



Elizabethtown Regional Sewer Authority Minutes

October 11, 2022

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, John O'Connell, Dave Sweigart and Roger Snyder. Rick Erb and Al Sollenberger were absent. Also present were ERSA Manager, Nick Viscome; Engineer, Byrne Remphrey and Solicitor, George Alspach.

It was motioned by Snyder and seconded by Shaffer to approve the minutes of the September 13, 2022 meeting. Motion carried.

General Business:

- A. Viscome and Shaffer reviewed the first draft of the 2023 operating budget. At this point, we have projected a 3.2% increase in sewer rentals. This figure will be revised once decisions are made about rate increases for 2023. The following line items were discussed
- The cost-of-living rate will be decided after a salary survey is received and shared with the Board.
 - The Board pay will remain the same
 - Alspach's quarterly rate will increase to \$4,200.
 - Employee benefits amount to 21% of salaries.
 - Increased the Waste Water Treatment Plant to the Borough from \$825,000 to \$875,000 for 2023.
 - Vehicle fund contribution of \$25,000. The fund currently has over \$100,000. Discussion of another truck purchase.
 - The 2021 bond will retire at the end of 2025. This will add almost \$500,000 to the operations fund.
 - The amount of tapping fee line item for the 2023 budget will be reduced to reflect higher interest rates for 2023 and a possible slowdown in building.

The budget will be reviewed and updated every month until passage.

- B. The residential and commercial sewer rates were discussed at length. Following discussion, the residential rates for both townships will increase by \$5.00 from \$155.00 to \$160.00, a 3.22% increase. The commercial rates are different for each township and the Board has been slowly equalizing rates. Currently Mount Joy Township rates are \$11.75/1,000 gallons over the minimum. West Donegal Township rates are \$13.00/ 1,000 gallons over the minimum. The Board decided to equalize rates and increase Mount Joy Township's rate to \$13.00/ 1,000 gallons.
- C. Act 43 was discussed and the progress that was made with staff and our consultants. Our proposal is to change the billing from a flat rate per unit to a commercial billing based on the meter readings which is what the owner of the 260 apartment units has been wanting. We are waiting for the developer's reaction to our proposal.
- D. **It was motioned by Snyder and seconded by Sweigart to approve the meeting dates and times for 2023. Motion carried.**

- E. A letter from PMAA altering Authorities that acquisitions of public water systems are on the rise and the letter suggest that Authorities discourage elected officials from considering a potential buy out.

Engineer Report

Remphrey discussed the following:

1. Miller Road Pumping Station Expansion – A preconstruction meeting for the Force Main contract took place on 8/10/22, and CDM Smith continues to review contractor submittals, including shop drawings and request for information. The contractor (Anrich) began installing main in mid-September and has installed approximately 3,000 LF to date. Anrich demobilized in early October and will return in late October/ early November. In addition, CDM Smith and ERSA staff met with Elizabethtown Borough representatives on 9/29/22 to discuss the replacement of the existing terminal manhole and the future operational conditions of the existing force main.
2. 1925 Sheaffer Road – At its February 2022 meeting, ERSA Board approved the concept of serving Phase 1 of the project via Schwanger Road Pumping Station and Phases 2 and 3 of the project via the proposed pumping station associated with the Campus Road Tract. However, the current revision of the plans reflects the entirety of the development being connected to “Trunk A”. CDM Smith reviewed revised preliminary plans and Phase 1 final plans and issued comments. CDM Smith is also in receipt of a planning module package for Phases 2 and 3 and anticipates submittal of the associated plans shortly. CDM Smith will review revised plans upon receipt.
3. Westmount – ERSA approved capacity tributary sewer reservation fees in April 2022. In addition, the developer submitted a capacity request for a second phase of the project that would result in an additional 128 EDUs. CDM Smith performed a hydraulic analysis of the potential impacts of Phase 2 and issued a technical memorandum to ERSA and the developer’s engineer in early October outlining the findings, including the need to expand two segments of existing 8-inch main to 12-inch main.
4. Bear Creek Estates – CDM Smith is reviewing sanitary sewer plans for a 50-lot subdivision at 1319 Bear Creek Road and will issue comments upon completion. The developer is interested in reserving capacity.
5. Garner Property – CDM Smith and Authority staff determined that the Nolt Road station can accommodate the proposed project and informed the developer’s engineer of our determinations. The Authority approved 12 EDUs of capacity for the project, and CDM Smith issued a capacity letter. The developer recently paid tapping fees. CDM Smith provided input in March 2022 for a full planning module. CDM Smith is reviewing sanitary sewer drawings and a Water Quality Management application package and will issue comments upon completion.
6. 156 W Harrisburg Ave – ERSA received a capacity request regarding the potential construction of a warehouse at 156 W. Harrisburg Avenue in Rheems, which is part of the Sudano’s Produce facilities. In total, the project would require 20 EDUs, and ERSA staff are determining how much of that capacity is already tied to the property via prior uses. In addition, CDM Smith and ERSA

staff met with site representatives on 9/15/22 to discuss the closure of its onsite lagoon and the possibility of using the sanitary sewer system to dispose of the existing water in the lagoon.

Treasurer Report

Shaffer reviewed his monthly summary report. As of September, revenues are 99.5% of budget and our net ordinary income has a positive balance of \$204,362. Tapping fees continue to increase by \$62,921 or 152.8% of the budgeted amount. Our cash/investments continue to be positive by \$2,860,574 mainly because expenses from the Miller Road project have not been paid. **It was motioned by Sweigart and seconded by Snyder to approve the Treasurer report. Motion carried.**

Bills payable

It was motioned by Snyder and seconded by Sweigart to pay the monthly bills in the amount of \$146,208.58. Motion carried.

The meeting adjourned at 8:00 PM.