

## WEST EARL WATER AUTHORITY

### MEETING MINUTES

April 2, 2018

#### **ATTENDANCE**

Jeff Zimmerman, Phil Machonis, Bob Youndt, Curtis Miller, and Dale Kopp (ARRO)

#### **CALL TO ORDER**

Phil Machonis called the meeting of the West Earl Water Authority to order at 7:00 pm.

#### **APPROVAL OF MINUTES**

Motion was made Jeff Zimmerman, seconded by Curt Miller to approve the March 5<sup>th</sup> Authority Minutes. All in favor, motion carried.

#### **PUBLIC COMMENT/GUESTS:**

- Sandy Kime (ELA) representing Bobby Rahal Dealership was in attendance requesting the Authority's approval in eliminating a previously recorded easement left over from the proposed Home Depot meter pit. Motion was made by Bob Youndt, seconded by Jeff Zimmerman to eliminate the previous easement. All in favor, motion carried. Dale Kopp is to notify the Authority's Solicitor of the decision.
- Sandy Kime also presented the proposed roadway improvements to Oregon Pike in front of the proposed Bobby Rahal Dealership. Penn Dot is requiring the widening of the road way and the Township is requiring side walk. The existing 12" water main will largely be located outside of the proposed sidewalk. Jeff Zimmerman advised that if repairs are required to the existing water main the sidewalk may get damaged and the Authority does not want to be responsible for replacing sidewalk. Dale Kopp is to notify the Authority's Solicitor, so a clause can be added to the Agreement making the property owner responsible for sidewalk replacement in the event that the water main needs repaired and the sidewalk gets damaged.
- David Meese (Diehm & Sons) and property owner, Scott Monger briefed the Authority on the proposed subdivision at 205 East Main Street and the need for any additional EDU for the additional lot. Motion was made by Jeff Zimmerman, seconded by Bob Youndt to approve the additional EDU of domestic water capacity.

#### **NEW BUSINESS:**

- T-Mobile forwarded correspondence stating they were terminating the previous agreement. Jeff Zimmerman inquired if all their equipment has been removed. During the meeting, Jeff Zimmerman forwarded the termination letter to the Authority's Solicitor for her input.
- The Authority requested the Township Manager to forward an invoice to DS Waters for purchase of an additional 50 EDUS.
- The Authority is requesting that the Township provide a water consumption report on all Commercial/Industrial customers for the past 4 quarters and be available at the May 7<sup>th</sup> meeting

#### **ENGINEER'S REPORT**

##### **THM Removal System**

- Dale Kopp advised the Authority that the THM Removal System project received PA DEP's approval on February 20<sup>th</sup> and PPL's approval. The project is now ready for public bidding. The proposed advertisement date is Friday, April 6<sup>th</sup>, which would allow bids to be secured by the May meeting. The Authority was in agreement.

##### **Marlee Properties**

- ARRO has reviewed the Land Development plans and a comment letter dated March 28, 2018 has been uploaded to the Township's 'One Drive'. The Authority previously approved the domestic water capacity request for 4 EDUS and notified the owner that the public water system could provide fire demands of 1,010 gpm with a duration period of 60 minutes with a residual pressure at the connection point on Oregon Pike of 25.4 psig.

##### **Carriage House at Brownstown Business Center (15 South State Street)**

- Adam Hall of PPA Realty Group has provided a site plan prepared by CGA Architects showing a proposed caretakers building located in the rear of the building lot. The existing building is to house up to 10 small businesses on the first floor and 2 apartments on the second floor. It is ARRO understands that the caretakers building will also house 2 apartments. Township records show the currently property has an allocation of only 1

EDU. It was ARRO's opinion that 4 additional EDUs will need to be purchased for the four proposed apartments. The Authority was in agreement. Additionally, the existing building is currently served by one ¾' water service which will need to be upgraded to serve all the intended purposes. Water pressure at the site is approximately 69 psig.

#### **TREASURE'S REPORT**

##### **Payment of Bills**

- Motion was made by Bob Youndt, seconded by Curt Miller to pay the following bills. All in favor, motion carried.
  - ARRO Consulting, Inc. (\$3,782.50) – Regular Account – THM Removal System
  - ARRO Consulting, Inc. (\$441.35) – Regular Account
  - Verizon (\$110.14) – Regular Account

#### **MEMBER BUSINESS**

- None.

#### **ADJOURNMENT**

On Motion by Jeff Zimmerman, seconded Curt Miller, the meeting was adjourned at 8:40 pm. All in favor, motion carried.

Submitted  
Dale H. Kopp