

Weaverland Valley Authority

Meeting Minutes

June 10, 2019

The Board of the Weaverland Valley Authority (“Authority”) met at the East Earl Township building 4610 Division Hwy, East Earl, Lancaster County, Pennsylvania on June 10, 2019. Chairman Ken Witmer called the meeting to order at 6:30 p.m.

The following Board members were present: Ken Witmer, Harold Kilhefner, Jason Firestine, Scott Marburger, Gene Pierce, and Tom McDermott. Also present were Gary Martin, Becker Engineering; Julian Mazero, ELA; Bruce Crabb, Operations Supervisor; and Denise Bensing, Administrator.

MINUTES: A motion was made by Gene Pierce, seconded by Jason Firestine, that the minutes of the May 13, 2019 meeting be approved as submitted. The motion carried unanimously.

CORRESPONDENCE:

1. M. J. Reider lab reports (Shady Maple) May. Gary noted that there will not be a surcharge for May.
2. Borough of Terre Hill – Notification of sidewalk repair/replacement. The repairs/replacements must be completed by Sept. 30, 2020. Locations noted: College Ave pump station (Oak Lane side), College Ave. pump station (College Ave. side), and Linden St. pump station.
3. East Earl Twp. – Acknowledgment of clean review letter for Subdivision & Land Development plan.
4. East Earl Twp. – Approval for use of Precast Rd. for detour plan. Noting Conestoga Creek Rd. will be posted with weight limit sign. Scott noted that they will post Conestoga Creek Rd. for local delivery only instead of weight limit.
5. DEP – The Earl Township Sewer Authority project was recognized as complete. It was also noted that DEP would like to see more information from WVA in the Chapter 94 report.
6. Becker Engineering – Lancaster Pole Buildings Review letter #1.
7. Becker Engineering – Twin Springs follow up letter noting the manhole covers need to be cleared of all paving materials.
8. Diehm & Sons (Edge Investments LLC) – Plans to develop Lots 4 & 5 in the Twin Springs Industrial Park. They purchased 2 EDUs of sewer capacity. The plans will be reviewed by Gary and Bruce.
9. Blakinger Thomas – Hasse, 622 Wide Hollow Rd were notified that they are not required to connect because their principal building is more than 150’ from the water and sewer mains. It was noted that although they are not required to connect, they contacted the Authority and would like to connect to the public sewer only. Bruce also explained that this is the only property that the work was not completed and asked who is responsible to complete this work. It is estimated that the necessary work would be under \$1,000. The board agreed that since the facilities in this area were put in with a grant that this should probably be the responsibility of the Authority. Gene Pierce made a motion to provide the same level of service that the others received but if anything additional is requested it would be at the homeowner’s expense, seconded by Harold Kilhefner. Motion carried unanimously.
10. Blakinger Thomas – Crosson, 1263 East Earl Rd. Notification of Writ of Execution.
11. Blakinger Thomas – Innes, 708 Rancks Church Rd. Notification to Mortgage Company of the liens on the property.

ADMINISTRATIVE REPORT:

Denise received a quote from Budget Blinds for blinds for the addition. The quote was for \$1,020.50. The blinds have a 5-year no questions asked warranty as well as a lifetime (7 years) warranty. Denise has not had time to measure the windows and get other prices. Scott Marburger made a motion to accept the quote from Budget Blinds, seconded by Tom McDermott. Motion carried unanimously.

FINANCIAL REPORT:

The Financial report was read with \$121,950.79 (Sewer \$90,657.98 Water \$31,292.81) in bills for approval.

Water & Sewer Collection Fund	\$24,931.30
Business Checking Water Fund - ENB	\$100,000.00
FDIC Insured Sweep Account – Water	\$687,453.55
Construction Account – ETSA Upgrades	\$984.99
FDIC Insured Sweep Account - Sewer	\$2,836,861.04
Business Checking Sewer Fund - ENB	\$250,000.00
Business Checking – Fulton Bank	\$238.46
FDIC Insured Sweep Account – Fulton (May Balance)	1,006,873.86
Joint WWTP Business Checking – Fulton Bank	2,500.00
Fulton Bank Loan Balance	\$987,910.00

A motion was made by Scott Marburger to approve the financial report and pay the bills, seconded by Tom McDermott. Motion carried unanimously.

