

WEST HANOVER TOWNSHIP WATER AND SEWER AUTHORITY



7901 Jonestown Road, Harrisburg PA 17112

Telephone 717.540.0124

<http://www.whatsa.com>

Responses to Questions raised by Residents at the December 19, 2017 Authority Meeting

Question: It was requested that the Authority provide a list of other similar grinder pump systems near here.

Response: A list of Myers grinder pump installations in the Central Pa area is attached. This list is not all-inclusive.

Question: Will the Authority guarantee that the grinder pump system will function properly? At whose cost will it be to correct the system if the system does not perform properly?

Response: Satisfactory performance of a grinder pump begins with proper installation and is impacted by the material in the wastewater sent to the pump. The following items are examples of the kind of product that should NOT be present in the wastewater sent to the pump.

Diapers, baby wipes, adult wipes, shop rags, seafood shells, bones, feminine products, cloth of any kind, kitty litter, glass, metal, plastic products, excessive amounts of cooking grease or oil, lubricating oil, and other non-sanitary non-flushable items such as toys.

Per the Authority's sewer use resolution, none of the above items are permitted to be discharged to the sewer system anyway. If the pump is abused by flushing non-sanitary debris, performance of the pump will be impacted and pre-mature wear will occur which could reduce the life of the pump. Costs related to problems caused by incorrect installation or abuse will be the responsibility of the property owner. On the other hand, if performance is negatively impacted by problems related to the design or construction of the low pressure mains, the Authority will address the problems at no cost to the residents.

Question: It was suggested that the Authority maintain the grinder pumps.

Response: The Authority cannot maintain privately owned grinder pumps.

Question: A Holiday Park resident indicated that he has never had problems with his water or septic system and asked why sewer is being constructed in Holiday Park.

Response: The Act 537 Facilities Plan Update prepared by the Township in 2006 determined Holiday Park to be a needs area because of a history of malfunctions, concerns regarding potential failure because the on-lot systems were constructed prior to the development of construction and siting standards in 1972, marginally suitable geology for on-lot systems, and less than 1 acre lots. Long term viability of on-lot disposal in this area is a concern.

Question: It was noted that no new homes have been constructed in years so why is public sewer needed?

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Response: The designation of Houck Manor and Holiday Park as needs areas requiring public sewer is based on a history of malfunctions, small lot sizes affecting isolation distances to wells, existing geological conditions (i.e., soil type, depth of renovating soil, depth to mottling or seasonal ground water table) and long term viability for the continued use of on-lot systems.

Question: There was a concern that there were meetings with no comment and that residents (specifically 7032 Linglestown Rd.) were not receiving mailings or other information regarding the project.

Response: Public comment is accepted at every Authority meeting. All Authority meetings are advertised and open to the public.

The initial mailing to residents of Houck Manor and Holiday Park announcing the August 2016 public meeting was sent by the Township. Because of complaints that some residents had not received the notice for the initial public meeting, the Authority updated the Township's original mailing list using information from the Dauphin County interactive tax map. The next two mailings, one announcing the September 2017 public meeting and one containing responses to questions raised at the September meeting, were prepared by the Authority. A total of 67 letters were sent out to the owners of the properties in each mailing. The properties at 7020, 7028, 7032, 7036, and 7044 are on the Authority's mailing list and were included in both mailings. All letters were sent to the owners of the properties. Some of the owners do not reside on the property, but live elsewhere. In those cases, the actual residents did not receive the letter. Two of the properties, 7020 and 7044 are not resident owned. In addition to the mailings, notices and informative articles have also been published in the Township Newsletter. The letter announcing the September meeting in addition to being mailed, was also hand delivered to each property on the mailing list. If no one was home at the time of delivery, the notice was placed in the door. It is possible that some of these hand-delivered notices were not found by the residents. However, postal regulations do not allow the Authority to place notices in the mailbox.

The Authority wants all residents to receive mailed notices and information and has taken steps to insure that their mailing list is complete. However, if there are still missing or incorrect addresses on the mailing list, please let the Authority know and the list will be updated. Cooperation in that respect will help insure that the mailing list is complete and accurate.

Question: How many times has the schedule for providing public sewer to Houck Manor been extended?

Response: There was one five (5) year extension of the implementation schedule included in the 2006 Act 537 Facilities Plan Update moving the implementation date from December 31, 2016 to the current December 31, 2021 compliance date.

Question: The Resident at 7424 Moyer Lane near Bower Lane asked why Moyer Road is included in the public sewer extension to Holiday Park.

Response: The Authority does not intend to extend the sewer on Moyer Lane all the way to Bower Lane as part of this project. However, the 2006 Act 537 Facilities Plan Update included several properties along Moyer Lane near Piketown Road in the area to be sewered. The sewer

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extension serving Holiday Park was designed to allow an extension to Bower if needed in the future.

Question: Will installing grinder pumps in Houck Manor affect property values?

Response: The Authority cannot speculate on the financial impact of the project on residential home values. Concerned residents should consult qualified real estate professionals.

Question: Were new plans submitted to DEP?

Response: Plans for the low pressure system for Houck Manor were submitted to DEP in connection with permit applications related to construction. The Special Study being prepared will explain why the low pressure system was selected instead of the combined gravity/low pressure system recommended in the 2006 Act 537 Facilities Plan Update.

Question: Why are properties along Piketown Road included in the Holiday Park extension?

Response: The Township's sewer use ordinance requires properties within 150 feet of a public sewer to connect to the public system.

Question: Is the Park and Rec Building going to be required to connect to the low pressure system?

Response: The Park and Rec Building will be required to connect to the low pressure system. A grinder pump will be provided for installation by a contractor hired by the Township. The Rec building will be billed at the current billing rate.

Question: Will taxes be increased to pay for the sewer extensions?

Response: The sewer extensions for both Houck Manor and Holiday Park will be financially supported by the Authority using existing Authority reserves. There is no connection to Township taxes. So no, taxes will not be increased by the Township to cover the cost of extending the public sewer system to these areas.

Question: Will billing be monthly or quarterly? Will the user fees for the Holiday Park residents be different from the rest of the public sewer system users?

Response: User fees billed to residential customers are billed quarterly at a rate of \$156.00/quarter. Commercial users are billed monthly. The user fees are uniform over the entire service area. Therefore, Holiday Park and Houck Manor residents will pay the same rate (\$156.00/quarter) as residential customers in other areas of the sewer system.

Question: Will the Special Study for the low pressure system affect the implementation schedule?

Response: Yes, the submission and review process will extend the construction schedule by several months. However, the Authority will still be able to meet the December 31, 2021 Act 537 Facilities Plan Update implementation schedule compliance date for providing public sewer to Houck Manor and Holiday Park.

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Question: The Authority's financial report indicated a balance of \$6.2 million in reserves. Isn't that sufficient to pay for the gravity system alternative in Houck Manor as well as the proposed gravity system in Holiday Park?

Response: No. There are other projects within the collection and conveyance systems as well as significant equipment replacement projects at the Authority's wastewater treatment plant for which a portion of the reserves will be needed. In addition to the equipment replacements, the Authority must maintain sufficient reserves to cover a minimum of a year of debt service payments which total approximately \$1 million/year in principal and interest.