

NEWSLETTER of the JEFFERSON CODORUS JOINT SEWER AUTHORITY

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April 1, 2008

This is the second quarterly newsletter of the Jefferson Codorus Joint Sewer (hereafter referred to with the initials JCJSA). A number of items have not been finalized, so **it is impossible to have definite dates for construction and connection of first customers at this time**. This newsletter will serve to update residents on actions taken since the first newsletter. All are invited to attend regular JCJSA meetings on the first Wednesday of each month at 7 p.m. in the Jefferson Borough Council meeting room.

Terms for timeline:

Act 537 Plan - A plan for how the Borough will address public sewer, as required by state law.

DEP - Department of Environmental Protection; PA state agency responsible to oversee sewage facilities planning.

EDU – Equivalent Dwelling Unit (example: 1 house or apartment unit is equal to 1 EDU)

Tapping Fee – A one time cost per EDU required for connection into the public sewer system.

ROW – Right of way; easement on private property where sewer line is run underground to connect all parts of the public system. Property owner retains ownership of the land, but cannot build over the buried sewer line.

RUS (Rural Utility Service) – loan program of the US Department of Agriculture for public projects in rural areas.

CFR Development, Inc. – Developer who owns the Codorus Estates , Graystone, and Rosewood developments.

Sept. 2006	Mandatory Connection Ordinance passed by Jefferson Borough. All occupied buildings within 250 feet of sewer main are required to connect to municipal system-per state law.
Oct. 2006	Mandatory Connection Ordinance passed by Codorus Township . All occupied buildings within 150 feet of sewer main are required to connect to municipal system-per state law.
Feb. 2007	Due to refusal of property owner to grant ROW necessary for interceptor line from Borough to wastewater treatment plant (WWTP), JCJSA filed Notice of Taking for that ROW in York County Court of Common Pleas. Property owner filed objections, thus keeping issue of this ROW before the court for the next 13 months. No decision to date.
May. 2007	JCJSA directed engineer to give cost estimates for alternate routes for interceptor line to connect part of the Borough with the WWTP and to delay connection of the northern section until some future date.
May 2007	JCJSA approved contacting a bond attorney to investigate securing private (bank) financing for the project.
June 2007	Engineering analysis of 4 alternatives for interceptor from Borough to WWTP show that an increased cost of \$500,000 to add a pump station and re-direct the interceptor back through the Borough and out past the baseball field. This will eliminate service to the northern Borough area until a route down the Kraft Mill Road valley or a pump station site in that area becomes available. It is estimate to cost an additional \$300,000 or more to service that area. This change of route required a revision to the Borough's Act 537 Plan.
June 2007	Powers Homes requested JCJSA approval for "Value Engineering" changes to the WWTP design to save costs. JCJSA engineer reviewed this request and made report.
July 2007	Engineer contacted the US Dept. of Agriculture (USDA) which administers a loan program known as RUS (Rural Utility Service) to see if our project would qualify for RUS funding, currently offered as 40-year term loans at 4.25% interest rate
August 2007	Engineers began negotiations with property owners for pump station site near center of Borough and for ROWs for alternate interceptor route along the baseball field.
August 2007	Engineer and 2 JCJSA members met with RUS representative for pre-application conference and found that our project will likely be eligible for RUS funding.
August 2007	JCJSA members met with Powers to discuss Value Engineering changes for WWTP.
August 2007	JCJSA investigated how to charge by volume of water used, rather than by a flat fee for each EDU, with records from York Water Company. While possible to do this, it will be impossible to determine the breakdown of costs until final construction cost for Borough's collection system is known.

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- Sept. 2007 Jefferson Borough authorized application to DEP for Act 537 Plan revision to add pump station and alternate interceptor route and to delay servicing the northern section of the Borough until some future date.
- Sept. 14, 2007 30 day public comment period on Act 537 Plan revision began. None received by October 13, 2007.
- Sept. 2007 Bond council is directed to seek additional interim financing as our current loan expired in December 2007.
- Sept. 2007 CFR offered to give the Graystone WWTP to the JCJSA, if he is relieved of the cost of removing it when the municipal WWTP is completed. JCJSA agreed to review his offer. CFR also asked to re-negotiate his Reservation Agreement, reducing number of EDUs being reserved, thus reducing the numbers of customers paying for the system.
- Oct. 2007 JCJSA passed Resolution approving new loan Agreement with Community Banks (name later changed to Susquehanna Bank) to retire current \$500,000 loan and commit to a new \$600,000 line of credit with term until December, 2009. Jefferson Borough passed Ordinance to back this loan agreement. This interim loan will be retired when the RUS loan is secured.
- Oct. 2007 JCJSA approved certain elements of the Value Engineering changes to the WWTP design requested by Powers Homes. These revisions required a modification to DEP permit for the WWTP.
- Oct. 2007 Members rejected CFR's offer of the Graystone WWTP as it would add over \$900,000. to the overall cost of the Borough's system (for expansion and upgrading, revision to all DEP permits, legal costs, engineering costs, etc.) with no benefit to Borough customers. Members did make counter-offer to CFR. Codorus Township opposed this option.
- Nov. 2007 Jefferson Borough and Codorus Township adopted revised Act 537 planning module for the alternate interceptor route and for delay in servicing the northern section of the Borough until a later date.
- Nov. 2007 Hearing held in York County Court of Common Pleas before Judge Musti Cook on ROW under litigation. Additional time granted for depositions and final briefs until end of December. Matter then under consideration by Judge Cook with no decision to date.
- Nov. 2007 RUS application sent to Harrisburg.
- Dec. 4, 2007 Planning Module for revised Act 537 Plan submitted to DEP.
- Dec. 2007 RUS determined that our project is eligible for RUS funding and an application processing conference was held with RUS engineer, JCJSA engineer and 2 JCJSA members.
- January 2008 Two equipment suppliers, Aqua Aerobics and Siemens, made presentations on the advantages of their SBR systems to the JCJSA, as Powers had requested a cheaper system be installed in WWTP.
- Feb. 2008 JCJSA voted to notify Powers that he should use Aqua Aerobics as SBR supplier for the WWTP. Reasons given are listed in February minutes.
- Feb. 2008 Codorus Township passed Ordinance backing new loan Agreement with Susquehanna Bank.
- Feb. 2008 Owner of proposed pump station site in Borough still in negotiations. One owner of another property with ROW necessary for the alternate interceptor route has also not yet agreed to terms. Therefore, it is still impossible to proceed with re-bidding and construction of the Borough's collection system. The final cost is thus unknown.

WHAT TO EXPECT FOR PUBLIC SEWER -

Tapping Fee - \$2500. minimum; cost for capacity in WWTP, similar to down payment on a mortgage.

Usage Fee - \$60./month average. If water usage is used to compute this fee, some will pay less, but some will pay more. This covers cost to repay 40-year RUS loan for construction of Borough's collection system and operation of WWTP, similar to monthly mortgage payment.

Plumber Fee – Varies for each property. Competitive amount paid to licensed plumber to run sewer line from your house or business to the closet sewer lateral. Work will be inspected by Authority prior to connection. Septic tanks/cesspools must also be filled in or removed to eliminate danger of sewer gas buildup.

Time to connect – 90 days after receiving notice from JCJSA that system is ready to operate.