

EAWA WORK SESSION MEETING MINUTES
March 4, 2015 - 6:30 PM

1. CALL TO ORDER:

The EAWA Board meeting was held in the Meeting Room at 211 W. Hummelstown St. and was called to order at 6:30 P.M. by Dr. C. Dale Treese. Members present: John Buch, Keith Murphy, Del Becker, Jeff McCloud, Rick Erb and Chuck Brewer. Also present were George Alspach, Solicitor; Peter Lusardi, Engineer; Gene Haldeman, Operations Manager; Steve Bixler, Operations Supervisor; Mike Skelly, Manager and Michele Powl, Administrative Clerk. **Other Attendees:** Rich Sheidy, Todd Cirelli, White Oak Mills; and Tony Scicchitano, General Counsel for DAS Companies Inc.

2. PUBLIC COMMENT: None.

3. REPORTS:

Manager's Report: Presentation by Todd Cirelli, White Oak Mills - Cirelli stated that White Oak Mills was approached by Mrs. Brubaker about purchasing her property at 323 W. High St. He said by White Oak Mills acquiring 323 W. High St. it would create a straight access to EAWA's property making it easier for large equipment to maneuver and provide a secondary exit for White Oak Mills trucks. White Oak Mills would purchase the property, complete curb work, demolish the building and make all necessary improvements at their expense. In exchange for the investment and the right-a-way into EAWA's facility, White Oak Mills wishes to obtain the parcel located behind EAWA's garage to create a secondary exit for their trucks and an entrance for EAWA's vehicles. Cirelli said it would cost approximately \$250,000 for all the improvements. Treese asked how much of the parcel they would need. Cirelli said it would depend on the setback requirements, but White Oak Mills would need to get as close to the garage as possible to make the access work for their trucks. Murphy mentioned to Cirelli that when this was discussed previously EAWA was not interested because of the existing garage. He said if EAWA needed to expand the garage that is the only place to do so. Murphy stated the Board needs to decide what will be done with the garage and the old water treatment plant. Treese asked Cirelli about the timeframe. Cirelli said he needs to advise Mrs. Brubaker either way because she expressed interest in making improvements or changes and would prefer not do so if the property were to be torn down. Becker asked Cirelli if he has discussed the plan with PennDot. Cirelli said that would be the next step if EAWA is willing to entertain the proposal. Treese said the Board will discuss and contact him at a later date.

David Abel's Land / Use of EAWA's Lane - Skelly said a few weeks ago EAWA received an email expressing interest from Mr. Abel about potentially using the lane adjacent to our existing reservoir as an emergency exit, which is being required for improvements that are being planned on Abel's land. Skelly said Tony Scicchitano can explain the improvements being proposed.

Scicchitano said DAS (owned by David Abel) operates Ironstone Ranch as an event venue and as a working horse ranch. He noted that 6 months ago DAS received an offer from the owner of the Star Barn to purchase the buildings and relocate them to Abel's land. He said DAS is looking to do this within the next 18 months, which would enable expanded capacity for events and allow the public to view the Star Barn for the first time in 50 years. The concept is to provide access to the property for the public to see what historical agriculture looked like and see the Star Barn in restored condition. He said the challenge is there is only one way in and one way out on Hollinger Ln. and in the event of an emergency; they would need to provide a way for the guests to exit and avoid emergency equipment. Scicchitano said they have looked at the adjoining lands and there is no possible way to add an emergency exit. The easiest and least expensive way would be to use EAWA's existing lane to exit the guests (not to be used as an entrance) only in the event of an emergency situation. He said he has contacted both the Fire and Police Departments about what an emergency evacuation would like look and is awaiting their responses.

Scicchitano stated that DAS is proposing the following to EAWA: 1) EAWA grants a permanent easement to cross the Authority's land using the existing roughed in road in the event of an emergency; 2) DAS shall pay for and accomplish all such improvements that are required to the road by emergency authorities; 3) DAS will agree to share all costs of maintaining the road; 4) DAS proposes that the easement address only using the road for emergencies and periodic inspections to ascertain the condition of the road; 5) DAS proposes that the easement be mutual that EAWA would be able to use the Hollinger Ln. entrance road to access the rear of its land.

