

**Red Lion Municipal Authority**  
**Meeting Minutes**  
**Thursday April 3rd, 2025**  
*Rescheduled from 3/26/25*

**Members Present**

Dennis Klinedinst - Chairman  
Gary LaTulippe- Vice Chairman  
Chris Minnich- Asst. Sec./Treasurer  
Nevin (Butch) Horne - Treasurer

**Others Present**

John Krantz- Superintendent  
Cory Dillinger- Solicitor  
Rebecca Mason – Entech (zoom)

**Meeting Agenda/Minutes:**

- The meeting was called to order at 7:00 p.m. The pledge was recited and roll call was taken.
- Mr. Kelly Henshaw was not present.
- Mr. Dillinger noted for the record that the reason for rescheduling the 3/26/25 meeting to 4/3/25 (tonight) was because the agenda did not get posted within 24 hours prior to the scheduled meeting time. The agenda has been properly posted for this meeting.
- Mr. Minnich made a motion to approve tonight's agenda and Mr. LaTulippe seconded. All were in favor and the motion carried.
- Mr. LaTulippe made a motion to approve the minutes from the RLMA Meeting on February 26th, 2025, and Mr. Minnich seconded. All were in favor and the motion carried.

**Water Usage Report:** the report was distributed to the Board. Everything ran well.

- Precipitation is still low, but we are hopeful of the predicted rain.
- We pumped from the Susquehanna one day to keep the pump exercised.

**Connections Report:** There were (2) new connections.

- 910 White Oak Rd on 3/13/25
- 375 Barclay Drive on 3/20/25

**Overtime Report:** The report was distributed to the Board.

**Visitors:**

- Michael Esler - a resident on Indian Springs Road
- Keith Kahwajy - a former RLMA employee
- Don Holtzapple - a resident on Cape Horn Road (not on agenda)

**Michael Esler:**

- Mr. Esler attended to inquire about a potential new RLMA waterline for the residences in his neighborhood (all currently on well water).
- He has been having water shortage issues with his 300ft well for the past two years (progressively getting worse). He did have a new pump installed to try to correct the problem, but it has not helped, and the water level is currently at 100ft.
  - The possibility of digging a new well has been researched, but there are no guarantees that this will improve the situation, and it is very expensive.
- Neighbors are having similar issues, but Mr. Esler has not specifically discussed a waterline installation for the neighborhood with them (but he would be glad to do so).

- He did note that there have been relevant changes to the area (besides lack of precipitation) including homes going from retired couples to full-family residences, as well as a few homes now with double occupancy.
- Mr. Esler is proposing a new waterline to be run from Cape Horn Road up into the neighborhood via Indian Springs Road. He believes this will be beneficial for everyone in the area for water supply, while also noting there are currently no fire hydrants in their neighborhood which backs right up to the woods (raising a lot of fire control concern).

-Mr. Klinedinst questioned how many residences are in the neighborhood and Mr. Esler replied at least 10 with an empty lot that has not been developed (and has changed ownership multiple times) possibly due to the water situation.

-After some discussion, the Board noted that they cannot force anyone to tie into a new waterline, and having the RLMA research potential costs for such a project would require a substantial retainer for our engineer up front.

-Mr. Krantz and Mr. Dillinger suggested that Mr. Esler discuss the matter with his neighbors personally, and reach out to a civil engineer or contractor to see if they can give him a price estimate. He could then return next meeting with the necessary information and a report of support for the idea.

\*His personal home is already tied into a sewer line, but he is unsure about the other houses\*

