

MINUTES  
New Holland Borough Council  
Informational Workshop  
April 26, 2022

The New Holland Borough Council met in a Workshop session on Tuesday, April 26, 2022 at 7 p.m. in Borough Hall. Members were present: Vice-President Todd C. Burkhart, Patrick K. Morgan, John A. Styer, Bryant J. Glick and Michael H. Kurtz. Members absent were: President Donald J. Herrington and Michael N. Martin. Also present were Manager/Secretary J. Richard Fulcher, Mayor M. Timothy Bender, Borough water consultant Jeff Bologa of Becker Engineering, Dave Faust and Doug Berry of Solar Renewable Energy LLC and Dave Kratzer of CNR Consulting, an arm of law firm McNeese, Wallace and Nurick, who is working with Solar Renewable.

Vice-President Burkhart opened the meeting, asking for the first information presentation.

Doug Berry of Solar Renewable reported that this meeting follows a recent meeting with the New Holland Borough Authority. It concerns a solar panel project their firm proposes for placement on the Authority's wastewater plant property. Manager Fulcher wanted them to inform Council because there is an element of involvement with this also with the Borough as operator and the entity that is billed for electric use. The firm has been in business about 14 years and have done over 250 such projects in the private and public sector. Nearby this includes the Mt. Joy Borough Authority and located in Penn Township and for the Northwestern Lancaster County Authority.

Dave Faust of Solar Renewable distributed a packet of three items; the first a one-page overview with sketch plan; the next two pages consisted of financial projection sheets with two different scenarios; and the third element was a collection of information on Solar Renewable and many of their previous projects. They realize the draft plan they have prepared for the wastewater plant will need to be finalized and reviewed for approvals before proceeding. As projected, it is to produce 114 percent of the current electric use at the plant over a year's time. This will allow the additional 14 percent to be used against other Borough facilities within a two mile radius. The number of panels in place in the draft is 1,484.

Mr. Berry and Mr. Faust mutually continued. The panels to be used are what is referred to as Tier 1 quality panels. There is to be six Inverters. This is the

machinery that converts the direct current obtained from the solar panels, to the alternating current used for electricity. The expected life of these is 20 years. The expected life of the panels is 40 years, with an efficiency reduction of approximately 1.5 percent each year; basically, by year 30, they are about 80 percent efficient. The cost to replace an Inverter at this time would be about \$57,000. Their company as a private entity is able to monetize the value of the tax credits under the federal program. There is also a one time cash rebate payment made to the Borough about six months after the project startup from PPL which, would be about \$224,000 under the projections estimate. Solar Renewable installs and runs the system and is paid a maintenance fee under the initial Agreement, until such time the Borough may buy it. The initial period would be the sixth year but other dates further out could be projected. Their analysis shows the Borough using the option of borrowing \$1,089,781 at a 30 year 3 percent rate to purchase the system in year six. This is just one of numerous options the Borough may consider.

In response to an inquiry from Mayor Bender, Mr. Faust stated that other than the annual maintenance cost paid to Solar Renewable, there is no cost to the Authority or Borough. In continuing, they noted that the term "Net Excess Metering" involves the extra energy produced at the site above plant needs. This amount is credited against the Borough's other eligible location's electric costs. Another positive item is that for each 1,000 Kw hour produced by the site, these are recognized under the program as Solar Renewable Energy Credits (SRECs). The total of these SERCs is made available and sold under the renewable energy requirements on the open market and those payments are also made to the Borough. The current value in Pennsylvania is about \$42 per SERC.

Vice-President Burkhart and member Morgan noted their concern that if the EPA and state required significant additional treatment processes at the plant, would there be enough room for major expansion. Vice-President Burkhart also suggested the Authority's and Borough's insurance carrier be contacted to see if there is any significant concerns or impact with such a system.

Mr. Faust reported that they had an on-site meeting with Supervisor Myers who was comfortable with the sections proposed and foreseeable plant future needs.

Manager Fulcher commented that though it remains an unknown, many future treatment possibilities will involve new processing or filtering type approaches as technology continues to change. It does not seem as if it would be a major plant

expansion. He will also review the owner/operator situation with the Solicitor as the Borough is the one billed by PPL and the insurance carrier will be contacted.

Borough water consultant Bologna noted that a specific area of the proposed site will need to be confirmed by PA DEP as to any concerns with the Wellhead Protection Area and the placement of solar panels.

Vice-President Burkhart inquired if possible other area solar businesses do this sort of thing and has there been a chance to fully review the proposal.

