

DALLASTOWN –YOE WATER AUTHORITY
175 E. BROAD STREET
DALLASTOWN, PA 17313
MEETING MINUTES
April 8, 2026

CALL TO ORDER

The April 8th meeting of the Dallastown-Yoe Water Authority was called to order by Authority Vice Chair, Steve Malesker, followed by the pledge of allegiance @ 7:00PM.

MEMBERS PRESENT

Steve Malesker
Pat Callahan
Susan Sprague
Tim Ward

ALSO PRESENT

David Garabedian – Borough Manager
Joe Joines – Maintenance
Peter Ruth – Solicitor – Saxton & Stump
Staci Hartz – HRG – Engineer

ABSENT

Patricia Myers

ACTION ON THE 3/11/2026 MEETING MINUTES

Motion: Mr. Callahan moved and was seconded by Mr. Ward to approve the 3/11/2026 meeting minutes.

Motion Carried: 4-0

VISITORS

None

ENGINEER'S REPORT (Staci Hartz)

- Discussion was held regarding prior Dallastown-Yoe Water Authority and Red Lion Municipal Authority service area documentation, including the prior resolution, related exhibit/map, and clarification of franchise area boundaries near Cape Horn Road and surrounding properties.
- The Authority also discussed the proposed Blessing Farm development, including utility service assumptions, access/frontage considerations, and the location of existing water and sewer infrastructure. Management will continue to monitor the project and provide updates as additional information is received.
- Staci Hartz reported that the Capital Improvement Plan matrix was reviewed with staff, finalized, and sorted by highest to lowest priority. Preliminary high-priority areas include portions of Yoe Borough where system pinch points and limited stream crossing capacity may affect future demand and fire flow, as well as South Park Street, South Franklin Street, and New School Lane. Additional meetings will be held with staff to finalize project years and funding considerations for the first five years of work.
- HRG's Capital Solutions Group completed a preliminary review of DYWA's water capital charge evaluation and recommended proceeding to Phase 2 for a full tapping fee analysis. Preliminary calculations indicate the total tapping fee may warrant an increase from the 2018 study amount.
- HRG provided a comment response letter for the Franklin Commons subdivision plan. The hydraulic model review remains in progress to determine whether any off-site water system improvements or upsizing will be required to support the proposed development and fire flow demands.
- Mrs. Hartz noted that a proposal for the South Franklin Street design and bidding phase is expected to be presented at the next meeting, contingent upon County Planning Commission action. HRG also advised that Burkentine recently inquired about items needed to move forward with dedication of portions of the Hudson Ridge development.

- The Authority approved HRG’s proposal to update the Water System Rules and Regulations, including design standards, technical specifications, standard details, submission requirements, and GIS/as-built expectations for future development and capital projects, for a not-to-exceed fee of \$22,600.
Motion: Mrs. Sprague moved and was seconded by Mr. Ward to proceed with updating the Water Systems Rules and Regulations.
Motion Carried: 3-0-1 Mr. Malesker Abstained

SOLICITOR REPORT (Peter Ruth, Saxton & Stump)

- Mr. Ruth discussed recent communication concerning Hudson Ridge dedication and noted that it appears only Stratford and Cadbury are presently being considered for dedication-related follow-up, as other roads have not yet been paved.
- Mr. Ruth and staff discussed the former Park Street tank and AT&T, including possible regulatory leverage to require removal or relocation of remaining telecommunications equipment so the structure can ultimately be decommissioned and removed.
- Mr. Ruth was asked to follow up regarding the Inners Creek account, which has an outstanding post-petition balance of approximately \$20,000 despite prior bankruptcy filings. A letter will be sent to the appointed trustee regarding the continuing unpaid balance.

MANAGER’S REPORT

- Mr. Garabedian reported that the South Franklin Street/CDBG-related project remains under review and is expected to move forward based upon upcoming York County Commissioners’ action.
- Mr. Garabedian reported that Stoltzfus intends to begin work related to tank painting in the coming weeks as weather permits and materials are received.
- The Authority was notified of an upcoming EPA Safe Drinking Water Act inspection scheduled for April 20–21, 2026. Staff is gathering and organizing the requested documentation, including emergency response planning, cross-connection/backflow prevention, corrective maintenance, cybersecurity-related information, and other operational records. Materials requested by EPA are due in advance of the inspection.

OTHER BUSINESS TO COME BEFORE THE AUTHORITY

There was no other business to come before the Authority.

APPROVAL OF THE BILLS

Motion: Mr. Callahan moved and was seconded by Mrs. Sprague to approve the bills as presented.

Motion carried: 4-0

APPROVAL OF FINANCIAL STATEMENTS

Motion: Mr. Ward moved and was seconded by Mrs. Sprague to approve of the financial statements as presented.

Motion carried: 4-0

ADJOURNMENT

Motion: Mr. Callahan moved and was seconded by Mr. Malesker to adjourn the meeting.

Motion carried: 4-0 7:50PM

Respectfully submitted,
Chrissy Smith, Secretary