

**EAWA BOARD MEETING MINUTES**  
**May 12, 2014 - 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: Keith Murphy, John Buch, Rick Erb, and Chuck Brewer. Absent: Jeff McCloud and Del Becker. Also present were George Alspach, Solicitor; Mike Skelly, Manager; Gene Haldeman, Operations Manager; and Michele Powl, Administrative Clerk.  
**Other Attendees:** Ogier Norris and Jamie Schlesinger.

**2. PLEDGE OF ALLEGIANCE TO THE FLAG:**

- 3. PUBLIC COMMENT:** Ogier Norris said he lives on Ridge Rd and he has been dealing with a situation for over 40 years in his backyard. He said when the water company stops running the pump on Hampden Rd. every 5 years for maintenance; the water comes up at a rapid rate and activates the spring in his backyard creating a pond. He said his main concern is that the water runs down into Mr. Brown's house which is for sale. He believes that the problem occurs because it takes four to six weeks to receive the parts for the pump and if the parts could be kept in stock, it would not create a pond in his backyard every time. He is asking the Board to provide some kind of relief from this recurring situation. Haldeman said Well #3 goes back to its natural flow in the ground and Mr. Norris' backyard is much lower than the level of the well so when the pump shuts down due to failure like it did, the water table comes back up as a high level that flows through the spring. Norris said his house was built in 1954 by another party and he purchased it in 1962. He asked when the well was installed. Haldeman said 1953. Norris said when he purchased the home, there was a pond behind his house with a dam and flow of a creek that assisted with the relief of the water but he had everything filled in so it is all level.

Buch asked how this can be resolved. Haldeman said the well pump is designed for that well and with his new maintenance plan he can have the pump on order and on hand to be able to replace the pump within a day. He said since the pump shorted out unexpectedly you can't have the parts or pump on hand because it takes the supplier four to six weeks to receive them. He said the pumps are expensive and not kept in stock. Brewer asked if anyone else is experiencing any problems. Norris said he didn't know. He said in the past that Mrs. Garber would get water in her basement but he didn't know if it was from this situation. Treese thanked Norris for bringing it to the Board's attention even though he thought Haldeman was aware of it. Treese told Norris that it would be discussed and Skelly would be in contact with him regarding any solutions. Haldeman said the property was redesigned, which is now creating the problem. Treese asked Haldeman to provide suggestions to the Board for a solution to the excess water at Norris' property.

**4. APPROVAL OF PREVIOUS MINUTES:**

**Action:** "That the Board approve the WS Meeting Minutes of 4/2/14 and the regular

Board Meeting Minutes of 4/14/14, as presented.”

**Motion:** J. Buch

**Second:** C. Brewer

**Approved**

Brewer commented that the minutes are thorough and accurate.

## 5. REPORTS:

### a. **Manager’s Report:**

**Hoffer and Wetzel Wells** – Skelly asked Haldeman to obtain 2 other quotes from well drillers to comply with the MAA due to estimate \$15K for job to abandon and close the wells. Skelly made phone calls to both parties (Hoffer and Reider). Mel Hoffer Jr. said they want to keep one of the wells active and he will discuss with his father about the timing to close the other wells (may not be until fall). Skelly said he is still waiting to hear back from Jack Reider. Alspach said he has agreements prepared for each party.

**2004 Bond** – Schlesinger said he worked at Concord Financial on the rate study with EAWA. He said he is now with Public Financial Management and wanted to present an option to the Board to refinance the 2004 bond. The option would allow EAWA to refinance the 2004 bond from a variable rate to another variable rate with the cost of refinance paid by Emmaus. He said the bond can be prepaid at anytime without penalties. The refinance could save EAWA approximately \$20K. Murphy asked what the capped percentage rate is for this option. Schlesinger said it would be around 10%. Murphy asked what our capped percentage rate is currently. Alspach said it is 5.75%. Murphy said we could end up paying more. Alspach said any savings is only because the PFM is paying \$41K for EAWA to save \$20K and Skelly would need to do a lot of work on the refinance. Treese said if the interest rate goes up, we lose. After some discussion, the Board decided not to pursue the option. Skelly will notify Schlesinger of the decision.

