



Elizabethtown Regional Sewer Authority Minutes

February 14, 2023

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, Rick Erb and Roger Snyder. 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 January 10, 2023 meeting. Motion carried.

General Business:

- A. Representatives of the 1925 Shaeffer Rd plan were present to discuss the status of their land development plan on phases 2 & 3. Remphrey, Viscome and Alspach told the group that several things need to happen before the plan can be signed. An improvement guarantee for the 1st phase needs to be submitted. Regarding the second phase, a developers agreement needs to be developed and approved by the Board. This agreement will outline the financial commitment necessary to complete the off-site improvements estimated to be 1.3 million dollars which will have to be guaranteed. Remphrey has developed a draft of these requirements.
- B. A final agreement between ERSA and Featherton was discussed. All parties agree to the terms of the updated agreement. **It was motioned by Sweigart and seconded by Snyder to approve the settlement agreement as presented. Motion carried.**
- C. Viscome presented a plan from Panattoni builders to construct a million square foot warehouse on Mount Pleasant Road in Mount Joy Township. Viscome gave the Board some information that he received from a briefing that was held a few weeks ago. He said that there will be 400 employees in the facility with 1600 vehicle trips per day. The sewer main will be extended from Steel Way to Mount Pleasant Road. Remphrey has yet to begin his review because we do not have an escrow amount yet. The is facility will use 5,600 GPD equating to 24 EDUs. This proposal will be discussed at future meetings.
- D. Viscome discussed the latest estimates for a storage building on the ERSA lot. The estimate is almost \$200,000. This price did not include prevailing wage. The project will have to be bid. The Board agreed to take the next steps beginning with selection of an architect.
- E. Viscome told the group that Forino, owners of the Bear Creek plan, want to buy all of the EDUs (40) for their development instead of paying the formula outline in the usual capacity agreement. The Board had no problem with modifying the capacity agreement.
- F. **It was motioned by Shaffer and seconded by Snyder to approve the pay application and change order no 3-1 for Garden Spot Mechanical for the Miller Road upgrade project. Motion carried.**
- G. Alspach described the Westbrook 4 plan and the fact that the developer purchased 50 EDUs in 2001 and 2004. At that time the developer paid \$4,400 per EDU which is more than an EDU costs today. The water EDUs were charged \$300 less than an EDU today. The developer agreed to pay \$300 for each EDU.

Engineer Report

Many of the items on Remphrey's report were discussed during the course of the meeting. Remphrey discussed the following:

1. Turnpike Road No. 2 Pumping Station Improvement – CDM Smith assisted ERSA with an application for H2O funding through the PA DCED and currently assisting ERSA staff in preparing comment responses related to the review of the application.
2. 156 W. Harrisburg Ave – CDM Smith and ERSA staff met with the 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 reviewed revised preliminary plans and issued a conditional approval letter on 1/30/23. CDM Smith understands that the developer has met with Elizabethtown Borough related to the lagoon abandonment proposal, but CDM Smith and ERSA have not yet been informed of the outcome of those discussions.
3. Catherine Hershey School – CDM Smith and ERSA staff met with representatives of a proposed Catherine Hershey School to be located in Mount Joy Township. While the preliminary design is ongoing, project representatives estimate the project would result in approximately 10 EDUs of sanitary sewer usage tributary to the Hershey Road Pumping Station.

Treasurer Report

Shaffer discussed the summary report. ERSA's net ordinary income for January 2023 has a positive balance of \$28,155 compared to budget. Shaffer also told the Board that he authorized the transfer of a million dollars from the escrow fund to the operational fund to help pay expenses related to the Miller Road station project. Shaffer believes ERSA can fund this project from the operations fund and not dig into ERSA's investments which currently stand at \$6,146,499. Shaffer also handed out a summary of our investments. This shows the mature dates and amounts and also shows the mix of investments.

It was motioned by Snyder and seconded by Sollenberger to approve the Treasurer report. Motion carried.

Bills payable

It was motioned by Sollenberger and seconded by Snyder to pay the monthly bills in the amount of \$294,622. Motion carried.

The meeting adjourned at 8:15 PM.