ENGINEERS’ REPORT:

Gary Martin

Constructability Review: Gary noted that the review currently scheduled for Mid-August may need to be pushed back based on the ELA engineer’s report which now says bidding is expected October or November. Scott noted that this project was expected to be bid by this time so why are the plans not complete. Also, if Becker is expected to provide a quote to oversee the project they should be provided with the plans to be able to provide a quote. Julian explained that the plans are still being completed because they haven’t gotten through all of the USDA comments and the subs are also finalizing their plans. Ken expressed his concern that with the date getting pushed back and if the completion date will still be satisfactory to DEP. Julian explained that he has had discussions with USDA and told them they need a commitment because they need to update the schedule in July. Gene asked what percentage is complete. Julian believes the plans are 90-95% complete. With the budget completely spent, it would be expected that the plans were complete or at least 98% complete. It was stressed that the Authority is consistently receiving bills but is not seeing the progress to go with them. Julian will discuss the progress of the plans with Jeff. Gene asked what percentage of the design would be adequate to do a constructability review. Gary feels that at 95-98% they would be able to begin a review. Gene requested of Julian to find out exactly where the design progress is and exactly when it will be ready for review. Julian committed to have adequate design progress to be able to provide drawings to Becker by Aug. 1, 2019. Julian also noted that the consent order deadlines will be updated when the dates on the permit are amended.

Timberline Estates: Gary still needs to contact Frank regarding the conflicts within the easements.

Capital Improvement Plan: Gary completed a simple item by item list and provided it to ELA on May 25th.

DEP NOV letter response: Gary drafted a letter, reviewed it with Bruce and distributed it to the board for comments. If there are no comments, the letter will be provided to DEP by Wednesday.

Twin Springs Lot 13 (Weaverland Coal): Gary will contact the owner and inform them that the easement needs to be modified and recorded.

Transfer of Terre Hill WWTP NPDES Permit to WVA: This has been submitted to DEP. Waiting for a response from DEP.

SRBC/DEP Permitting: The Terre Hill Wells #1 and #3 have been registered with SRBC. Becker will work with the WVA staff to gather the THB historical data to be able to quantify peak and average daily well usage in order to establish permit withdrawal volumes. Becker is still working with Suez Water to find the most efficient method to add anti-corrosion

chemicals to the Terre Hill system. The feasibility study is due to DEP by August 16th. Becker expects it to be ready for the July meeting.

Julian Mazero

Highway Occupancy Permit (HOP): ELA will submit the Township’s approval and request to PennDOT as submitted.

Property Negotiations: Jeff, Denise, Ken, and Gene met with Conestoga Wood Specialties to discuss some of their concerns. They had a few main concerns. One concern was if there would be strong odors from the WWTP. Jeff explained that there should not be an odor issue if it is properly operated and if it isn’t organically overloaded. Another concern was that measures are in place to avoid CWS operations from being shut down. Jeff assured them that there are adequate notes in the construction drawings and construction specifications to deal with these situations. CWS also discussed a possible landscape buffer along the south side of the WWTP to screen CWS from the WWTP. This screening is not required by zoning but it could possibly be an Eagle or Boy Scout project.

USDA Funding: Additional information was submitted to USDA but ELA has not heard back from them yet. The Day-to-Day committee met with ELA to discuss the Construction Management Proposal. Gene asked if Becker will submit a proposal. Gary said they will gladly submit a proposal but without the plans they can’t submit an accurate proposal. Gary feels the board needs a concept of what is involved in managing a project like this. He emphasized that construction management will be a large part of this project. Gary recommended appointing a committee. A committee was formed to oversee the project. The committee members will be Gene Pierce, Tom McDermott, Scott Marburger, and Jason Firestine. Ken appointed Gene Pierce as the committee chairperson.

