

**EPHRATA AREA JOINT AUTHORITY  
MINUTES – MARCH 10, 2022**

The Ephrata Area Joint Authority met on Thursday, March 10, 2022, at 7:00 PM, in the Council Chambers of Borough Hall, 124 S. State Street, Ephrata, PA.

In attendance were Thomas Reinhold, Chairman; Gary Landis, Vice Chairman; Steve Sawyer, Treasurer; Greg Schmuck, Assistant Treasurer; as well as Members Timothy Barr and Clark Stauffer.

Also in attendance were Scott Hughes, Gannett Fleming; Attorney Aaron Zeamer, Russell, Krafft & Gruber, LLP; Michael McKenna, Secretary; Debra Bartow, Assistant Secretary; Stephen Morrison, Chief Utilities Engineer; Scott Mohn, Water Chief Operator; and Stephanie Fasnacht, Recorder.

The following visitors were present:

- Ted Cromleigh, Diehm & Sons, Inc. (Hackman Living Trust)
- Lisa Gable, 300 Hackman Road, Ephrata
- Mike Gable, 300 Hackman Road, Ephrata
- Denise Hackman, 50 Hackman Road, Ephrata

**Call to Order**

Chairman Reinhold called the meeting to order at 7:00 PM.

**Adoption of Agenda**

Mr. McKenna provided confirmation of the following:

1. The meeting agenda was posted on the Borough's website and at Borough Hall no later than 24 hours in advance of the time of the meeting.
2. The meeting agenda included a listing of each matter of Authority business that will be or may be the subject of deliberation or official action at the meeting.
3. There were no changes made to the meeting agenda after it was posted.
4. The meeting agenda was made available to individuals in attendance at the meeting.

Chairman Reinhold asked if there were any requests to add a matter of Authority business to the meeting agenda. Seeing none, Chairman Reinhold asked for a motion to accept the meeting agenda as posted. Mr. Barr moved and Mr. Schmuck seconded to approve the meeting agenda as posted. The motion carried unanimously.

**Approval of Minutes – February 10, 2022**

Mr. Landis moved and Mr. Schmuck seconded to approve the meeting minutes of February 10, 2022. The motion carried unanimously.

**Visitor Comments**

With no visitors in attendance wishing to address the Board, Chairman Reinhold moved onto the discussion of the Financial Reports.

### **Financial Reports**

After a brief discussion of the financial reports, Mr. Stauffer moved and Mr. Schmuck seconded to receive and file the financial reports. The motion carried unanimously via roll call vote.

### **Payment of Bills**

After a brief discussion of the payment of the bills, Mr. Schmuck moved and Mr. Stauffer seconded to ratify the payment of the bills. The motion carried unanimously via roll call vote.

### **Action Items**

**a. Unbudgeted Capital Expenditure: Church Avenue Water Line Tie In Upgrade**

Mr. Stauffer moved and Mr. Barr seconded to approve the unbudgeted capital expenditure to connect the existing water mains at each end and provide a parallel line to the existing 6" line in Cloverbrook Drive. The total cost of the project is \$19,473.30: (1) Materials: \$9,573.30 and (2) Equipment and Labor Expenses: \$9,900.00 (SM Johns & Son Construction, LLC). The motion carried unanimously via roll call vote.

**b. QualTek Wireless: Landlord Consent/Authorization for Permit Application – AT&T Cell Site - Lincoln**

Mr. Stauffer moved and Mr. Schmuck seconded QualTek Wireless' request to update the equipment to support its wireless telecommunications network at the site address of 1301 Apple Street (Lincoln), Ephrata, subject to them obtaining the necessary permits. The motion carried unanimously.

**c. Diehm & Sons, Inc.: Hackman Living Trust – Proposed Public Water Service**

Mr. Stauffer moved and Mr. Schmuck seconded to approve a lateral service line to Lot #1 subject to review by Staff with a deferral of any requirements to connect to a main line resulting in the extension of the lateral service line, as well as any costs associated with doing so, until the development of Lot #2. The motion carried unanimously.