Scicchitano noted that there is an informal agreement that the Water Authority can use Hollinger Ln., but now a gate has been installed and closes after hours. He said a formal agreement would need to be worked out for the code to be given to the Water Authority. Murphy stated that it was his understanding that the Borough had a right-a-way with Mr. Hollinger. Scicchitano said he was not aware of such an agreement. Alspach said it is in the chain of title that references the private lane and the bridge dating back to 1929. Scicchitano said he will see that EAWA receives the code for the gate. Alspach stated that the condition of EAWA's lane is not good and asked if the other options wouldn't be better. Scicchitano said it is unclear if the other properties have existing lanes through the properties. He said he would need to look into it. Alspach asked if WDT has specified the exact requirements. Scicchitano said no. He said it is to be an emergency exit and WDT has not levied any requirements for the roads. Brewer questioned how it would work when guests would be traveling into the path of the emergency vehicles. Scicchitano said once an evacuation plan is worked out with the fire and police departments, then they will need to look at their own property as to how they will manage the width of the lane below the bridge to manage two lanes of traffic to accommodate emergency vehicles. Treese asked how Newville Road fits into the plans. Scicchitano said sometime in the future (3-5 years) they may be erecting the Belmont Farm barn. He said a road may be built through the property to connect all the venues that would exit onto Newville Rd. He said WDT is not requiring it at this time as it is a future endeavor.

Skelly said over 1 ½ years ago he met with the Facilities Manager of Ironstone Ranch about servicing the property with public water. He asked Scicchitano when DAS would be connecting to public water. Scicchitano stated that it would be at least 6 months before they know what their needs are. He said they have a lot of work to do and it would be about 18 months until the first guest arrives. He did mention that sewer and water is being planned for. Treese said the Board will discuss and contact him at a later date.

Draft Utility Performance Metrics - Skelly said data was collected and analyzed for EAWA's metrics. He discussed the information obtained with Chris Gibbons and Gibbons advised Skelly that the information could be condensed. Skelly said it is a worthwhile exercise because it will show how we perform compared to other utilities and will assist with the pre-budget meeting. Skelly said he will revise the metrics and provide a copy to the Board.

Operations Manager's Report: Haldeman mentioned the following items: 1) Pump at Well #7 was down due to a short in the pump. The pump is fixed and operating as normal; 2) Water main break on 1300 block of S Mount Joy St. was caused by the water line laying directly on bedrock without any fill; 3) Purchased new GIS mapping system. Murphy mentioned that there were six frozen meters for February and asked who pays for the meter. Haldeman said we replace the meter; however, the customer pays for the service call and a new meter.

Public Works Director's Report: None.

Engineer's Report: Lusardi said his analysis would be to replace the 4" and 6" water lines in the vicinity of N. Spruce St. and Bainbridge St. (near Masonic Dr. and Yorkshire Ct.) to improve fire flow. He said it would be approximately 4,900 ft. of water lines and the cost would be around \$500,000. Lusardi said he can provide more information at the April WS meeting. Brewer asked Skelly if he could include Lusardi's information with the April agenda packet. Skelly said yes.

- 4. UNFINISHED BUSINESS: 10 Year Anniversary Event** - Powl said everything is on schedule with planning the event. Treese asked if there is an invitation list. Powl said yes. Murphy requested that the Board receive a copy of the invitation list by April WS meeting to review.

Rain Barrel Sale and Seminar - Powl mentioned she provided the Board with a copy of the flyer for the sale and seminar. She said the grant that EAWA was planning to apply for did not receive funding this year. Powl stated EAWA is still intending on having the sale and seminar. She noted that there are three volunteers (Kristen - Penn State, Kate - Chesapeake Bay Foundation and Matt - Lancaster Conservation District) that will be conducting the seminar. Powl said customers will place orders for the rain barrels on EAWA's website and pick up after the seminar on May 2nd. Powl indicated the seminar will educate customers about rain barrels, rain gardens, native plants and ways to assist with clean water and manage storm water. Treese suggested contacting the Elizabethtown Chamber to post the event on their website. Murphy asked what the capacity is for the seminar. Powl said if the

response is greater than what we can accommodate in the Board room, the seminar will be moved to Cornerstone Ministries. Brewer asked if the rain barrels will have EAWA's logo on it. Powl stated that it was planned to purchase decals if EAWA received funding from the grant. Treese asked Powl to obtain prices for decals to be made with EAWA's logo for the rain barrels.

5. NEW BUSINESS: None.

6. BOARD MEMBER'S COMMENTS: Board agreed that it was great to have Haldeman back at work.

7. EXECUTIVE SESSION: Board adjourned the regular meeting at 7:30 pm and met in Executive Session directly after the meeting to discuss Personnel / Succession Plan and Real Estate. No decisions were made. Executive Session adjourned at 9:00 p.m.

8. ADJOURN: 7:30 PM

Action: "That the Board adjourns the work session meeting."

Motion: J. McCloud

Second: J. Buch

Approved

Respectfully submitted,

M. Skelly, Authority Manager

Approved at 04/13/15 Meeting