

Weaverland Valley Authority

Meeting Minutes

August 7th, 2017

The Board of the Weaverland Valley Authority (“Authority”) met at the East Earl Township building 4610 Division Hwy, East Earl, Lancaster County, Pennsylvania on August 7, 2017. Chairman Ken Witmer called the meeting to order at 6:30 p.m. and informed all present that the meeting was being recorded by a resident.

The following Board members were present: Ken Witmer, Harold Kilhefner, Jason Firestine, Scott Marburger, Randy Miller, Scot Ash & Gene Pierce. Also present were Bradford J. Harris, Good & Harris LLP; Jeff Sweater, ELA; Denise Bensing, Administrative Assistant.

MINUTES: A motion was made by Scot Ash, seconded by Gene Pierce, that the minutes of the July 7, 2017 meeting be approved as submitted. The motion carried unanimously.

PUBLIC COMMENT:

Ken announced that the public comments period will be limited to 30 minutes and each person will be given 3 minutes.

Teresa Wiley, 1487 Ironstone Dr. – Ms. Wiley explained that she attended the July Terre Hill Borough meeting. It has been stated that the current plan is the most cost effective plan but this plan is not the most cost effective for everyone. She understands that the Township sent a letter to the Borough requesting to meet and she asked what it will take for the Borough to meet with the Township. Brad explained that the Terre Hill Borough council is not at this meeting. Gene (Terre Hill Borough council President) said he does not intend to defend anything the council did at this meeting. He explained that non-Borough residents were told they had 5 minutes but were given 30 minutes. He also explained that it was the position of Council to not meet unless there was a purpose or other solution. Gene noted that he and Bob Rissler went to Harrisburg to meet with Ryan Aument, David Zimmerman, and representatives of DEP. They had a long discussion and DEP responded with a letter to both the Borough and the Township. A letter is also expected from Ryan Aument’s office. The Borough intends to invite the Township to a joint public meeting either the end of August or September. Gene expressed that he felt it was inappropriate how the meeting at Terre Hill Borough was handled but did note that the Borough residents left the meeting satisfied. Ms. Wiley noted that the Terre Hill Borough residents are not affected financially the same way they are. Ms. Wiley said she spoke to somebody at DEP and was told that East Earl is only required to provide sewer to Goodville and that the Spring Grove and Union Grove area have not been listed as problem areas. She explained that she did not misunderstand what she was told. She spoke to a woman for an hour and a half and she repeated to the woman what she was being told to make sure she understood. Ms. Wiley said she has heard it would cost \$47,000 to connect and that is not cost effective. Jeff clarified that the \$47,000 was a value per EDU that was utilized to compare different sewer options when doing the Act 537 Plan for the Village of Goodville to determine the most cost effective option. It represented the 20 year present worth value divided by the number of EDU’s within Goodville for comparison purposes only. Jeff explained that the highest expected cost is approximately \$16,000. Scot also reminded everybody that the board has still not voted on the costs. Gene also pointed out that USDA has loans available for this specific kind of project to help residents. Ms. Wiley asked if there will be clarity of the DEP requirements at the public meeting with the Borough and the Township. Gene said he can request to have a representative from DEP and a representative from Ryan Aument’s office attend the meeting but he cannot guarantee that they will attend.

FINANCIAL REPORT:

The Financial report was read with \$27,598.55 in bills for approval.

Business Checking – Fulton Bank

\$48,833.39

A motion was made by Gene Pierce to approve the financial report and pay the bills, seconded by Scot Ash. Motion carried unanimously.

A motion was made by Harold Kilhefner to transfer \$100,000.00 from the loan to the checking account, seconded by Jason Firestine. Motion carried unanimously.

ENGINEER'S REPORT:

Property Acquisition: Bob Rissler spoke to the property owners near the Terre Hill treatment plant and it appears they are willing to work with the Authority to provide the necessary easements. ELA will meet with Loren Zimmerman regarding the property for the Frogtown Rd. pump station later this week.

ELA drafted a Request for Easement letter to Mr. Dise who owns the private drive property for Valley View Dr. ELA would like to hear any comments from the board regarding the letter.

Tom McDermott, 1442 Hayfield Dr. – At the last meeting, Mr. McDermott offered to talk to the Conestoga Nursery property owner. The property owner had a lot of questions but he did not say no. Jeff explained that it is looking like this area will be low pressure and a pump station would not be needed.

Project Design and Permitting: Geotechnical testing is expected to begin the week of August 28th. The Township road crew will help dig the test pits if they are available. Scott noted that if they aren't available, Justin, who works for the Authority is also an equipment operator and may be able to help.

Jeff informed the board that a decision needs to be made soon regarding low pressure or gravity lines in the Union Grove and Spring Grove area. Harold reported that the Day-to-Day committee discussed the options at their last two meetings. He noted that although they would all prefer to have gravity sewer in these areas, it appears the most cost effective way to go would be low pressure. They were also concerned about jeopardizing funding if the Authority would choose gravity. The Day-to-Day committee is recommending low pressure sewer in the area of Spring Grove and Union Grove.

