



Elizabethtown Regional Sewer Authority Minutes

November 8, 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, Al Sollenberger and Roger Snyder. Rick Erb was absent. Also present were ERSA Manager, Nick Viscome; Engineer, Byrne Remphrey and Solicitor, George Alspach.

It was motioned by Snyder and seconded by Sollenberger to approve the minutes of the October 11, 2022 meeting. Motion carried.

General Business:

- A. Viscome presented the third draft of the 2023 budget with minor changes. He said that he is monitoring the sewer rentals, wastewater treatment plant charges and depreciation numbers. Viscome then reviewed the potential revenues resulting from the increase in the sewer rentals which was made at last month's meeting. The increases result in over \$168,000 in sewer rental revenues. Viscome then moved to a sheet which compared current staff salaries to the two salary surveys provide to the Board. Viscome said that it is difficult to categorize positions of the salary surveys with current staff. After discussing the comparison sheet, he told the Board the he will update the salary schedule with the projected increase in the cost-of-living increase agreed upon by the Board.
- B. The first pay application from Anrich, the outfall sewer contractor, was presented to the Board. The amount of \$739,500.98 was for all the piping materials, mobilization and the sewer line work accomplished to date. **It was motioned by Sweigart and seconded by Snyder to approve the pay application number 1. Motion carried.**
- C. Resolution no. 2; establishing sewer rental rates for 2023 was tabled until the December meeting.
- D. An update regarding the lawsuit related to Act 43 was discussed. Mike Cassidy, ERSA special counsel, informed ERSA that our negotiations with the developer were received positively and that an agreement laying out various conditions would have to be worked out and agreed upon.

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 force main contractor (Anrich) began installing main in mid-September and has installed approximately 3,000 LF to date. Anrich demobilized in early October and returned on 10/31/22. ERSA is in receipt of the first application for payment. 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. CDM Smith has since prepared a concept sketch and detail of the changes and has requested pricing from the contractor.

2. Hershey/Hoffer Tract/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 revised plans for all three phases. CDM Smith is reviewing the revised plans and a Phase 1 cost estimate and will issue comments shortly. In addition, CDM Smith and ERSA staff are scheduled to meet with the prospective buyer of the project on 11/7/22.
3. Turnpike Road No. 2 Pumping Station Improvements – CDM Smith and ERSA staff met with the Bishop Woods developers on 5/3/22 to discuss the conceptual plan to expand the capacity at the Turnpike Road No. 2 Pumping Station, as well as the cost-sharing implications. The developers were amenable to concept, and CDM Smith has begun to progress with the design. CDM Smith is also assisting ERSA with an application for H2O funding through the PA DCED.
4. Development Activity - 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. 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. In addition, CDM Smith has reviewed preliminary plans and information related to the lagoon abandonment and issued comments.

ERSA staff and CDM Smith met with representatives of Pennmark regarding development (mixed commercial and residential) of the intersection of Rt 230 and Cloverleaf Road. In addition, Pennmark representatives forwarded copies of a 2003 sewer capacity agreement with MJTA that referenced the reservation of 57 EDUs at the time. The concept for the site continues to evolve, the latest version being exclusively commercial and approximately 140 EDUs in scale. The developer has established a review escrow, and CDM Smith is evaluating the connection of the entire development to its Colebrook Road PS basin.

5. Campus Road – CDM Smith met with developer’s representatives on 4/29/21 about a potential 480-unit subdivision at 1376 Campus Road in Mount Joy Township. CDM Smith performed an evaluation of downstream facilities to determine the need for offsite improvements to the sanitary sewer. CDM Smith issued the memorandum to developer representatives following the discussion at the Authority’s September meeting and has since shared it with Elizabethtown Borough’s engineer. The developer recently requested an increase from 480 EDUs to 490 EDUs, and CDM Smith does not anticipate any issues with that change at this time from the perspective of sanitary sewer capacity.

Treasurer Report

Shaffer reviewed his monthly summary report. In October, net ordinary income outpaced the budget by \$61,733. For the first 10 months, we have a positive net income of \$266,669 or 33% over budget. Our cash and investments amount to \$11,405,606 which is \$3,554,230 over budget mainly because we haven't used any of the funds for the Miller Road project. **It was motioned by Sweigart and seconded by Sollenbergerr to approve the Treasurer report. Motion carried.**

Bills payable

It was motioned by Sollenberger and seconded by Sweigart to pay the monthly bills in the amount of \$91,461.89. Motion caried.

The meeting adjoined at 8:00 PM.