- b. **Operations Manager’s Report:** Haldeman informed the Board of a few items: 1) Water mains were installed, pressure tested, sanitized for Northfield Dr. (Brookridge development); 2) Water mains were installed for the next phase of Conoy Crossing and should be completed within two weeks. Haldeman thought the streets were dedicated by the Borough; however, Board members did not think the roads were dedicated and asked Haldeman to confirm with DeVan; 3) Stoltzfus has the pictures of the tanks and he is working on a quote for fixing the trap doors. Haldeman will provide the Board with quote and authorize the work to be completed; and 4) One of the weekly samples that was collected last week showed positive for bacteria (not affected by E. coli). Haldeman said they obtained three more samples: one from the W. Ridge tank, one located upstream from the tank, and one downstream from the tank. He said the samples were taken from 218 & 455 on W Ridge Rd. The sample from the tank and 218 were negative. The sample from 455 came back positive. Haldeman said he has to take a sample within so many houses and the only one they could get into was 455. He thinks the sample came back positive due to the conditions inside the

home. He said they cleaned the area as well as they could. Haldeman wanted verification that he needed to get three more samples because of the source testing positive so he called Jeff Cunningham (DEP); however, he was gone for the day. Haldeman said he called the DEP hotline and spoke to Dave, who advised him to obtain two samples in the area. Haldeman didn't agree with the information and left a message for Jeff Cunningham (DEP) on Monday to confirm the number of samples needed. Cunningham called Haldeman and confirmed that he needed to obtain another sample from 455, one sample upstream, and one sample downstream of the positive site. Haldeman said they obtained the samples today and will find out the test results next week. He said if the test results come back negative, we will have 30 days to notify the customers (by mail) that reside in the area of the W. Ridge tank of the positive test results. Murphy asked Haldeman what he thinks caused the positive test result. Haldeman said he thinks it was a bad sample and there could have been several factors that contributed to it. Brewer asked what the distance is that you can go upstream or downstream. Haldeman stated five connections. Haldeman said he would advise Skelly of the test results and he can inform the Board.

c. **Public Works Director's Report:** None.

d. **Engineer's Report:** None.

e. **Financial Reports:**

- i. Copies of Paid Bills statement (4/25/14) distributed with package (\$31,591.54 for balance).
- ii. Statement of Revenues & Expenditures for period of APR YTD, distributed with package. Income: \$1,286,910.93 (inc. fund balance), Expenditures: \$638,160.76 (inc. debt principal & interest).

**Action:** "That the Board accept the APR Statement of Revenues & Expenditures (Actual vs. Budget)."

**Motion:** J. Buch      **Second:** K. Murphy      **Approved**

**6. UNFINISHED BUSINESS: Stoneybrook Subdivision Phase 1B** – Treese said that the Board directed Alspach to retrieve the original agreement between EAWA and Stoneybrook as to what provisions were listed regarding the sale of the development. Treese said Board members should have received an email containing the original agreement between EAWA and the Stoneybrook. Treese stated that Gruber was to inform the developer of EAWA's policy and advise the Board of the developer's position at the meeting tonight. Treese asked Skelly if he had heard anything from Gruber. Skelly said no.

Board discussed the development and agreement at length. Skelly mentioned that he prepared a chart for the Board showing what dollar amounts have been paid and what is still owed on the development. He said Phase 1A is paid in full and Phase 1B has a balance of \$300K. Board agreed to advise Gruber that the new developer

or himself would need to obtain a LOC for this Phase 1B in the amount of \$153,360 to cover the tank fees for 54 lots and an addendum stating that the tapping fees must be paid for 11 lots each year regardless if the lots are sold or not. Board will wait to hear from Gruber.

**7. NEW BUSINESS:** None.

**8. BILLS PAYABLE:** Refer to Unpaid Report;

**Action:** "That the Board pay bills listed on statement of Unpaid Bills Detail (5/12/14), totaling \$203,741.45"

**Motion:** K. Murphy      **Second:** J. Buch      **Approved**

**9. BOARD MEMBER'S REMARKS:** None.

**10. EXECUTIVE SESSION:** None.

**11. ADJOURN:** 8:08 pm

**Action:** "That the Board adjourn the regular meeting."

**Motion:** J. Buch      **Second:** K. Murphy      **Approved**

Respectfully submitted,

M. Skelly, Authority Manager

***Approved at 6/9/14 Meeting***