### **Keith Kahwajy**

- Mr. Kahwajy began by addressing the Board to thank them for hearing his comments/concerns and stating that he is here on his own and not on behalf of any other employee(s).
- His questions and inquiry are about the financial status of the RLMA.
- He purported that (4) years ago there was a PLGIT construction account with enough money to cover the cost of the Edgewood Tank Project.
  - To include Engineering, Demolition, Permitting, Removal, & overall Construction Costs.
- Upon presenting this information, Mr. Kahwajy questioned the Authority's decision to take out a PENNVest loan for the Edgewood Tank Project, as well as the addition of a surcharge to customers' monthly bills.
- Mr. Krantz answered to confirm that 2 million dollars were in said PLGIT account in 2020.
  - That account has double the amount of money in it now - our cash flow is not a concern.
- He went on to discuss that, from a business perspective, an emergency account is standard practice.
  - Approximately one year of income is standard to have in reserve to address any legal, emergency, or otherwise immediate concerns monetarily (which is the amount currently available).
- Mr. Klinedinst and Mr. LaTulippe followed up with the decision, stating that the loan was secured at less than 2% (a great deal in the current economic climate), and the monthly surcharge was an easy way to pay off the loan quickly (projected to be within 5 years).
- Mr. LaTulippe also said that the surcharge will end as soon as the tank is paid off. This was the most logical decision for the Board considering the alternative was to raise monthly rates.
  - The surcharge is not a long-term obligation, whereas an increase to water rates would remain.
  - The Board went on to discuss outstanding loans from before their time - i.e. the money for the Water Treatment Plan (just recently brought down to \$10 million).
    - Mr. Krantz stated that we are currently at our borrowing capacity because of this.
  - There are other imminent projects to be concerned with as well - like the Fairmont Tank.



- DEP has already mentioned this tank needs rehabilitation and it is another costly project on our radar.
- Mr. Kahwajy asked if any other water projects are in progress and Mr. Minnich referred him to the dry-erase board that has been on display for about two years now with the RLMA's various goals.
  - Mr. Krantz noted that many of the projects have been completed and various pieces of equipment have been purchased to speed up remaining projects and ensure a more efficient system long-term.
- Mr. Kahwajy also wished to touch base on current sewer projects/expenditures.
  - He noted that while he was employed a significant amount of time had passed since the last sewer line cleaning/televising. Due to this, he set up a quadrant-based system to keep the rotation going.
- Mr. Krantz noted that during the most recent Chapter 94, Country Club Hills PS lines were noted to be significantly damaged (like "Swiss cheese"). The video footage being used to assess the damage was provided from Mr. Kahwajy himself and his time as an RLMA employee.
  - RLMA has employed a Special Project Coordinator (Mr. Paul Slonaker) to review this type of footage and note the most damaged sections to begin repairing.
    - We need to target the worst areas to fix first to make noticeable progress.
- Mr. Krantz agreed that the rest of the lines need done as well, but we also have so many other projects ongoing (like 6 pumps that need replaced at \$40,000 a piece), so this Pump Station is our priority.
- Mr. Klinedinst also noted that the Borough is going to place storm drains on Franklin Street and Country Club Road, but Mr. Krantz is hopeful that no urgent water/sewer projects will be involved.

\*Mr. Kahwajy thanked everyone for answering his questions\*

### **Don Holtzapple**

- Mr. Holtzapple attended to present the Authority with a unique problem. He included handouts/visual aids to demonstrate the severity of salt contamination to the well on his property (his sole water source).
- The property in question has been Mr. Holtzapple's primary residence for most all of his life. What started out as a completely rural property, now has very commercial neighboring properties.
  - Water runoff is coming onto his property from Route 24 as well as from the Windsor Commons Shopping Center.
    - The worst of this being snow/ice treatments, but all contamination winds up in the same place.
  - He believes he and his wife slowly became accustomed to the water over time, but it is to the point that bottled water is needed to brush their teeth and both individuals have developed medical complications.
- Culligan Water was contacted to test the water in his well.
  - The recommendation for maximum salt in consumer water is 251grams/meter and Mr. Holtzapple's water tested at 7,700 grams per/meter. He was instructed not to use the water for anything.
  - Consumption and cooking aside, this will also damage appliances.

- Mr. Holtzapple has tried contacting multiple other sources; Windsor Township, York Excavation, AC Reider, State Rep. Wendy Fink, the State Senator's office, EPA, etc.
  - Among these responses, he was informed that digging a new well would not be helpful at all (the same problem would persist), and ultimately was told to retain council or speak with the Red Lion Municipal Authority.
- He goes on to show the nearest public connection involves installing a line over Route 24 (and a creek) 1000+ feet away from his property.
  - The closer connection being ~150 feet to Windsor Commons water lines.
- The Board had several questions, offering various solutions, all of which Mr. Holtzapple has explored to no avail.
- Mr. Holtzapple did note that he does not own the road, but has a Right-of-Way (ROW). An existing easement for the land is in question, and it seems there is some discrepancy among parties regarding Windsor Commons' position on allowing a residential connection to their line.
- Mr. Dillinger asked if any lawyer has been contacted at all regarding the situation at Mr. Holtzapple noted that he has briefly spoken with Attorney Michael Craley and Attorney Richard Siegel.
  - The Authority implored Mr. Holtzapple to protect himself by retaining council throughout the rest of this process and any future development projects that may affect his property.
- Mr. Holtzapple assured the Board he is not looking for anything free, he wants the ability to pay for clean, safe water.

