

WEST EARL WATER December 3, 2018

ATTENDANCE

Phil Machonis, Jeff Zimmerman, Bob Youndt, Shawn Erb, Curtis Miller and Dale Kopp (ARRO) were in attendance.

CALL TO ORDER

Phil Machonis called the meeting of the West Earl Water Authority to order at 7:02 pm.

APPROVAL OF MINUTES

Motion was made Shawn Erb, seconded by Bob Youndt to approve the November 5th Authority Minutes. All in favor, motion carried.

PUBLIC COMMENT/GUESTS:

- None

OLD BUSINESS:

- LGH Agreement with WEWA and WET was presented for signing. This agreement was previously reviewed but not signed. Curt Miller expressed concern that the agreement was transferable to the next owner, should LGH sell the property. Josele Cleary explained that the agreement protects all parties, but that it also is transferable to the subsequent property owners of the LGH tract. Motion was made to sign the agreement by Jeff Zimmerman, seconded by Shawn Erb. Motion carried by a 4 to 1 with Curt Miller voting against it.
- T-Mobile: Per the Authority's request at the November 5th meeting, the Township manager forwarded an invoice in the amount of \$6,356.43 to T-Mobile for the time period of April thru December 2018. T-Mobile had not responded to the Authority's correspondence asking them to confirm that all their equipment has been removed from the Hilltop Drive site, as required by the Agreement. Curt Miller has called twice and sent at least 3 emails during November and didn't received any response from T-Mobile.
- Township Building Water Service: Per the Authority's request at the November 5th meeting, the Township manager had the Township Building's well tested (both raw and treated) for pH, hardness, and nitrates. The test results showed that raw water hardness was 23 grains, pH of 7.26 and nitrates 6.7 Mg/l. The initial treated water test showed 23 grains of hardness with a pH of 7.14. Softener was manually regenerated and retested with harness result of 1 grain. It is apparent that the softener is not automatically regenerated. Dale Kopp stated that he understood the well pump with stainless steel impeller only lasted 4 months. Bob Youndt suggested that the well pump may have been damaged by electrolysis, and if the well pump is ever replaced again, the electrical supply line should also be replaced. The Authority suggests that the Township put someone in charge of the water conditioner. The Authority authorized ARRO to estimate the costs of the proposed water main extension to serve the township building based off the results of the rock drilling and unit price estimates provided by a recent quote.
- Talmage 2nd Water Supply: Dale Kopp reported that Webber Surveyors previously researched deeds and subdivision plans of the former trolley right-of-way (from School Lane to the Township Park) and could not determine ownership of the trolley right-of-way. ARRO made contact with PPL and was able to be connected to PPL's local right-of-agent (Dan Gerber) during November and Dan promised to look into the trolley easement that currently includes PPL's power lines. Dan got back to ARRO in late November and said he could find no documentation on the on the right-of-way easement. He assumed that PPL jumped on the old trolley easement when the trolley system was abandoned. The Authority members were in agreement that a secondary supply line across the Conestoga River (along South State Street) should be installed within the next 5 years.
- Fairmont Water Service: Authority will reopen consideration for water supply to Fairmont area.
- Agreement with City of Lancaster, Manheim Township, and West Earl Water Authority: The Authority believes the agreement expires in 2020 and would like to have a copy of the Agreement to review at the January 2019 meeting. Dale Kopp stated that he can provide a copy.

NEW BUSINESS:

- Audit Information: The Authority briefly reviewed the audit and would like a representative from the firm to attend a future Authority meeting to go over the audit and clear up a couple of items.
- Akron Hill Tank: Jeff Zimmerman has received the screen material to close-off the top of the tank and provided a proposal from Mar-Allen Concrete Products to install the screen for \$2,650.00 Authority with a cost for the materials and the labor for installation for \$2,650.00. Motion made by Bob Youndt to accept Mar-Allen's proposal, seconded by Shawn Erb. Motion carried unanimously.

- Keystone Custom Homes: Jeff Zimmerman heard some talk of a possible new development in West Earl that Keystone Custom Homes is promoting. The Authority is asking if the Township Manager is able to share any details.

ENGINEER'S REPORT:

- DS Waters: Recently mentioned that they may want to purchase additional water capacity in 2020. The Authority would like the Township Manager to inform DS Waters that they have additional capacity but will need a formal request from DS Waters in the number of EDUs. 1 EDU is equal to 191 gallons per day.
- THM Removal System – Bid was awarded to Derstine on November 30, 2018.
- Brownstown Commons Lots 4 & 5: Developer has no plans to develop lot 5 (medical facility) at this time and will be concentrating their efforts on lot 4 (daycare facility). The Developer would like to postpone the domestic and fire service reviews for lot 5 when this gets closer to being developed. ARRO recommended that a note be added to the plan set, stating that the Water Authority have an opportunity to review the domestic and fire service requirements prior to the lot being developed. Authority was in full agreement.

TREASURE'S REPORT

- Shawn Erb went over the balance sheet and reported on this month's bills:
 - ARRO Consulting, Inc. (\$849.29) Consulting Services – Regular Account
 - ARRO Consulting, Inc. (\$1,140.99) Water Distribution System Mapping – Regular Account
 - ARRO Consulting, Inc. (\$760.47) THM Removal System Rebidding – Regular Account
 - Brown, Schultz, Sheridan, & Fritz (\$1,495.00) Auditing Service – Regular Account
 - Verizon (\$110.14) – Communications (Regular Account) – Regular Account
 - ARRO Consulting, Inc. (\$558.50) Brownstown Commons Lots 4 and 5 – Escrow Account

Motion was made by Curt Miller, seconded by Bob Youndt to approve payment.
All in favor, motion carried.

MEMBER BUSINESS

- Shawn Erb verified bank account balances.
- Phil Machonis meet with ARRO Consulting to execute the THM Removal contract with Derstine
- Jeff Zimmerman picked up the screen material for the Akron Hill Tank

ADJOURNMENT

On Motion by Bob Youndt, seconded by Shawn Erb, the meeting was adjourned at 9:20 pm. All in favor, motion carried.

Submitted
Dale H. Kopp