

WEST EARL WATER AUTHORITY
MINUTES
January 6, 2020

ATTENDANCE

Phil Machonis, Jeff Zimmerman, Shawn Erb, Bob Youndt, Robert Buckwalter (WEWD), and Dale Kopp (ARRO) were in attendance.

CALL TO ORDER

Phil Machonis called the meeting of the West Earl Water Authority to order at 7:01 pm.

REORGANIZATION

Motion was made by Bob Youndt, seconded by Jeff Zimmerman to reorganize as follows:

Chairman: Phil Machonis
Vice Chairman: Jeff Zimmerman
Treasurer: Shawn Erb
Secretary: Bob Youndt
Member: Curt Miller

All in favor, motion carried.

RE-APPOINTMENTS

Motion was made by Bob Youndt to retain the same Engineer, Solicitor and Auditor as the previous year, seconded by Shawn Erb. All in favor, motion carried as follows:

Engineer: ARRO Consulting, Inc.
Solicitor: Morgan Hallgren Crosswell & Kane
Auditors: Brown Schultz Sheridan & Fritz

APPROVAL OF MINUTES

Motion made Bob Youndt, seconded by Shawn Erb to approve the December 2, 2019 Authority Minutes with the following revisions:

- Under Member Business: Add Curt Miller's name to those who attended the Joint Sewer and Water Authority meeting and delineate that the joint meeting was advertised. In addition, remove Jeff's name at the end of the sentence.

All in favor, motion carried.

PUBLIC COMMENT:

None.

NEW BUSINESS:

- Cloverbrook Development: With the two remaining undeveloped lots, the streets and the water main extension (constructed for the development), being planned to be sold, therefore the following motion was made:
 - Motion made by Jeff Zimmerman, that the Board of this Authority (1) authorize the release of the Bond (No. 6715) issued to this Authority by United States Surety Company dated October 11, 2006 to serve as financial security for completion of the improvements required by the Final Subdivision and Land Development Plan for Cloverbrook Development, Inc., recorded at Subdivision Plan Book J-223, Page 86, conditioned upon the posting of substitute financial security in the amount of \$13,431.00 in a form acceptable to the Authority Solicitor and (2) authorize execution of an amendment to the extension agreement relating to such plan to reflect the substitution the financial security and the name of the developer posting the substitute financial security.

Shawn Erb seconded the motion. All in favor, motion carried.

- Nolt Well Rehabilitation: Dale Kopp presented a cost opinion of \$24,668.00 for the rehabilitation of the Nolt Well. The cost includes both engineering and construction costs. ARRO solicited costs from both Eichelbergers and Sensenig Weaver, however Sensenig Weaver does not do well rehabilitation work. Eichelbergers cost estimate was in the \$ 16,000 range, which is below the \$ 21,000 threshold requiring public bidding. Jeff Zimmerman requested that ARRO also reach out to Myers Bros to secure another estimate and stated that Mar-Allen could also provide a quote if Myers doesn't do this type of work.

Dale Kopp informed the Board that this work would be best down during the winter months, when the ground is frozen and the least amount of impact with the property owner. Eichelbergers has informed ARRO that they could start as early as the week of January 20th.

Motion was made by Bob Youndt, seconded by Shawn Erb to have ARRO proceed with the rehabilitation work from the lowest quote and qualified contractor. All in favor, motion carried.

- Green Acres Trailer Park: Dale Kopp received a call from Irving Pyfer (717 367-5109) who expressed interest in connecting the trailer park to the public water system. The trailer park contains 54 trailers and generally each equipped with their own washer/dryer. Mr. Pyfer said the laundry mart would remain on his well, as DEP doesn't care about well water use at the laundry mart. Mr. Kopp had previously encouraged him to attend the January 6th Authority meeting and make his request to the Board; however Mr. Pyfer did not attend.

Mr. Kopp explained that a water main extension of approximately 660 feet would need to be installed to serve this property. And the most logical route would be from the Dogwood Drive tank site and extending along the southern property line of the Maple Farms Nursing Care facility to the trailer court. Jeff Zimmerman agreed to open discussions with the property owner of Maple Farms.

