

**DALLASTOWN-YOE WATER AUTHORITY
175 E. BROAD STREET
DALLASTOWN, PA 17313
MEETING MINUTES
FEBRUARY 13, 2019 – 7:00 PM**

CALL TO ORDER

The February 13th meeting of the Dallastown-Yoe Water Authority was called to order by Authority Vice Chairman, Steve Malesker, followed by the pledge of allegiance.

MEMBERS PRESENT

Patricia Myers
Steve Malesker
Susan Sprague
Michael McGonagle

ALSO PRESENT

Connie Stokes – Borough Manager
Peter Ruth – Stock & Leader – Solicitor
Chad Kehew – Holley & Assoc. – Engineer
Joe Joines – Maintenance

ABSENT

Pat Callahan

ACTION ON THE 1/9/19 MEETING MINUTES

Motion: Ms. Sprague moved and was seconded by Mr. McGonagle to approve the 1/9/19 meeting minutes as presented.

Motion carried 4-0.

VISITORS

Scott Barnhart – 330 Dubs Church Rd., Hanover, PA
Paul W. Minnich – 100 E. Market St., York, PA
April Smith – 2830 Fiesta Dr, York, PA

- Scott Barnhart, from Burkentine Builders and Paul Minnich, Counsel for Burkentine Builders, addressed the Authority concerning a new project on Chapel Church Road and Yoe Drive called Hudson Ridge. A new water main, 9,253 linear feet, will need to be installed through the development which will connect to DYWA's system. They wanted to address the issue of that improvement and the tapping fee, plus present a solution to the Authority which they used with water authorities in other municipalities. In those instances, they installed the water main to serve the development at their expense which in turn off-set the tapping fee. It will be a townhouse development with approximately 456 units. 134 of the units will be kept by the builder with the remaining 322 units being fee simple. They are planning on connecting to DYWA's system at three places, starting on Chapel Church Road, to Yoe Drive, then looping through the development back onto Chapel Church Road. They are currently in the permit phase, dealing with York Township and the Conservation District and hope to start the project either late fall of this year or spring of 2020. Installation cost for the main will be approximately \$740,000.00 (\$80.00 per linear foot). They would like to deduct the main installation fee from the Authority's tapping fee per unit and pay the Authority the difference, which would be about \$128,000. Since this is the first that the Authority has heard any information on the development, the members would like to discuss it and confer with Attorney Ruth.

Mr. Barnhart & Mr. Minnich told the Authority that they will be glad to provide additional information to the Authority if need be and that they want to be as transparent as possible.

- April Smith from 2830 Fiesta Drive addressed the Authority concerning an issue with her water being turned off. When she came into the borough office to settle the issue, she spoke to Melody who told her once the water is shut off, the whole balance must be paid plus the turn on fee. She then asked to speak with a supervisor to discuss paying a portion of the bill at that time to get her water service restored. She was told that the supervisor was going to tell her the same thing. She then spoke to Connie who also said there was nothing to be done. Ms. Smith thinks there should be a better system and on a customer service standpoint, it is not fair business practice for a secretary to say what a supervisor can or cannot do. Attorney Ruth responded to Ms. Smith, stating that neither the Manager nor the Secretary have the authority to do anything about the bill. The authority lies with this board, who has given instructions to the staff as to how they are to respond in this type of situation. Her concerns will be taken into consideration for the future.

ENGINEER'S REPORT

- Mr. Kehew had nothing new to report concerning Cape Horn Crossing.
- At the January meeting, the Authority decided on the composite tank for Park Street and the next decision is the size of the tank. Mr. Kehew obtained information from Mid-Atlantic Storage, including pricing on the 500,000 gallon & 750,000 gallon tanks and inquired as to whether there was an additional size. Mid-Atlantic also has a 600,000 gallon size for which they supplied information. The 750,000 gallon tank is best as far as price per gallon. Mr. Kehew reviewed the franchise service area map of the Authority and there is quite a bit of developable land, mostly in York Township. With the possibility of growth, Mr. Kehew recommended going with the 750,000 gallon tank at \$2,150,000.00. Mr. Malesker asked if going with a larger capacity tank, would the Authority need to obtain a new allocation permit. Mr. Kehew feels that the only issue with the water allocation permit would have to do with the emergency interconnect with York Water. Mr. Kehew stated that a public water supply permit will be needed, which would encompass getting rid of the existing stand pipe tanks and replacing with whichever size tank the Authority decides on.

Ms. Myers asked if the new development at Hudson Ridge would affect the current allocation. Mr. Joines stated that current summertime usage is well under the allocation, so it shouldn't, but it might have to be re-visited a few years down the road when the development is finished.

After some discussion, the Authority decided to proceed with the 750,000 gallon tank. Mr. Kehew will get started on the permit application. He would like some feed-back from Mid-Atlantic and Jamie Stoltzfus on the location of the tank prior to submission for the permit with DEP.

There was also some discussion on the process for removing the existing tanks. Since the smaller stand pipe has nothing on it in terms of antennas, it would make sense to get rid of that tank first and keep the bigger stand pipe tank in service while the new tank is being built. After the new tank is finished, the cellular companies would be given a certain amount of time to transfer their equipment from the old stand pipe tank to the new tank before that stand pipe tank is removed. Mid-Atlantic sent their sub-contractor to meet with Mr. Joines at the Park Street site in order to get a price on removing the existing tanks. The price for dismantling and disposing of the smaller tank is \$57,000 and \$78,000+ for the larger tank.

Ms. Stokes estimated the cost of the new tank and demo of the old tanks at Park Street, plus raising the Denton tank at \$3.1M.

Mr. Kehew is stalled on information gathering for the raising of the Denton tank. He needs a good elevation shot from the top of the Denton tank in order to determine how much the tank should be raised. At that point he can go back to the contractors for pricing. He would like to include the raising of Denton in the same DEP permit application as the new Park Street tank, if at all possible.

- Concerning the emergency interconnect, Mark Snyder from York Water reminded the Authority that a water allocation permit will be needed.

SOLICITOR'S REPORT

- Concerning the emergency interconnect, Attorney Ruth has not heard from PUC about any additional appeals, so the next step is to meet with York Water.
- Attorney Ruth has not heard anything further concerning the hydrant issue with Yoe Borough since their solicitor filed a declaratory judgement action against the Authority.

MANAGER'S REPORT

- Tank Level Report
- Master Meter Reads

ANY OTHER BUSINESS TO COME BEFORE THE AUTHORITY

There was no other business to come before the Authority.

APPROVAL OF BILLS

Motion: Ms. Myers moved and was seconded by Ms. Sprague to approve the bills as presented.

Motion carried 4-0.

APPROVAL OF FINANCIAL STATEMENT

Motion: Mr. McGonagle moved and was seconded by Ms. Myers to approve the financial statement as presented.

Motion carried 4-0.

ADJOURNMENT

Motion: Mr. McGonagle moved and was seconded by Ms. Myers to adjourn the meeting.

Motion carried 4-0. 8:28 PM

Respectfully Submitted,

Susan Wertz