Member Glick noted he agreed with Vice-President Burkhart on the need for continued review and possible comparisons.

Manager Fulcher reported all of this has not been able to be completed yet as the proposal was just recently received. The Borough's consultants, staff and himself will be continuing to do this as the review continues.

Water consultant Bologna then then provided an overview of the status of the new well; Well 5, at Groff Park. The main delays as many others are also experiencing, was the initial delay in receiving certain equipment as well as when initial testing of some equipment was done, there were operating issues so replacements had to be ordered. Replacement parts are not readily available either and the waiting and delay process continues. The way it stands now, is that once the replacement elements are received, the contractor has 20 days to finalize things. The unfortunate overall supply situations are not a fault of the contractor. As has been reported before, the new well is currently approved for use at 500,000 gallons per day. Under current regulations, it is easier to use the well at the initially approved amount for two years, then proceed with a request for a higher maximum limit. The positive to a well this size for all the treatment processes required, it helps to keep the cost per finished gallon lower. They still hope to have all the startup processes working and on line sometime in May.

Manager Fulcher then presented a number of additional current Authority related activities. Following the solicitation of proposals for auctioneering services, the Authority is proceeding to sell three long held remaining wooded lots, which no longer serve the purposes of the Authority. Two lots are in Salisbury Township, each tract 1.8 acres. The third one is in East Earl Township and is about one acre. The business of Patrick K. Morgan Auction Services was the lowest cost of the proposals. This effort should assist with rebuilding the Water monies. On another matter, the deteriorated and weakened wall on one side of the Bio-solids building

at the wastewater plant is expected to be placed out to bid for repair and some reconstruction in mid-summer by the Authority. Concerning some Park Association supported capital improvements at Community Memorial Park, the initially planned major improvements for this year were the installing of a new wheelchair accessible east/west walkway from South Kinzer east to connect to the existing walkways near the Kiwanis pavilion; and secondly to provide \$15,000 toward the repaving cost of one of the two tennis courts. Due to the current condition and narrow width with some of the older asphalt walkways, the Board is considering postponing the repaving of the tennis court and focusing its effort this year on the new trail and widening and repairing the older trails in that area. The goal next year would be to provide much of the support needed towards both tennis courts; as well as possibly a replacement tractor. Some of this cost may be eligible under a state grant program if it is still active next year. The major special public project of the Association is to serve as the 501c3 organization spearheading the community-wide effort of establishing a Community Butterfly Garden on the Borough's two acres north of Groff Park. Though a number of steps are already underway related to it, the formal fundraising campaign is planned to begin in July and flow through April 2023. Hopefully ground breaking will take place in late October.

On other current operational activities, after a period of review and study, additional Borough service payment options will be available through credit card and electronic payment use. This will include electronic billing options and automatic payment deduction options. Credit/debit use is also to be instituted at the pool and golf shop. A number of police department fees and payments will also be included. At this time, this year's street overlay work is scheduled for Monday, May 23, Tuesday the 24th and if necessary, the 25th. It appears with one more detail drawing still needed, the West Conestoga Street stormwater work will be scheduled for mid-September. The repair and replacement work for the salt, cinders and mixed materials bin is underway; and a replacement front door has been ordered. The old one has been in use since 1994. Members may also notice numerous areas around town where various sections of sidewalk and some curb replacement work is underway at various properties.

Member Morgan inquired if anyone knew what local industry CNH was planning on their property recently.

Manager Fulcher stated a representative of the company stopped in the Borough office briefly today apparently to review the zoning situation for a section of its

property along West Main Street. They are apparently considering some type of welcome center as a possibly.

Vice-President Burkhart stated he has observed some Borough work situations he is concerned may present some safety issues. He does not want to see anyone hurt due to them being in a hurry or not using common sense. The Borough's Safety Committee process should be aware of this. He realizes there are a number of newer employees who may not have received sufficient safety measures training from the Supervisors.

Member Morgan inquired what the Borough's safety process involves regarding these types of concerns.

Manager Fulcher stated that the Safety Committee works with the Workers' Compensation carrier for training and safety reviews. He usually receives immediate notice if someone observes a safety concern from a phone call or email with pictures from people throughout town. It is then able to be addressed immediately. He will remind the Department Supervisors of their constant responsibility with these situations, instructing and overseeing the employees on safe conduct.

There being no further business, the meeting adjourned at 8:50 p.m.

May 3, 2022

Date Approved