Tom McDermott, 1442 Hayfield Dr. – Would the Authority be paying for the cost of the pump and the installation? *This has not yet been decided.*

Jeff noted that the cost to purchase and install the grinder pump and tank, control panel, and lateral to the main is approximately \$7,500-\$9,500. If the Authority pays for this, the USDA would like to see the work broken up so possibly a local contractor could get the work. The homeowner would need to provide 2 breakers for electric and the lateral from the tank to the house.

Gene asked how many units would be needed in the Union Grove and Spring Grove area. Jeff said there are 76 units in that area but there would also be approximately 100 units needed in Goodville and there could be people on the gravity part of the system who would need a grinder pump. Gene asked if this cost was included in the cost for the original 537 Plan. Jeff replied that it was not included in the original cost but there will also be savings because the original plan called for gravity in this area. Gene asked why the Authority doesn't look at covering gravity laterals also. Scot said he wouldn't want to accept, possibly, 100 year old laterals that were not built to Authority standards. Jason asked if a low pressure system will last as long even though it is the most cost effective. Jeff said it should last 100+ years. There was also concern about the grinder pumps becoming obsolete. Jeff explained that manufacturers try to develop new pumps that will fit into existing tanks.

Dave Horst – Would the areas slated for growth also have low pressure sewer? *Ken explained that it really depends where the area is located in the system.*

Harold Kilhefner made a motion to move ahead with low pressure sewer in the Spring Grove and Union Grove area, seconded by Scot Ash. Motion carried unanimously.

The board then discussed who would pay for the tank, pump and the installation including the lateral to the main. It was noted that the homeowners are responsible for the lateral from the tank to the house and the electric. Gene feels that until it is clear if the Authority will receive grant money that the Authority should not agree to be responsible for these costs because it would increase the cost of the entire project. Gene asked to see an analysis of the cost reduction because of changing from gravity to low pressure and the cost addition to install the grinder pumps and tanks.

Terre Hill WWTP: Jeff explained that the board needs to decide if they are going to demolish the old building and tanks on this property once the new pumps station building is complete. Jeff noted that removal of these facilities could reduce or eliminate the need for storm water management for the property. He also noted that it would reduce any potential liability and eliminate any future costs. The old fence should be removed and possibly sold as scrap steel. A new vinyl coated chain-link fence is planned. ELA is recommending demolishing all buildings and tanks and would like a decision from the board by the next meeting. Jeff estimated the demolition cost to be \$50,000-\$75,000.

Nelson Groff – He would recommend getting a more realistic number since this is another addition to the cost of the overall project. *Jeff agreed it would make sense to get a quote.*

Jeff asked the board if they would like to appoint a Building Committee. This committee would review the plans as they come available. It was questioned if the Day-to-Day committee would be able to handle this. Ken noted there are advantages to having Bruce on the committee.

SOLICITOR’S REPORT:

Brad reported that Frank is working with the bank on the transferring the East Earl Sewer Authority loan to the WVA. The bank requested some budget information. Denise noted that she sent the requested information to Frank to provide to the bank.

Brad also reported that there will be an executive session at the conclusion of this meeting.

DAY-TO-DAY COMMITTEE:

Harold reported that the Engineering Agreement with ELA has a few thousand dollars assigned for an architect to look at the renovation of the maintenance building for clerical offices. There is interest from the Township to expand the Township office building. The committee would like to reallocate the money to look into adding an office at the Township office. Scot would like to see both options assessed. It was noted that there is concern about having the Authority administrative office at the maintenance building because of customers possibly wandering around the property and equipment. Denise also feels it would be best to keep all administrative personnel in one building. Harold Kilhefner made a motion to change the scope of work of the architectural review to look into an addition to the Township building instead of the maintenance building, seconded by Gene Pierce. Motion carried unanimously.

OLD BUSINESS:

Rate Study – The board received a revised rate study for scenario 1 ALT (sewer) which adjusted the flat rate to \$165 per quarter and the metered rate was adjusted to match. After some discussion a motion was made by Scot Ash to approve sewer rate Scenario 1ALT Exhibit 8S for 2018, seconded by Randy Miller. Motion carried unanimously. A motion was made by Gene Pierce to approve water rate Scenario 1 Exhibit 8W for 2018, seconded by Scot Ash. Motion carried unanimously.

Gene Pierce moved to adjourn the meeting to an executive session at 8:27 p.m., seconded by Randy Miller. The next meeting will be held on September 7, 2017, beginning at 6:30 p.m.

Respectfully submitted,

Denise A. Bensing

Cc: Scot Ash
Harold Kilhefner
Scott Marburger
Randy Miller
L. Eugene Pierce
Kenneth Witmer
Jason Firestine
Thomas McDermott
Bradford J. Harris, Attorney
East Earl Township
Terre Hill Borough
Robert Rissler
Jeff Sweater, Consulting Engineer
Gary Martin, Becker Engineering
Frank Mincarelli, Blakinger Thomas