

DALLASTOWN –YOE WATER AUTHORITY
175 E. BROAD STREET
DALLASTOWN, PA 17313
MEETING MINUTES
August 26, 2026

CALL TO ORDER

The August 26th meeting of the Dallastown-Yoe Water Authority was called to order by Authority Chair, Patricia Myers, followed by the pledge of allegiance @ 7:00PM.

MEMBERS PRESENT

Patricia Myers
Steve Malesker
Pat Callahan
Tim Ward
Susan Sprague

ALSO PRESENT

David Garabedian – Borough Manager
Joe Joines – Maintenance
Staci Hartz – HRG, Engineer

ABSENT

Peter Ruth – Solicitor (Prior scheduled meeting)

ACTION ON THE 7/8/2026 JOINT MEETING MINUTES

Motion: Mr. Callahan moved and was seconded by Mr. Malesker to approve the 7/8/2026 joint meeting minutes.

Motion Carried: 5-0

ACTION ON THE 7/8/2026 REGULAR MEETING MINUTES

Motion: Mr. Malesker moved and was seconded by Mr. Ward to approve the 7/8/2026 regular meeting minutes.

Motion Carried: 5-0

VISITORS

- None

ENGINEER'S REPORT

- Mrs. Hartz reviewed the draft Capital Improvement Plan (CIP), which evaluates the Authority's underground water-main system and establishes a ten-year improvement program with a more detailed five-year schedule and cost estimates. The system is composed primarily of six-inch and eight-inch mains, representing more than 93% of the distribution system. The majority of the system is ductile iron, with smaller amounts of cast iron, galvanized, and copper pipe, and much of the existing system was installed during the 1960s and 1970s.
 - HRG explained that the CIP prioritization combines likelihood of failure and consequence of failure. Likelihood factors include pipe material, age, and historical failures. Consequence factors include fire-flow and hydraulic capacity, pipe diameter, critical customers, and roadway classification. The hydraulic model was used to identify areas unable to provide at least 1,000 gallons per minute for fire flow and to locate system pinch points. Overall calculated risk scores ranged from approximately 1.3 to 20, with a maximum possible score of 25.
 - The highest-priority projects are generally focused on upsizing portions of South Main Street and nearby mains to improve system hydraulics, fire protection, and capacity for future development, including the proposed Blessing Farm development. HRG recommended that the later years of the CIP be reassessed around Year 4 as additional breaks occur and completed improvements change the system hydraulics and project rankings.

- Detailed estimates were prepared for the first five years of work. HRG noted that several of the proposed projects involve PennDOT roadways, including areas with substantial concrete pavement and restoration requirements. The proposed schedule assumes engineering and permitting are completed ahead of construction, with the next project's engineering beginning while the prior project is under construction.
- System looping and redundancy were discussed. Proposed improvements include a new connection in the Fourth Street/Elm Avenue area, a future redundancy connection for the South Park Street area, and the Windridge Farms "Adder" project near South Pleasant Ave from Melvale Road to New School Lane. The Windridge area has experienced poor fire-flow pressure, with model results discussed at less than 20 PSI. Members expressed support for moving the engineering forward so the Authority is prepared to address the deficiency.
- The Authority also discussed elevated TTHM readings near the Springwood/Dave Smith Electric area and the long dead-end main extending from Locust Street. Mr. Joines advised that the area is flushed regularly. A former interconnection near the old Red Lion maintenance facility was discussed as a possible way to provide additional flow; however, HRG would need information from RLMA's system to model the benefit accurately, and the existing Mill Creek crossing would remain a hydraulic pinch point requiring future improvement.
- Members requested some revisions to make the CIP easier to follow, including consistently identifying South Main Street and adding project-area snapshots or maps. HRG will incorporate the minor revisions and plans to finalize the CIP for the September meeting.
- HRG is preparing an engineering agreement for the CIP Year 1 project for consideration at the September meeting. The work will require PennDOT permitting and a GP-5 permit for the stream crossing. Following discussion, the Authority asked HRG to treat South Franklin Street Phase 2 and the Windridge Farms Adder as a separate engineering project. HRG will begin coordinating that scope and anticipates presenting a proposal in October.
- Mrs. Hartz provided an update on the South Franklin Street Water Main Replacement Project, Phase 1. Draft drawings and the project manual have been provided to Mr. Garabedian and Mr. Joines for final review, with the front-end documents also provided to the solicitor. HRG is coordinating a meeting with York County Planning Commission staff before advertisement. Borough Council has already authorized advertisement, and the Authority will be responsible for the advertising cost. The goal is to bid the approximately 400-foot project in September, award it in October, and complete construction this year if scheduling permits.
 - Construction for South Franklin Street Phase 1 is grant funded. For Authority-funded projects, staff advised that the Authority typically purchases major materials directly, including pipe, valves, copper, fittings, curb stops, and curb boxes, to avoid contractor markups. HRG noted that the CIP cost estimates assume contractor-supplied materials and are therefore conservative; the Authority agreed to leave the estimates unchanged for planning and funding purposes.

SOLICITOR REPORT

- Attorney Ruth was absent due to a prior scheduled meeting.

MANAGER'S REPORT

- Mr. Garabedian reported that the Authority's tank levels have continued to rise gradually and are showing improvement compared with the lower readings experienced earlier in the summer.
- The Authority previously upgraded portions of the SCADA system; however, the communications/SCADA equipment serving the remaining two tanks is now outdated and may also need to be replaced. Mr. Garabedian advised that an earlier estimate was approximately \$11,000, while more recent pricing appears closer to \$18,000–\$19,000. The item will be reviewed further before any action is requested.
- As a follow-up to the EPA inspection, fencing around the Park Street tank site was discussed. EPA requested a fence even though the Authority has considered removing the unused tank. Because the compliance timeframe

extends until the next inspection cycle, the Authority agreed the work can be considered in a future budget. Mr. Joines will obtain pricing at the appropriate time rather than request quotes too early.

- The former Park Street tank and AT&T equipment were also briefly discussed. AT&T previously requested tank plans, but no recent follow-up has been received. Removal of the unused tank remains a consideration as the Authority evaluates the site and future security improvements.
- Mr. Garabedian reported receiving preliminary information for the Blessing Farm development showing approximately 120 single-family dwellings. No formal request for water service has been submitted at this time.

OTHER BUSINESS TO COME BEFORE THE AUTHORITY

There was no other business to come before the Authority.

APPROVAL OF THE BILLS

Motion: Mr. Malesker moved and was seconded by Mr. Ward to ratify the payment of bills paid prior to the meeting as listed.

Motion Carried: 5-0

APPROVAL OF FINANCIAL STATEMENTS

Motion: Mr. Malesker moved and was seconded by Mr. Callahan to approve the financial statements as presented.

Motion Carried: 5-0

ADJOURNMENT

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

Motion Carried: 5-0 8:06PM

Respectfully submitted,
Chrissy Smith