

MINUTES
New Holland Borough Authority
April 21, 2015

The New Holland Borough Authority met in regular session on Tuesday, April 21, 2015 at 8:30 a.m. All members were present: Chairman Jacob W. Musser, Vice-Chairman M. Timothy Bender, Treasurer Jack E. Schnader, Secretary Robert P. Johnson and Assistant Secretary Treasurer Ernest M. Orr. Also present were Authority Manager/Recording Secretary J. Richard Fulcher, Authority Solicitor Bradford J. Harris, Borough Wastewater Department Supervisor Tina Myers, Water Department Supervisor Clete Stone, water consultant Jeffrey Bologna of Becker Engineering, wastewater consultant Dave Shirk of Bucharth-Horn and local realtor Dwane Hostetter.

Chairman Musser opened the meeting, asking for action on the Minutes of the previous meeting.

Tim Bender made the motion that the Minutes of the Authority's prior meeting of January 20, 2015 be approved as presented. This was seconded by Robert Johnson and passed.

Wastewater Department Supervisor Myers then briefly reviewed the Summary Report on Wastewater Operations for 2014 and Improvement Plans for 2015, which she prepares annually for Borough Council and the Authority. On other matters, she noted that the plant continues to operate well, staying below Permit limits. She reminded members that PA DEP has not even issued the updated NPDES Permit. The prior one expired in February 2013. They have not indicated when they expect to do so. In response to a question, she outlined DEP's concern for the results of the Whole Effluent Toxicity (WET) tests. This is the test when Daphnia are placed in the plant's effluent to determine its impact on them. In the past, we had issues with those results. In researching possible cause and effects on the plant's intake with Becker Engineering and the Water Supervisor, it was identified that the softening system at the South Custer well was utilizing about double the amount of softening salt needed. This excessive salt residual appears to have been the cause of the WET test issues. The settings on the South Custer well were updated and corrected and this appears to have addressed the concern. She still anticipates that the new Permit when received will include some continued WET testing. She hopes this requirement could then be reduced over the years.

Chairman Musser asked Water Supervisor Stone if this is affecting anything on the water side and is it saving salt costs on the operating side.

Supervisor Stone replied that it has not caused any problems. Interestingly, the original excessive use of needed salt was put in place by the initial engineered design. The change is saving significant salt cost.

Water consultant Bologna then reported on the status of a number of water projects before the Board. The activities underway with the future Groff Park will include obtaining the necessary Permits for PA DEP related to the existing water and sewer lines running east/west in the meadow below the Park. The sewer line in particular does not have a lot of cover. They will be presenting a number of options to dealing with this to DEP. When this is addressed, the relocation of the water and sewer mains related to the new well can be installed going north/south to the meadow connection. Related to the development of the new well, Well 1, one of the two wells at the North Hoover well site, is currently “grandfathered” under Susquehanna River Basin Commission (SRBC) Permit requirements. It loses its grandfathered status when the Authority requests a new supply location, even though the new well is for supply redundancy, not a larger drainage basin amount. The other wells are all on SRBC Permit dockets; which need renewed every 15 or so years. Their plan is to get the new well Permitted by later this year; with Well 1 to follow. They anticipate the draw-down tests for the new well to be at about 1,400 gpm, with a Permit request of 700-800 gpm; which would allow the well to handle the system by itself in an emergency. On another item, consultant Bologna reported that the construction plans for the new east/west loop connection, for South Ranck Road, west to Runway then to the end of the existing line, southward on Bridal Path, are ready. This project is planned to be done to a good extent by the Borough staff; timing will depend on the other work priorities of the Water Department.