-The Board ultimately confirmed that if Windsor Commons gives permission they would be more than happy to allow Mr. Holtzapple to tie into their waterline.

#### **Water & Sewer- New Business:**

- **York Water Company - counter proposal**
  - Mr. Dillinger sent the counter proposal and it is currently under review on their end.
- **DN Tanks Payment # 10**
  - Mr. LaTulippe motioned to remit payment and Mr. Minnich seconded. All were in favor.
- **Discussion to set Purchasing Limit below the Bid Threshold**
  - Resolution 2025-01 authorizes the Superintendent to make any necessary purchases for the Authority so long as it falls below the bid threshold. Anything over that amount (adjusted yearly) requires permission from the Board.
  - Mr. LaTulippe motioned to adopt Resolution 2025-01 and Mr. Minnich seconded. All were in favor.
- **Aldi**
  - Mr. Dillinger has been relentlessly contacting them for the formal paperwork. Hopefully they'll provide the dedication before next month.
- **Red Lion Area School District**
  - We were notified of several antennae remaining on our monopole that they came to remove at the end of March 2025 during routine maintenance.
- **Paddock Development/Equine Meadows**



- Mr. Dillinger needs a price estimate for the maintenance surety (to move forward with line dedication) from Ms. Mason. She is ready to provide the estimate as soon as she confirms the age of the system in question.
  - Mr. Krantz can try to find records, but we most likely need CS Davidson to confirm.
- **Edgewood Tank**
  - Entech visited the site to determine where the issue lies with the water flow of the new tank. It was determined that the insertion valve is malfunctioning and DN Tanks has been contacted to facilitate the replacement of the valve. We are expecting to hear back soon.
  - DN Tanks is to be handling all new permit requirements/extensions.
- **HRI Payment Application #2/Edgewood Tank Project Change Order #1**
  - The electrical contractor included a cover letter with a payment breakdown (by percentage) that is unclear after deliberation from the Board. A request will be submitted for a clearer description before payment is submitted.
    - Later in the meeting Ms. Mason and Mr. Dillinger were able to explain the bill more thoroughly.
    - Mr. LaTulippe motioned to accept the #2 Payment Application for HRI and Mr. Minnich seconded. All were in favor and the motion carried.

**Solicitor's Report: (Cory Dillinger)**

- **Rexroth**
  - Mr. Dillinger was in contact regarding the amended easement agreement. He plans to follow up to ensure the agreement has been officially recorded.
- **Pump Station B Elimination**
  - All parties seem agreeable, while Mr. Krantz and Mr. Dillinger have few more things to discuss, but Entech should have the information required to continue progress.
  - Any intermunicipal agreement that exists should support the change, but all kinks will be worked out regardless.
- **Kensington**
  - The water reservation capacity agreement was circulated to the developer. Entech did double check just to be sure, and Ms. Mason confirmed everything seems to be correct.
- **Rules and Regulations**
  - Mr. Dillinger noted that this is, of course, an ongoing discussion, but current changes are in the works. Ms. Mason confirmed that Entech is also reviewing and editing accordingly.

**Engineer's Report: (Rebecca Mason).**

- **Pump Station B Elimination**
  - Ms. Mason stated that Entech drafted the letters of support for York and Windsor that need signed and returned. Mr. Krantz is in the process of reviewing the letters to be sent and attached to the special study application.

- The draft of the special study application was also sent for Mr. Krantz to approve, but besides these few loose ends the application is ready to send to DEP.
- **Chapter 94**
  - The report was submitted before the deadline of 3/31/25.
- **Filter Plant Performance Evaluation**
  - Entech met with RLMA staff to discuss some of the issues that were noted at the WTP.
    - A written response will be sent to DEP with all noted concerns addressed.
    - DEP granted an extension for this response that was granted; it will be sent by the end of the month.

