

October 17, 2023
MINUTES OF THE WARWICK TOWNSHIP MUNICIPAL AUTHORITY BOARD

Present Were: Board Members: Joyce Gerhart, Mike LaSala, Brent Kreider, Randy Hess and Matt Clair, Assistant Township Manager Pat Barrett, Solicitor William Crosswell, Consulting Engineer Steven Riley.

Call to Order

The meeting was called to order by Chairperson Gerhart at 7:00 P.M.

Approval of Minutes

The **MINUTES** of the September 19, 2023, meeting were approved on a motion by Member LaSala and seconded by Member Clair with the following amendments:

Under Members Present:

Amend Township Manager Brian Harris to read: Authority Manager Brian Harris.

Under New Business:

Amend Item A. - Member LaSala made a motion seconded by Member Clair to accept the 2024 MMO in the amount of \$65,979.00 for the WTMA Pension Plan to read: Member LaSala made a motion seconded by Member Clair to acknowledge receipt of the 2024 expected MMO in the amount of \$65,979.00.

Amend Item B. - Member LaSala made a motion seconded by Member Hess to approve the request from Dave & Trish Kimmel to connect to public sewer via a connection in Moravian Manor located in Lititz Borough as per Section 7.07 in the Agreement between Lititz Borough and WTMA to read: Member LaSala made a motion seconded by Member Hess to approve the request from Dave & Trish Kimmel to connect to public sewer via a connection in Moravian Manor located in Lititz Borough as per Section 7.07 of the Sewer Capacity and Service Agreement between Lititz Borough and WTMA dated as of July 20, 2021.

Treasurer's Report

The **TREASURER'S REPORT** was unanimously approved on a motion by Member LaSala and seconded by Member Hess.

Operating Funds

\$256,503.05 was authorized for transfer from the **WATER OPERATING ACCOUNT** to General Disbursements. \$37,376.69 was authorized for transfer from the **SEWER OPERATING ACCOUNT** to General Disbursements. \$14,696.98 was authorized for transfer from the **DEVELOPER'S ESCROW ACCOUNT** to General Disbursements. All transfers were unanimously approved on a motion by Member Kreider and seconded by Member LaSala.

Payment of Capital Expenses

Payment of **Water Capital Expenses** in the amount of \$26,203.80 from the **PLGIT WATER FUND** was unanimously approved on a motion by Member Kreider seconded by Member LaSala.

- A. Member Hess made a motion seconded by Member LaSala to approve Change Order #2 from Eastern Environmental Contractors, Inc. for the Nitrate Removal System Rehabilitation Project in

the amount of \$1,665.00. Passed unanimously.

- B. Member LaSala made a motion seconded by Member Kreider to approve the final Payment Application from Eastern Environmental Contractors, Inc. for the Nitrate Removal System Rehabilitation Project in the amount of \$21,205.80. Passed unanimously.

Payment of **Sewer Capital Expenses** in the amount of \$28,045.86 from the **PLGIT SEWER FUND** was unanimously approved on a motion by Member LaSala seconded by Member Kreider.

Administrative

Mr. Barrett reported that:

- The November 21st meeting will be starting at 6:00 P.M. instead of the usual 7:00 P.M. start.

Operations/Maintenance Report

Mr. Barrett mentioned, in addition to Mr. Bunch's submitted written report covering September 2023

- Drawdown tests were performed by Entech on Pump Stations 1,3,4, 5, 7, 9,11 and 12.
- Demolition has been completed at Pump Station 13.

Solicitor's Report

Mr. Crosswell reported that:

- He discussed with Pat Barrett various issues concerning 12 Edgewood Dr. that is scheduled for the January 31, 2024 Sheriff's Sale.
- He discussed various issues concerning the water and sewer rate studies with P. Barrett.
- He prepared the Motion for tonight's meeting for conditional approval of the Preliminary/Final Lot Consolidation and Land Development Plan for Compass Mill Complex.

Engineer's Report

Mr. Riley reported that:

- He worked on a revised construction cost opinion for the upgrades to sanitary sewer Pump Station No. 1.
- Entech completed and submitted results from the sanitary sewer pump drawdown tests performed at Pump Stations 1, 3, 4, 5, 7, 9, 11, and 12.
- Entech continued with plans for the Newport Road Tank and ready to submit a Permit to PADEP.
- Finalized design of the Santo Domingo Creek Sewer Main Relocation. Received an approved PennDOT permit for Route 501 road crossing. Should be ready for bid in November hopeful for December approval.
- Entech is continuing to work on the Water and Sewer Comprehensive Study to reflect the anticipated timeline for future capital projects used in the water and sewer rate study.