- Brownstown Business Center (15 South State Street – former RGS office): Dale Kopp stated that he had received building plans and a letter from Adam Hall (PPA Realty Group) on December 17th, stating that they were proposing to convert the previous RGS office building into 10 office suites with one containing a hair salon on the first floor and 2 apartments on the 2nd floor. Mr. Hall's estimated water consumption for the modified building was 600 gallons per day. The township has confirmed that this property has only 1 EDU of purchased water capacity. This proposal was a little different from their proposal in March 2018 where they were also converting a garage into a care taker's home. Apparently the existing building has already undergone some improvements without a building permit. On December 18, 2019, the Township informed Mr. Hall that this is a commercial use so it would fall under the 2015 IBC which means installing a sprinkler system. Mr. Hall was informed by ARRO on December 30th, that an escrow account needed to be established with the Water Authority prior to any reviews taking place and that he was to contact the Township for details.

On January 6, 2020, ARRO received a letter (forwarded by the township by email) that the plans have changed whereby the 2nd floor would be converted into 2 office suites (in lieu of 2 apartments) with a revised estimated water consumption of 430 gallons per day. Mr. Kopp stated that a consumption rate of 430 gallons per day would equate to 2.25 EDUs and since the Authority doesn't sell fractional EDUs the property would be assessed at 3 EDUs. Since the property currently has only 1 EDU of purchased capacity, there would be a need for the purchase of 2 additional EDUs.

The Authority generally agreed with the need for 2 additional EDUs but expressed some concerns about the hair salon and wants to know how many chairs before they make a final decision.

- WEWA/Akron Borough Emergency Water Interconnection: When WEWA secured the Borough's water mains in the Akron Hill area (North and South Conestoga View Drives and White Street) a number of years ago, there was an agreement signed by both parties that covered the ownership of water mains and valves. The two systems are still connected physically; however they are separated by closed valves. This was to be an emergency interconnection in the event either municipality experienced a severe water supply emergency. However, this interconnection has never really been tested to see if water could flow to either municipality. Mr. Kopp has asked Bucky to contact the water department in Akron to assist in testing the pressures of both water systems at the interconnection, as there is a fire hydrant that can be equipped with a pressure gauge so both water system pressures can be tested to determine if this interconnection has any value.
- Old Akron Road Booster Pump Station: This pump station supplies the Dogwood Drive elevated storage tank, which is planned to be taken out of service during the spring/summer of 2021 when the tank is repainted. We had planned on using a couple of trailer mounted pressurized tanks to maintain water service to the customers in the high pressure zone of the distribution system. Bucky raised the idea if it might be better to replace two of the pumps at the booster station with VFD controlled pumps, whereby the pressurized tank trucks would not be

needed anytime the tank needed to be taken out of service (now or in the future). ARRO contacted Dave Gettle of Kohl Brothers to get a budgetary cost of the pumps and controls, and received a conservative estimate of \$35,000. It may be possible for Bucky to install the pumps/piping as he did with the Oregon Pike BPS.

The Authority requested that ARRO look into the BPS modifications with more detail and report back next month.

ENGINEERS REPORT:

- **Bobby Rahal:** Dale Kopp reported that B.R. Kreider was observed operating a valve on the Authority's distribution system so they could start filling their recently installed water mains. B.R. Kreider's crew was informed that they need to call the water department to operate any valves on the public water system.

TREASURER'S REPORT

- Shawn Erb reported on this month's bills (Regular Account):
 - ARRO Consulting, Inc. (\$1,889.23) Consulting Services – Regular Account
 - Verizon (\$110.14) – Communications – Regular Account
 - WESA (\$39.72) – Advertisement for Joint Meeting – Regular Account
 - West Earl General Fund (\$1,530.00) – Software Computer Maintenance

- Shawn Erb reported on this month's bills (Escrow Accounts):
 - ARRO Consulting, Inc. (\$1,078.88) Brownstown Commons (Lot 4) – Escrow Account
 - ARRO Consulting, Inc. (\$262.50) Marlee Properties – Escrow Account

Motion was made by Jeff Zimmerman, seconded by Bob Youndt to approve all invoices as presented, with the exception of the \$1,530.00 for the West Earl General Fund until further clarification on this invoice.
All in favor, motion carried.

MEMBER BUSINESS

- On December 26th, Jeff Zimmerman, Phil Machonis, Bucky, Jenna Seesholtz, Butch Keppley, and John Ford met to discuss the Nolt Well.

ADJOURNMENT

On Motion by Shawn Erb, seconded by Bob Youndt, the meeting was adjourned at 8:42 pm.
All in favor, motion carried.

Submitted
Dale H. Kopp