### **Superintendent's Report (John Krantz)**

- Mr. Krantz submitted all necessary reports for February 2025.
- Mr. Mark Smith was contacted regarding the 457B plan. MetLife provided a year's worth of contributions, and Mr. Smith replied asking for a more thorough history.
  - Mr. Dillinger recommended further discussion go into Executive Session.
- We received fuel from Town & Country to fill up all necessary locations.
- We replaced the water main valve at First Avenue and issued the boil water advisory- we were able to notify customers that water was safe by the weekend (our goal).
  - We did receive one complaint that it should have been a phone notification, but our CUSI software will be able to issue all of the above when fully implemented.
    - We require more information from EmGov and they are not currently responding.
- GES delivered panels that have since been installed at Edgewood and Fairmont to have cellular data sent directly into our SCADA system and connected to the WTP.
  - Some insurance update concerns were brought up, but Mr. Krantz noted that there is an annual appraisal already in place.
- Ms. Kim Young (of Weaver Lane) who previously requested a Restrictive Covenant - to tie into our waterline only, with the guarantee of connection to our sewer line within two years, recently contacted Mr. Krantz.
  - Connection to our waterline was confirmed on 2/27/25.
  - While this customer has proved difficult, the clock is now running for sewer connection. Mr. Dillinger is working on the Rules & Regulations to better monitor this in the future.
- Rock Real Estate
  - Mr. Krantz reached out to various rental agencies with interest in leasing the second floor of the RLMA office building. They have begun work on a marketing contract lasts for approximately a year.
- Our 2025 Waterline Flushing Schedule has been posted on our website, Facebook, etc.
- Mr. Krantz employed a few individuals from our trusted temp agency. Many are working out nicely and official hires will be discussed in the Executive Session.
- All three high service pumps have been refurbished and are ready to be used in rotation.
- Mr. Krantz was contacted by the Utilities Workers Union of America. This will be further discussed in the Executive Session.
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- Ed Pearson had a difficult problem. He wants to connect his property on Summit Lane to water and sewer, but to do so will require him to extend the water and sewer mains past his property on Summit Lane. He has requested information previously and has met with Authority Personnel several times over the years and been given information by hand. Mr. Klinedinst said that he will need to post escrow funds before we can gather and provide him with any additional information. Mr. Krantz recommended that all future correspondence be done through email for documentation.

#### **Further Questions:**

- **Mr. Klinedinst asked for more details on Prospect Street.**
  - He stated that the Red Lion Borough is going to give approval for an eight-unit apartment complex on Church Lane - he would like this pumping station project complete before that.
  - Ms. Mason replied that the Pump Station B project is waiting on review/comments of the draft application as well as letters of support. Upon approval, the packet will be submitted to DEP.
  - This will be followed by a 90-day mandatory public comment period. After that is met, the clock will start for DEP - they then have 120 days to complete a final review.
  - Permitting is the longest process, and we have zero control over how long it takes.
- Mr. Klinedinst went on to ask about the 90-day period RLMA completed with CS Davidson.
  - Ms. Mason reminded the Board that CS Davidson submitted the wrong paperwork and never completed the special study that is required. Thus, the 90-day comment period starts over.
- **Greenbranch Pumping Station Generator Replacement**
  - The Board is concerned about potential downtime of access to the Susquehanna in a water emergency during this project.
  - Mr. Krantz is waiting for a price for a temporary emergency generator during the project time.
  - Ms. Mason will reach out to Mr. Kim Mazur to put a schedule of dates together.
- **RLMA owned sign**
  - Mr. Klinedinst wants to put a sign up in the Square of Red Lion (separate from the Borough owned sign) with Authority information only. This will guarantee all RLMA information can be displayed without trying to work around the Borough information.
    - Everyone was in favor of Mr. Klinedinst researching this purchase.

#### **Statement and Bill Approval:**

- Mr. LaTulippe motioned to approve the bills and was seconded by Mr. Minnich. All were in favor and the motion carried.

#### **Executive Session:**

- The Board went into executive session at 8:45 pm to discuss employee and legal matters.

#### **Adjournment:**

- The Board returned from Executive Session at 9:17pm.
- **Mr. LaTulippe made a motion to increase wages for part time employees by \$1.00/hr and Mr. Minnich seconded. All were in favor and the motion carried.**
- Mr. LaTulippe motioned to adjourn the meeting at 9:18pm.

*Respectfully submitted by Kyrsten Scutta*