Old Business

- A. Pat Barrett presented multiple water and sewer rate scenarios to the Board which were discussed thoroughly.

Member LaSala made a motion seconded by Member Kreider to prepare a proposed Resolution for the November 21, 2023 meeting for approval by using Water Rate Scenario 3A. Scenario 3A would change the water rates by eliminating the minimum gallon allowance for water and incorporate a \$3.14 usage charge per 1,000 gallons of water with a service charge of \$23.98

effective with the April 2024 billing. Passed unanimously.

- B. Member Hess made a motion seconded by Member Kreider to prepare a proposed Resolution for the November 21, 2023, meeting for approval to raise the sewer rates by using Sewer Rate Scenario 2A. Sewer Rate Scenario 2A would have an incremental sewer rate increase starting in 2024 with an 8% increase effective with the April 2024 billing. Subject to approval by the Board in subsequent years, there would be a projected 4% increase each subsequent year through 2027 for a total projected increase of 20.5%. Passed with Member LaSala voting against the proposed increase.

Subdivision/Land Development

- A. Member Hess made a motion seconded by Member LaSala to release the Fulton Bank Letter of Credit Maintenance Guarantee for Lititz Bend Phase #2 in the amount of \$36,329.00. Passed with Chairman Gerhart abstaining.
- B. Member LaSala made a motion that Warwick Township Municipal Authority ("WTMA") grant approval of the Preliminary/Final Lot Consolidation and Land Development Plan for Compass Mill Complex (hereinafter referred to as the "Plan") subject to the following conditions:
 - 1. Compass Mill Complex, LLC (the "Developer") shall obtain all permits and approvals required by WTMA and shall comply with the Agreement Concerning Public Water Service dated August 10, 2022, and recorded at Document No. 6704355 in the Recorder of Deeds' Office between Developer and WTMA and with the Amendment to Easement Agreement for Water Lateral between Lancaster Evangelical Free Church and the Developer dated August 10, 2022, and recorded at Document No. 6704356 in the Recorder of Deeds' Office.
 - 2. Developer shall incorporate these conditions into the Plan as required by the Township Subdivision and Land Development Ordinance and shall record the Plan Sheet or Sheets containing these conditions.
 - 3. Developer shall post financial security in a form, content, and amount acceptable to WTMA.
 - 4. Developer shall establish a construction escrow fund in an amount and in a form acceptable to WTMA.
 - 5. Developer shall comply with WTMA's requirements regarding reservation of water and sewer capacity.
 - 6. Developer shall enter into any required water and sewer extender agreements acceptable to WTMA and its Solicitor.
 - 7. Developer shall comply with all applicable provisions of WTMA's Water and Sewer System Rates, Rules and Regulations and WTMA's Developers' Manual.
 - 8. Developer shall comply with all comments issued by WTMA's Consulting Engineer.

9. Developer shall comply with all conditions of approval pertaining to the Plan imposed by the Board of Supervisors of Warwick Township.

Motion was seconded by Member Kreider. Passed with Chairman Gerhart abstaining.

- C. Member LaSala made a motion seconded by Member Hess to accept the final plan approval for Lititz Reserve Phases 9 & 10 subject to the conditions the Applicant (and the Landowner if different) shall comply with all recommendations of Entech and with all of WTMA's standard conditions for development projects, all applicable WTMA Rates, Rules and Regulations, all applicable provisions of WTMA's Developer's Manual, the requirements of Warwick Township, and any conditions imposed by the Board of Supervisors of Warwick Township with regard to this project. Passed with Chairman Gerhart and Member Kreider abstaining.

New Business

- A. Member LaSala made a motion seconded by Member Hess that the Board of this Authority adopt Resolution 10-17-23-01 requesting a Statewide Local Share Assessment Grant in the amount of \$675,000.00 from the Commonwealth Financing Authority to be used for the renovation of Sewer Pumping Station No. 1. Passed unanimously.
- B. Member LaSala made a motion seconded by Member Clair to approve the request from Entech to authorize an additional \$13,900.00 for its services during construction for the Nitrate Removal System Rehabilitation Project. Passed unanimously.
- C. Member Kreider made a motion seconded by Member LaSala to approve Change Order #2 from Garden Spot Electric for the Nitrate Removal Rehabilitation Project in the amount of \$8,295.24. Passed unanimously.

Payment of Bills

The **PAYMENT OF BILLS** was unanimously approved on a motion by Member LaSala and seconded by Member Kreider.

With there being no more business to discuss, the meeting was **ADJOURNED** at 8:20 P.M. upon a motion by Member LaSala seconded by Member Kreider. Passed unanimously.

(Assistant) Secretary