



Elizabethtown Regional Sewer Authority Minutes

October 12, 2021

The Elizabethtown Regional Sewer Authority (ERSA) met at 6:30 PM at the public meeting room located at 235 Ersa Drive, Elizabethtown, PA with the following members in attendance: Ken Shaffer, Rick Erb, Al Sollenberger and Dave Sweigart. John O'Connell and Roger Snyder were absent. Also present were ERSA Manager, Nick Viscome; Solicitor, George Alspach and Engineer, Byrne Remphrey.

It was motioned by Sollenberger and seconded by Shaffer to approve the minutes of the August 10, 2021 and September 14, 2021 minutes. Motion carried.

Unfinished Business:

- A. Representatives of the Hershey Developers group were present to discuss the Hoffer Tract subdivision which contains townhomes and apartments. A draft of a developer's agreement was submitted to the Authority. The off-site improvement to enlarge the sewer lines leading to the Schwanger Road pump station was discussed at length. The developer proposed the following:
- The developer agrees to perform the improvements.
 - The developer wants tapping fee credits in the form of distribution reimbursement for each lot amounting to \$1,584 per lot.
 - The developer also discussed retaining the sewage underground and releasing it during non-peak hours.

Following discussion, the Board advanced the following concepts:

- The Authority would design and bid the construction of enlarging the necessary sewer mains.
 - The Board will accept a contribution from the developers which would reduce the impact and expense of enlarging the lines using prevailing wage.
 - The Board does not want to pursue the controlled release sewage.
- B. Viscome presented the first draft of the 2022 budget. The budget was developed by Viscome and reviewed by Shaffer. Viscome highlight a number of line items and will continue to amend the number each month until passage. Viscome discussed a number of budget related expenses. The expenses are listed below
- 4th employee – Viscome explained that the work load for the three existing employees has become overwhelming. The Board agreed that a 4th employee is needed.

Sewer rates – Viscome provided a chart which showed the sewer rates and the increases since 2012. After reviewing the chart, the Board agreed to raise the residential rate from \$150/ quarter to \$155/

quarter and raise the commercial rate for Mount Joy Township from \$11.25 per 1,000 gallons to 11.75 per 1,000 gallons.

Generators – Viscome and Remphrey discussed the need for three new generators at the following locations. Bossler #2 \$47,939, Colebrook Rd \$39,994 and Nolt Rd \$29,913. The Board discussed the fact that the existing generators are 40 years old and that if they broke down, it would be very expensive to replace. The Board authorized the purchase of all three generators.

Skid loader – Viscome presented two quotes for a skid loader. John Deere \$46,981 and Kubota \$45,015. The Board felt that there were significant benefits getting a skid loader. The Board approved this expenditure.

Phone System – This would be developed by Design Data our current IT provider. The system will cost \$5,770.50 to install and \$1,552 annually to maintain. The Board approved the expenditure.

- C. Viscome showed the Board a plan to install two commercial buildings in the Kmart parking lot near Market Street. No action taken.
- D. A letter from the attorney representing the owner of 2000 W. Main Street was discussed. At the September meeting, the Board rejected a request to fill the existing rear easement with removable storage buildings. This letter did not change the Board's rejection of the request.
- E. A letter was received from Dave Bitner for the Campus Road subdivision which contains 490 EDU's. The letter formally requests sewer capacity based on Remphrey's recommendation. Sewer capacity was granted provided all the conditions contained in Remphrey's sewer analysis and the need for a security and developers agreement.

Engineer Report:

Remphrey's written report is quoted as follows:

- A. Miller Rd Pumping Station –Remphrey discussed a new report for DEP which contained only one comment. Remphrey feels that we are close to getting all the needed permits and he is hoping to bid this project by the end of the year.
- B. Tiny Estates –The Authority is in receipt of a revised capacity request related to the connection of the 21 campsites to the ERSA system in conjunction with the first phase of Tiny Estates. It's also noted that a second phase with an additional 21 campsites would follow. The parcel would be tributary to the Schwanger Road Pumping Station, and the owner has requested that the capacity be based upon a ratio of 3 campsites: 1 EDU. The Authority's solicitor has prepared a draft agreement and CDM Smith is providing input as requested.
- C. Koser Subdivision – The Authority received a capacity request for 8 EDUs for a proposed subdivision located along Newville Road and Perry Street in West Donegal Township. In addition to 5 proposed lots, the proposed sewer facilities would pass 3 existing homes. The Authority issued a conditional capacity approval letter in May. CDM Smith reviewed plans and accompanying design information associated with the proposed low-pressure sewers and issued comments on 4/24/20. CDM Smith

reviewed a revised submittal and issued a conditional approval on 8/11/20. CDM Smith has also reviewed construction submittals and issued comments to the contractor.

In October 2021, Authority staff became aware that a contractor was installing a sanitary sewer associated with the Koser Subdivision. Although construction submittals had been provided, the contractor provided no notice to ERSA that construction was set to commence. Furthermore, the developer did not execute a developer's agreement, establish financial security or provide a notice to the Authority that construction was to begin. As a result, the vast majority of the sanitary sewer facilities were installed without any inspection by ERSA staff.

Treasurer Report:

Shaffer reviewed his budget performance summary sheet for the Board. He said that it is possible that the Authority will reach the 10 million mark in cash and investments. **It was motioned by Sweigart and seconded by Sollenberger to approve the treasurer's report. Motion carried.**

Bills Payable:

It was motioned by Sollenberger and seconded by Sweigart to approve the bills payable in the amount of \$62,023.50. Motion carried.

The meeting was adjourned 8:20 PM.