Prior to the vote, there was discussion regarding the initial request of water service for two residential lots by extending the 12" main across Hackman Road and running along the frontage of the two proposed lots as well as water service for the remaining land (with no plans currently in place for development). Mr. Sawyer inquired if this request would extend a dead end or create a dead in the system; in which, Mr. Cromleigh, Diehm & Sons, Inc., confirmed it would create a dead end. Several Board members expressed their concern of creating another dead end in the system resulting in a discussion of possible alternative solutions to provide water service which included addressing Mr. Stauffer's concern of the required daily flushing of the line causing poor conditions in the field (which is the location of planned flushing), as well as Mr. Schmuck's inquiry as to the location of the meter pit which may be a deciding factor of connecting to a service line or establishing a well on the property.

**d. Medveczky Associates, Ltd.: Royer Building – Fire Service Tap**

Mr. Stauffer moved and Mr. Sawyer seconded to table Medveczky Associates, Ltd.'s request to add a 2" diameter fire service to the existing 4" diameter domestic water service in the Royer Building until Staff: (1) Determines if a tapping fee is required;

and, (2) Conducts a review of prior Board actions denying similar requests (i.e., new construction versus existing buildings). Attorney Zeamer advised that if the Board chooses to vary from past views, a waiver can be granted to the requestor. The motion carried unanimously.

### **Discussion Items**

#### **a. PLGIT Term Investments**

Ms. Bartow provided a brief overview of the Authority's PLGIT financial investments advising that in order to take advantage of rising interest rates, funds have been invested in four different maturity tiers. Current yields vary from 0.21% to 1.10%.

#### **b. 466 North Reading Road**

Mr. McKenna advised Attorney Zeamer recently forwarded him an email he received from Scott Cover's attorney sharing concerns regarding his client's inability to complete the construction of the basin due to issues caused by the requirement of daily flushing of the water line. Attorney Zeamer advised while there has not been a direct ask of the Authority at this point, he is looking for additional information prior to making contact with Mr. Cover's attorney to obtain his purpose for sending the email.

Mr. Sawyer advised that Mr. Cover has been asking Ephrata Township to release his financial security being held for the project; however, due to the basin not being completed according to the plan, Mr. Cover's request has been denied several times by the Township. Mr. Sawyer further advised that Mr. Cover is blaming the issue of not completing the basin per the specification requirements is due to the flushing of the water line making it difficult to do so. Attorney Zeamer thanked the Board for the additional information and advised he will make contact with Mr. Cover's attorney to further discuss the matter.

### **Operations Report**

Mr. McKenna introduced Scott Mohn to the Board and advised he is to be promoted to Water Operations Manager after action at the March 14, 2022, Borough Council Voting Session. Mr. McKenna then introduced Stephen Morrison and advised he is to be promoted to Director of Utilities after action at the March 14, 2022, Borough Council Voting Session. Mr. McKenna advised that both Mr. Mohn and Mr. Morrison will be in attendance at upcoming EAJA meetings.

Mr. Mohn advised that Operations are continuing to be busy dealing with ongoing leaks throughout the system causing demand challenges. Mr. Mohn further advised there are known leaks at two trailer parks stating, "... we are at their mercy" until they fix the leaks. Mr. Mohn stated he has seen a recent decline in demand at one of the trailer parks and is hopeful that issue has been resolved; however, Staff will continue to monitor the situation. In concluding his report, Mr. Mohn advised that cleaning of both the Pine Street and Walnut Street tanks is scheduled to being on April 11<sup>th</sup>.

Mr. Stauffer inquired if the trailer court management does not fix leaks in a timely manner causing demand issues to the system if their water service can be turned off; in which, Attorney

Zeamer advised if there if the system experiences a real challenge, water service can be turned off to the park putting pressure on the trailer park management to fix the leak in a timely manner.

**Next Meeting Date**

The next meeting date is Thursday, April 14, 2022.

**Adjournment**

Mr. Schmuck moved and Mr. Landis seconded to adjourn the meeting. The meeting was adjourned at 8:21 PM.

Respectfully submitted,

Michael R. McKenna, MPA  
Secretary

SJF