

EAWA WORK SESSION MEETING MINUTES
June 3, 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, Del Becker, Rick Erb, Jeff McCloud and Chuck Brewer. Absent: Keith Murphy. Also present were George Alspach, Solicitor; Peter Lusardi, Engineer; Wayne DeVan, PWD; Gene Haldeman, Operations Manager; Mike Skelly, Manager; Grace Miller, Business Manager and Michele Powl, Administrative Clerk. **Other Attendees:** Rich Sheidy, Jack Smith and Jake Olweiler.

2. PUBLIC COMMENT: None.

3. REPORTS:

Manager's Report: CRIM Capital Investments Recommendations - Skelly distributed to the Board the Planned Capital Budget along with recommendations from Fulton Bank and feedback from Chris Gibbons. Skelly said Board can discuss the information on Monday and Chris Gibbons will provide a presentation on Monday regarding all the work that has been done over the last 4 – 6 months.

Operations Manager's Report: Skelly said 2014 Consumer Confidence Report is complete. There were no violations of MCLs. It will be circulated / published on 6/5. Haldeman said he received a call from PA1 call system that EAWA received a score of 96-100 with Jason responding and marking the water lines. He said that is excellent.

Public Works Director's Report: None.

Engineer's Report: None.

4. UNFINISHED BUSINESS: Draft Policy for Separation of Shared Water Service –

Skelly stated it was discussed at the April meeting. He said Mount Joy Township had no problems with the policy. He said Elizabethtown Borough had no problem with the policy, but had a few questions that Skelly said he was able to answer. Skelly said West Donegal Township had concerns about what they would be expected to enforce. Skelly said he talked to Gene Oldham and Wayne Miller about the draft policy and their recommendation was that Skelly attend West Donegal's meeting on 6/8/15. Skelly said he was unable to attend due to EAWA's meeting being held on the same night. Skelly informed Oldham and Miller that there is no definite deadline or definite streets and it would be handled on a case by case basis. Brewer mentioned that EAWA will be absorbing some of the costs for the separation of shared water lines. Becker stated that there can't be a lot of properties in West Donegal Township. Haldeman said there may only be a handful of properties affected in West Donegal Township and none in Mount Joy Township; the majority of the properties would be in the Borough. Skelly noted that EAWA could do a

public campaign or outreach program to those with a shared service. Treese said the Borough has a street repair/resurfacing schedule planned 3 years in advance that will be shared with EAWA to assist in the process of separating the shared water lines. Treese said Board will review the policy at the WS meeting in July.

Conoy Crossing - Skelly said Phase 2B was discussed at the last meeting and as discussed previously the intent was that the next phase sequence would be Phase 3 to provide a definite link through this subdivision connecting Bainbridge Rd. to Maytown Rd. Skelly said it was brought up to EAWA's Board and the Borough (Planning Commission and Council). He noted that he attended the Borough Planning Commission meeting on 5/12/15 to express EAWA's concerns about the sequencing of the plans and that Borough Council may be discussing this week. Olweiler said they will be attending the Borough meeting tomorrow evening. Skelly mentioned that Jack Smith provided a two page summary on the status of Conoy Crossing and he and Jake Olweiler are in attendance to answer questions.

Jack Smith said the two page summary says it all. He said the biggest issue is the lender would like them to do whatever they can to pick up the pace of sales. Jack said he reviewed all the agreements and didn't realize that what they signed would bind them to proceed from Phase 1A to Phase 3. He said they recognize the issue to have the water line looped and get it done by the deadline, but he can't make promises. He feels it is still possible to meet the deadline. Smith said that with the site improvements already made, it will give them more bang for the buck to get 17 lots ready to go. He noted in Phase 2B that 4 of the 17 lots are pre-committed, which will enable them to pay down their obligation with Susquehanna Bank quicker. He said this is not designed to do anything else but move the project ahead as quickly as they can. He noted that their lender says they are under water at this time with the loan to value and all the partners have been putting money into the development. Smith said they have a signed agreement with the new builder for Phase 2B that says from the date that the site improvements are completed that they have to immediately buy 7 of the 17 lots. Smith said this may allow them to start construction on Phase 3 next year and loop the water line. Smith said they are not asking for an extension tonight, but may be back in the future. Olweiler said the loan to value ratio is what is hurting them. He said there was no value placed on the bridge but created a 140% loan to value. Smith said if they can get through these lots in Phase 2B, it will bring down the loan to value ratio. Treese said if Phase 2B was sold and recorded in 18 months it would still be beyond the deadline. Smith said they believe they will be able to get the bank's approval to get the plan recorded. He said the storm water and water lines would be the first to go in. Treese said EAWA needs another way to bring water to those homes for safety and supply. Olweiler stated that it is up to the Borough to approve plans. Treese asked Smith and Olweiler to keep EAWA informed. Smith said they are well aware of the October deadline and they will be back if they feel they can't meet the deadline because they can't do anything without EAWA's approval.

10 Year Anniversary Celebration - Treese stated that a script is being worked on about what to say and the details being worked out for the introduction and plaque ceremony. He said Powl, McCloud and all the staff has done a lot of work. He

mentioned that the two 2015 North Museum winners (Maya Rao and Alec Winpenny) will be in attendance to discuss their water projects. He noted that Maya won 2nd place in Pittsburgh at the International competition. Treese mentioned that a representative from Tri-County Conewago Creek Association will attend and EAWA will have a rain barrel on display to take orders. Treese noted that an additional parking space was added to the front of the parking lot.

- 5. **NEW BUSINESS:** None.
- 6. **BOARD MEMBER'S COMMENTS:** None.
- 7. **EXECUTIVE SESSION:** None.
- 8. **ADJOURN: 7:11 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 7/13/15 Meeting