

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

CALL TO ORDER

The July 8th meeting of the Dallastown-Yoe Water Authority was called to order by Steve Malesker following the Pledge of Allegiance.

MEMBERS PRESENT

Steve Malesker
Pat Callahan
Susan Sprague
Tim Ward

ALSO PRESENT

David Garabedian – Borough Manager
Peter Ruth – Saxton & Stump, Solicitor
Staci Hartz – HRG, Engineer

ABSENT

Patricia Myers

ACTION ON THE 6/10/2026 MEETING MINUTES

Motion: Mr. Callahan moved and was seconded by Mr. Ward to approve the 6/10/2026 meeting minutes.

Motion Carried: 4-0

VISITORS

- None

ENGINEER'S REPORT (Staci Hartz)

- Mrs. Hartz reviewed a preliminary cost estimate for the first Capital Improvement Plan project, which would replace water main primarily along North Main Street in Yoe Borough, extend new main on Yoe Drive to improve looping, and cross Mill Creek. The estimate was presented as a conservative or worst-case project cost because North Main Street is a PennDOT roadway with a concrete base that may require high-early-strength concrete restoration, and the stream crossing will add permitting and construction costs.
The Authority discussed potential alignment and cost-saving options, including whether portions of the main could be placed beneath the sidewalk or coordinated with Yoe Borough stormwater work. Existing utilities may limit those options. HRG will further evaluate the alignment after survey and base mapping are completed.
The Board expressed support for moving forward with design of the full first-year project rather than shortening it to Water Street. Members noted that phasing the work could ultimately cost more and that having the project designed may place the Authority in a better position to seek a contribution from a future developer.
- HRG will continue developing the top five Capital Improvement Plan projects, generally using an average of approximately 1,500 linear feet of water main per project. Future priorities are expected to include continued Main Street improvements and looping or capacity work near Windridge Farms, where fire flow concerns have been identified. Project priorities can be adjusted as conditions or development activity changes.
- The Authority discussed an aggressive schedule in which one project could be constructed while the following year's project is being designed. During 2027 budget preparations, Mr. Garabedian will prepare a cash-flow projection showing anticipated project costs, revenues, and the effect of the five-year program on the Authority's capital reserves.
- Mrs. Hartz stated that a design proposal for the first Capital Improvement Plan project could likely be prepared for a future meeting, with September considered more realistic because of current work on the South Franklin Street project. The project will require PennDOT Highway Occupancy permitting and a stream-crossing general permit, so permitting time will need to be included in the schedule.
- The water capital charge evaluation was completed and adopted at the prior meeting and will be removed from the Engineer's Report. The Water System Rules and Regulations update continues concurrently with the water main replacement work and is expected to be substantially completed for use with the South Franklin Street project.
- For the South Franklin Street Water Main Replacement Project, survey work was completed in June and design drawings are progressing. HRG and the Solicitor are reviewing front-end contract requirements, including insurance

and bonding. HRG anticipates requesting authorization to advertise the project in August, with bidding targeted for September.

The Authority discussed the CDBG agreement for the South Franklin Street project, which is in Dallastown Borough's name rather than the Authority's name. The Borough will need to handle the formal advertisement, bid opening, and contract award, while Authority funds may be used for eligible project costs or reimbursement as appropriate. Mr. Garabedian and Mrs. Hartz will coordinate the bid schedule with Borough Council meeting dates.

SOLICITOR REPORT (Peter Ruth, Saxton & Stump)

- Mr. Ruth reported on a rezoning request involving approximately 26 acres at 110 Yoe Drive. The property is presently industrial and the applicant is seeking a combination of mixed-use and higher-density residential zoning. The Planning Commission recommended against the rezoning due to concerns including spot zoning. If approved and developed, the property could result in additional connections to the Authority's system.
- Mr. Ruth also noted that the proposed Blessing Farm development remains in the early planning stages. Representatives previously indicated that the development would look to the Dallastown-Yoe Water Authority for water service. Mr. Ruth will continue to provide updates as the development and rezoning matters progress.

MANAGER'S REPORT

- Mr. Garabedian reported that purchased-water readings were temporarily higher because system flushing was underway. Recent operating trends and tank-related conditions continue to be monitored.
- Fire flow reports from Windridge Farms covering the past several years were provided for review. The 2025 report noted adequate water volume but insufficient pressure during testing while the nearby tank was out of service. The Authority discussed the need for looping or other improvements in this area, and HRG will develop a preliminary cost estimate so the work can be considered within the Capital Improvement Plan.
- The tank mixer was removed, repaired, and reinstalled. There was no charge for rebuilding the mixer itself; an invoice from Stoltzfus for associated work remains pending.
- The Authority reviewed tank inspection and maintenance information from Southern Corrosion and Stoltzfus. Southern Corrosion's proposal is structured as a long-term maintenance program and includes first-year cleaning and exterior coating work, while the Stoltzfus proposal is more focused on inspection and cleaning with recommendations for future work. Mrs. Hartz will compare the scopes and pricing and provide a recommendation so the Authority can determine an appropriate ongoing tank maintenance program.
- The 2025 Consumer Confidence Report was submitted and approved by DEP and was distributed to approximately 30 public locations and businesses as required.
- The annual audit has been completed with no significant findings reported.

OTHER BUSINESS TO COME BEFORE THE AUTHORITY

- Mr. Ward reported that discussions with Yoe Borough regarding the Authority's Articles of Amendment can move forward as early as September. Authority representatives and the Solicitor will coordinate attendance at a future Yoe Borough meeting.

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

Motion carried: 4-0

ADJOURNMENT

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

Motion carried: 4-0

Respectfully submitted,
Chrissy Smith, Secretary