes. Proposals were previously signed for Gannett Fleming to assess the Imperial and Dairyland Pump Stations.

Intermunicipal Billings

Gannett Fleming is waiting on updated Springettsbury Township wastewater treatment plant expenses to complete the 3<sup>rd</sup> quarter.

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 – North, phases 1 and 2 are completed. Phase 3 is on hold by the developer. South, pumps for the private pump station are to be delivered by January/February 2024. Installing electricity to the station is not known at this time.

Bridgewater, Project 2 – All sanitary sewer mains and service laterals are constructed. Most of the acceptance testing is completed satisfactorily. Several manholes still need vacuum tested.

Moove In Partners – construction of 18,200 sq. ft. self-storage facility at 610 Chambers Road has begun. Existing self-storage buildings will remain. A new lateral cannot be constructed because of an existing 72-inch diameter storm sewer. A grinder unit to serve the storage facility is being considered.

Bluefield Properties – residential development at the northeast corner of the intersection of Green Valley Rd and Iron Stone Hill Rd has started and will consist of 20 duplex units and a single-family dwelling for a total of 41 units. The wastewater from the development will be conveyed to Green Valley Rd pump station.

#### Recent Development Reviews

7 Brew Red Lion – Brew Family Operations of PA proposes to demolish a building structure which used to be a bank in the Cape Horn Square and construct a 510 sq. ft. commercial. The proposed business is to sell various drinks entering the store via a drive-through.

Sheetz #373 – Sunrise Holdings, LP plans to demolish the existing Sheetz store at 2068 S Queen St to rebuild a new larger and modern Sheetz on the 3.33-acre parcel. The new Sheetz store and car wash will generate a 50% reduction in wastewater.

#### Treasurers Report:

Josie Dick made a motion, which was seconded by Jamie Reid, to approve all board member checks and invoices. All were in favor and the motion passed.

#### Adjournment:

The meeting was adjourned at 7:30 pm.

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Gretchen Tome  
Secretary / Treasurer