

97 North Penryn Road
Manheim, PA 17545



Phone:(717) 665-4508
Fax: (717) 665-4105

**Minutes of the Meeting of March 19, 2024
7:00 p.m.**

ATTENDANCE:

Barb Horst
Lewis Jury
Phil Donmoyer
Cullen Ketcham

ALSO IN ATTENDANCE:

Mark Hiester, NWLCA Secretary/Treasurer (Zoom) Gary Gaissert, Pleasant View Community
Doug Zook, Inframark (Zoom) Dan Becker, Becker Engineering
Dan Hershey, Hershey Engineering Connie Weidle, Recording Secretary
Alex Piehl, RGS Assoc.

Call to Order- Vice-Chair, Barb Horst, opened the meeting at 7:00 p.m.

Reorganization

M. Hiester reported that Herbert Mattern, Jr. has formally resigned from the Authority.

A motion was made by L. Jury, with a second by C. Ketcham, to nominate Barb Horst as Chairperson. The motion passed unanimously.

A motion was made by L. Jury, with a second by P. Donmoyer, to nominate Cullen Ketcham as Vice-Chairman. The motion passed unanimously.

A motion was made by C. Ketcham, with a second by P. Donmoyer, to nominate Mark Hiester as Secretary / Treasurer. The motion passed unanimously.

A motion was made by L. Jury, with a second by P. Donmoyer, to close the nominations. The motion passed unanimously.

Public Comments – Alex Piehl, RGS Assoc., on behalf of Pleasant View Community, presented the request for waivers and asked to discuss the number of sewer and water EDUs needed for the Hershey Tract. Discussion took place relative to the request for the relocation of the public water line that was installed by the previous owner. The Board’s consensus was that since the requested waivers relate to technical issues, they would defer the requests to Dan Becker’s review letter. Further discussion took place concerning the number of EDUs needed to be purchased for sanitary sewer and public water. The recommended number by Becker Engineering is 86 sanitary sewer EDUs and 86 water EDUs based on the number of proposed units being built. Pleasant View Community requested the amount be 37 sewer EDUs and 52 water EDUs based on the units being senior living occupancy with a maximum of 2 residents in each unit.

A motion was made by C. Ketcham, with a second by P. Donmoyer, to table the matter of Pleasant View / Hershey Tract EDUs in order to seek legal counsel from the Authority Solicitor as to the legal ramifications in adjusting from the standards of the Authority’s Resolution. The motion passed unanimously.

A motion was made by P. Donmoyer, with a second by C. Ketcham, to approve the February 20, 2023 Meeting Minutes as presented. The motion passed unanimously.

A motion was made by C. Ketcham, with a second by P. Donmoyer, to approve the Treasurer's Report. The motion passed unanimously.

Communications - MAWSA

B. Horst reported on the following items:

- 90% of Penn Township meters have been replaced. They are still working on contacting the remaining customers that need to have meters installed.
- A damaged fire hydrant on Bucknoll Road was repaired.
- Grants for water projects have been received.
- A committee has been created to stay informed about what needs done with the lead and copper rule.

C. Ketcham asked about the billing problem that had occurred. B. Horst explained there was an issue for one month due to a system change.

Inframark Contract Operations Report

Doug Zook presented his monthly report and highlighted the following items:

- All required monthly water and wastewater compliance reports have been submitted and are included in the report.
- Pump 2 at the water treatment plant sewage pump station failed and was replaced with a spare.
- Annual wastewater treatment plant blower service was completed.

A motion was made by L. Jury, with a second by P. Donmoyer, to approve the Inframark Contract Operations Report. The motion passed unanimously.

Engineer's Report

Dan Becker highlighted the following items from his monthly Engineer report:

- Source Water Protection Program – Becker Engineering will submit the annual SWPP Report to PADEP before March 31, 2024.
- Pumping Station 1 – Lancaster County Commissioners awarded a \$500,000 grant to the Authority for this project.

A motion was made by C. Ketcham, with a second by P. Donmoyer, to conditionally authorize execution of the ARPA Grant Agreements conditioned upon review by the Authority's Solicitor. The motion passed unanimously.

D. Becker recommended PennVest to finance the remainder of the funds for the project and he provided a design/ permitting/construction schedule for the Board's review.

- Pleasant View Community Water System – The Authority granted Pleasant View's request to utilize 2 water meter pits through May 31, 2024. The developer's contractor installed the grinder pumping station on March 11, 2024 and testing of the gravity and LPSS laterals is scheduled for March 15, 2024. The developer needs to provide the grinder pumping station start up report to Becker Engineering.
- Avery Square – The developer constructed 6 more apartments than approved as part of the planning process. This will require the purchase of 6 more sewer EDUs.
- Penn Station Townhomes –

A motion was made by C. Ketcham, with a second by P. Donmoyer, to approve the Private Sewage Collection and Operation & Maintenance Agreement, the Agreement Providing for Grant of Easements, and the Memorandum of Understanding between the Authority and Penn Station Townhomes, LLC in the form presented at the meeting and authorize execution of the agreements on the condition that all members of Penn Station Townhomes, LLC sign the agreements or submit a resolution to the Authority signed by all members of Penn Station Townhomes, LLC authorizing Kenneth Lezzer to sign the agreements on behalf of the others. The motion passed unanimously.

- MCSD Middle School Athletic Fields – The School’s contractor notified Becker Engineering that the water service line is installed, but Becker was not notified in advance of the construction and did not witness the installation. Construction photos of the water line installation were requested for review.

- Lancaster Inn & Suites –

A motion was made by P. Donmoyer, with a second by C. Ketcham, to approve the Sewer Tapping Fees Agreement for Lancaster Inn & Suites. The motion passed unanimously.

- Chapter 94 Report –

A motion was made by L. Jury, with a second by C. Ketcham, to approve the Chapter 94 Report and authorize submission to PADEP. The motion passed unanimously.

- WTF PADEP Public Water Supply Permit Minor Amendment –

A motion was made by P. Donmoyer, with a second by C. Ketcham to authorize execution of the Water Supply Permit Minor Amendment Permit Application and submission to PADEP after the application is prepared. The motion passed unanimously.

- Discussion took place relative to the Penryn Preserve development and the need to provide sanitary sewer service even though it is outside of the Act 537 Planning Area. If this is submitted to PADEP the Township may be forced to provide service to the areas in the Act 537 Plan. C. Ketcham asked if the Authority will need to look at expanding the wastewater plant with all of the new developments and servicing of the Act 537 Plan areas. D. Becker responded, yes, the Authority would have to look at expanding. Discussion further took place concerning the areas that are a part of the Act 537 Plan and the projected costs for those areas.

A motion was made by P. Donmoyer, with a second by C. Ketcham, to approve the Becker Engineering Report as presented. The motion passed unanimously.

Township Manager’s Report

- The Board discussed the Red Rose Detail Nonresidential Waste testing relief request. D. Becker reported that the last sampling was within the required limits but testing has not been done for consecutive quarters. The permit says they must sample until the end of the permit in March 2026.

A motion was made by C. Ketcham, with a second by P. Donmoyer, to deny the request as outlined in the Red Rose Detail letter dated March 6, 2024 requesting relief from further testing for the Nonresidential Waste Program. The motion passed unanimously.

Adjournment

A motion was made by C. Ketcham, with a second by P. Donmoyer, to adjourn the meeting at 8:56 p.m. The motion passed unanimously.

Respectfully Submitted,
Connie Weidle, Recording Secretary