

**EPHRATA AREA JOINT AUTHORITY
MINUTES – APRIL 14, 2022**

The Ephrata Area Joint Authority met on Thursday, April 14, 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; Greg Schmuck, Assistant Treasurer; as well as Member Clark Stauffer. Absent were Steve Sawyer, Treasurer, and Member Timothy Barr.

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

The following visitors were present:

- Richard Stauffer, 341 Clay School 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. Mr. Landis advised he would like to add a topic regarding the County Commissioner's proposal for their distribution of ARPA funds to the meeting agenda. Chairman Reinhold asked for a motion to accept the revised meeting agenda. Mr. Stauffer moved and Mr. Schmuck seconded to approve the revised meeting agenda. Motion carried unanimously.

Approval of Minutes – March 10, 2022

Mr. Stauffer moved and Mr. Landis seconded to approve the meeting minutes of March 10, 2022. 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. Schmuck moved and Mr. Landis seconded to receive and file the financial reports. Motion carried unanimously via roll call vote.

Payment of Bills

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

Action Items**a. Medveczky Associates, Ltd: Royer Building – Fire Service Tap (Tabled from March 10, 2022, Meeting)**

Mr. Landis moved and Mr. Stauffer seconded to approve the request to add a 2” diameter fire service to an existing 4” diameter domestic water service conditioned upon that it must remain in a space inaccessible to tenants and it is for a 2” diameter service only with any larger services needing to be reevaluated . Motion carried unanimously.

Prior to the vote, Mr. McKenna advised the Board heard a request at their March 10, 2022, meeting to add a 2” diameter fire service to the existing 4” diameter domestic water service at 13 N. State Street (the Royer Building). Mr. McKenna further advised if the Board grants approval for the combined fire and domestic line, the owner would be required to pay a fee of \$10,195.00 for the 2” fire service line with the fee including: \$8,000.00 distribution fee; \$1,000.00 special purpose fee; and \$1,195.00 for a 2” meter.

b. Ephrata Crossing Phase 4: 2” Water Meter Pits

Mr. Stauffer moved and Mr. Schmuck seconded to approve the request to install a 1.5” meter in a plastic meter pit for a commercial use conditioned upon submission and approval of shop drawings prior to the installation to allow verification that the meter access will be through a manhole lid that will allow the insulated plug to be installed. Motion carried unanimously.

Prior to the vote, Mr. McKenna advised Mr. Stauffer, the developer for Ephrata Crossings, is requesting to install three plastic meter pits for three uses that each requires a 2” meter in another section of the development. Mr. McKenna further advised that the meter pit is part of the customer’s owned and maintained facilities; therefore, if problem develops within the plastic meter pit, it will be the owner’s responsibility to maintain and/or replace it.

Mr. Stauffer provided clarification regarding the concerns from both Staff and the Board reiterating the use of plastic meter pits is common advising they have been around for a long time. Additionally, Mr. Stauffer advised there is a significant reduction in cost to install a plastic meter pit as well as noted the product is readily available.

c. Unbudgeted Capital Items

1. Mr. Landis moved and Mr. Schmuck seconded to approve the purchase of Meter Reading Equipment (2 Handheld Devices and Cradles) at a cost not to exceed \$30,000.00. Motion carried unanimously via roll call vote.

Prior to the vote, Ms. Bartow advised that the current meter reading equipment is at its end of life and unrepairable. Ms. Bartow further advised that it is a priority to purchase new meter reading equipment resulting in the request being brought before the Board.

2. Mr. Stauffer moved and Mr. Schmuck seconded to approve the unbudgeted capital item of a cost increase for the Well 4 Membrane Replacement Project from \$26,000.00 (budgeted) to include an unbudgeted amount of \$30,000.00 bringing the total cost of the project to \$56,000.00. Motion carried unanimously via roll call vote.

Prior to the vote, Ms. Bartow advised that there is currently \$26,000.00 budgeted to complete Stage 1 of this project (96 membranes); however, Operations is looking to also complete Stage 2 (48 membranes) of the project resulting in the request for approval of the cost increase being brought before the Board. Mr. Mohn additionally advised that the supplies are readily available resulting in this project being able to be completed while other projects have been put on hold due to the supply chain issues being experienced.

d. ARPA Funds

Mr. Landis referenced a newspaper article regarding the disbursement of ARPA Funds from the Lancaster County Commissioner's Office. Mr. Landis advised that areas of safety, including public works, water and sewer, will be given high priority for receipt of the funds. Mr. Landis suggested two issues he felt were worth looking into to see if funds could be received to address including: (1) Water Supply/Pressure to Clay Township and (2) Elimination of Dead Ends.

Mr. McKenna advised that on April 13, 2022, the County Commissioners "rolled out" their process for possible receipt of the funds. Mr. McKenna noted it was said funds would likely go to smaller infrastructure projects.

Attorney Zeamer advised it was his understanding that the application needs to be submitted by August 31, 2022, with a project completion deadline of December 31, 2024. Attorney Zeamer commented with Staff currently in budget season, it would be beneficial for them to look at what projects could be submitted that meet the designated criteria. Attorney Zeamer further commented, "... the earlier you get the application in, the better."

Mr. Stauffer requested a member of Staff to call the County Commissioners Office to see what money is available so as not to submit too costly of projects for funding. Attorney Zeamer additionally informed Staff it is not unreasonable to request a meeting with one of the County Commissioners to discuss the importance and relevance of possible projects being considered for submission.

Mr. Morrison commented that replacing water mains is a priority project which does meet the criteria. Ms. Bartow advised Staff does have upcoming budget meetings scheduled and will discuss this matter further.

Operations Report

Mr. Mohn, in referencing the Water Supply/Pressure to Clay Township comments, advised he wished to clarify there was "plenty of water" available for the fire that occurred at the Weaver Nut Company emphasizing that the issue was the "pulling of the water" to that specific area. Mr. Mohn additionally advised that a proposed Capital Project is for a survey to see what can be done to address and that particular issue.

Mr. Mohn noted the following personnel changes in the Water Department:

- Mario Asencio: Promoted to Water Chief Operator
- Dimitrius Dennison: Promoted to Water Operator I
- Jose Polanco: Water Operator II (New Hire - May 16, 2022)

Mr. Mohn noted the start date of the Pine/Walnut Tank Project has been moved to May 9, 2022, with a new completion date of July 2022.

Mr. Mohn, advised that David Bonkovich, in completing a sweep of a designated area for possible water leaks as Staff noticed an increase in demand, discovered one large water leak, as well as several small leaks, which Public Works personnel will be repairing. Mr. Mohn extended his appreciation to both Mr. Bonkovich and the Public Works Department stating, "... they are doing a great job" in resolving the system's water loss.

Mr. Mohn reminded the Board of the new lead and copper regulations advising samples will begin to be collected soon.

Mr. Stauffer, addressing Mr. Mohn, inquired as to the status of nitrate levels; in which, Mr. Mohn advised the levels have been good with no issues.

Next Meeting Date

The next meeting date is Thursday, May 12, 2022, at 7:00 PM.

Adjournment

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

Respectfully submitted,

Michael R. McKenna, MPA
Secretary

SJF