Mr. Hostetter then presented an offer for him to buy the six lots along Towne Centre Lane, to the east of North Roberts Avenue. At this time, he believes he would prefer to purchase all six lots at one time. He presented an offer of \$24,000 per lot. He and the builder to be involved are aware of the Authority’s requirement for shutters on the windows on the south side of the building which is along the open space Towne Centre Green. His main concern related to the possibility that when the excavation is being done they find that heavy debris and waste was placed beneath the surface. From the information he has obtained from the demolition firm that tore down the old structure, the debris was hauled away, so this should not be a concern, but he wants to establish some type of arrangement

with the Authority in case there is some sort of significant unexpected buried waste or debris. Otherwise he is anxious to close and get things going.

Member Bender, who served as the Authority's liaison along with Robert Johnson to Mr. Hostetter, noted they reviewed numerous alternatives and at this time Mr. Hostetter seems to prefer outright purchase. He also noted the Outline summary he prepared and was distributed to the members, showing the expenses to the Authority to continue to own these lots which is about \$4,000 a year. This also follows the original plans for the property as part of when the Authority provided the financing to have the open space Towne Centre Green area purchased. The Authority also has an obligation to recoup as much of its funds as possible back to its Water fund.

In response to a question, Manager Fulcher noted that they hope to repave Towne Centre Lane, possibly next year, but not before this development of these lots is completed.

Chairman Musser thanked Mr. Hostetter for his proposal, noting that the Board would need a few minutes with legal counsel to review a number of concerns in an Executive session.

Jack Schnader then made the motion that the bills be approved as prepared. This was seconded by Tim Bender and approved. The bills were:

Becker Engineering	\$4,313.80
Hoover Wells, T-Mobile, Verizon, Ranck Rd. Loop	Ck#1420
Becker Engineering	\$7,012.50
T-Mobile, Verizon, Ranck Rd. Loop, Groff Well	Ck#1421
Good & Harris	\$255.00
Verizon	Ck#1422
New Holland Borough	\$1,085.18
Spring Taxes	Ck#1423
Good & Harris	\$585.00
Verizon	Ck#1424

Lancaster County Treasurer
Earl Twp. Spring Taxes

\$228.63
Ck#1425

Becker Engineering
Verizon, Groff Park

\$1,086.40
Ck#1426

Chairman Musser then convened the meeting into Executive session to consult with legal counsel about the possible sale of land.

The members then reconvened back into regular session.

Jack Schnader made the motion that the Authority present the sale of the lots to Mr. Hostetter at a price of \$24,500 per lot; noting member Bender is to continue as Board liaison as the discussion proceeds. This was seconded by Robert Johnson and passed.

Tim Bender made the motion that in relation to the concern for unexpected significant finding of excessive larger debris and waste during the excavation of the lots by the developer, the Authority present the proposal that should this occur, after the developer has exceeded 110% of the highest of the two estimates he currently has for excavation, the Authority would pay on a dollar per dollar basis, the cost of the additional excavation, up to a maximum of \$2,500 (two thousand, five hundred dollars). This was seconded by Jack Schnader and passed.

Robert Johnson then made the motion that a non-refundable deposit of \$2,500 towards the purchase price be required for the sale of the lots; and further that the requirement for the decorative window shutters on the south side of the structures bordering the open space Towne Centre Green be as reviewed and approved by the Borough. This was seconded by Tim Bender and passed.

Tim Bender made the motion that the Chairman or Vice-Chairman if necessary be authorized to sign the Agreement of Sale, and that other officers as may be needed also be authorized to sign the transaction papers. This was seconded by Ernest Orr and passed.

Chairman Musser noted that members Bender and Johnson and the Solicitor should proceed in a timely fashion with this and so communicate to Mr. Hostetter.

There being no further business or public comment, Jack Schnader made the motion that this meeting be continued until Tuesday, May 19, 2015, at 8:30 a.m.

This is to allow for the possibility that should the Authority need to take additional actions related to the sale of the lots, it will be in a position to do so; if not, it can be canceled. This was seconded by Tim Bender and passed.

The meeting then recessed at 9:35 a.m.

July 21, 2015
Date Approved