SOLICITOR’S REPORT:

Frank Mincarelli (via email)

Mandatory Connections: Frank received an email from the East Earl Township solicitor informing him that the Supervisors voted to exempt the one-room school house on Wide Hollow Rd. from having to connect to public water and sewer at their May 14th meeting on the grounds that it is a very unique case. Frank also wrote to the guardian for the property owner at 576 Red Run Rd. requesting that he advise him of the option which the landowner has elected to pursue with respect to connection of the property. Frank has not received a response.

Accounts Receivable:

Binsfeld liens – Mr. Binsfeld’s attorney was notified of the board’s decision to waive a portion of the interest if paid in 60 days. Frank was informed that the liens will be paid by July 13th.

Chadni, LLC liens – Frank prepared a payment plan in which Chadni will pay \$919 per month. The 5th and final payment will have the accrued interest added to it.

Innes liens – The sheriff has been unable to serve Mr. Innes because they believe the property is vacant. Frank will ask the court to approve alternate service by newspaper publication and posting the property. As soon as this is approved and service is complete, sheriff’s sale procedures can be initiated.

Crosson liens – Lien foreclosure proceedings have been initiated.

Bobbagoy liens - Lien foreclosure proceedings have been initiated.

LPB Real Estate, LLC: Frank prepared a developer’s agreement per the engineer’s review letter. The amount to be deposited for engineer and legal costs still needs to be determined. Once completed Frank will forward the agreement to the developer’s engineer for review.

OPERATIONS REPORT:

Bruce reported that there were no violations at the treatment plant. There was a clog in the low-pressure main valve on Route 23 near New St. The type 2 manhole was replaced with a type 3 manhole. The operations staff assisted the Earl Township staff with a sanitary sewer pipe collapse. The PLC issues at the Twin Springs well house are believed to be fixed. It appears there were some faulty wires. There was a water main break which was determined to be the developer’s responsibility. Lead and copper was sampled in Terre Hill and Bruce is continuing to work on compliance with the Method 334.0. It was noted that the water meter hasn’t been installed at the Terre Hill Borough office building. Jason will check on the delay.

DAY-TO-DAY COMMITTEE:

Harold reported that the committee met with ELA to discuss the construction management proposal. The committee also discussed the Cross Connection and Backflow Prevention program offered by PA Water Specialties.

NEW BUSINESS:

PA Water Specialties Cross Connection and Backflow Prevention Program – Denise and Bruce met with some representatives from PA Water Specialties. They discussed their program and explained that there is no cost to the Authority. Jason said he never heard of this company. Although the board feels the Authority should consider a program like this they feel it would be better to manage a program like this ourselves.

Electric Providers: The contract with Hudson Energy will expire this fall. Tom and Denise have been in contact with a couple of providers. The best price for an 18-month contract, which would align the Terre Hill area and East Earl area contracts, is with AEP which is at a rate of \$0.05253/kWh. Gene Pierce made a motion to sign the contract with AEP Energy for the 18-month rate of \$0.05253, seconded by Harold Kilhefner. Motion carried unanimously.

UNFINISHED BUSINESS:

Wide Hollow School, 596 Red Run Rd. – A copy of the East Earl Township minutes reflecting the decision of the Board of Supervisors to not require the Wide Hollow School to connect to public water and sewer was received. Gene Pierce made a motion to authorize the return of the water and sewer capacity effective at the end of the June 30, 2019 billing cycle, seconded by Harold Kilhefner. Motion carried unanimously.

Wide Hollow Rd./Red Run Rd. Connections – Property owners are gradually contacting Denise to complete the Service Application and Easement form. As the forms are complete, the properties will be activated.

Having no further business, Harold Kilhefner moved to adjourn the meeting at 9:07 p.m., seconded by Tom McDermott. The next meeting will be held on July 8, 2019 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
John Stoltzfus