



## COMBINED WATER & SEWER COMMITTEE MEETING MINUTES FEBRUARY 20, 2024

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A special meeting of the combined East Cocalico Township Authority Water and Sewer Committees was held on Tuesday, February 20, 2024, in the Township Municipal Building, 100 Hill Road, Denver, PA 17517. The meeting was duly advertised.

Those in attendance were as follows:

Members: Samuel Weaver, Gerald DeBalko, J. Bradford Fichthorn, David Lutz, Richard Shober and Noah Zimmerman (Absent: Daniel Becker, Edward Nevling and June Kinback)  
Solicitor: Absent  
Engineer: Absent  
ECTA Staff: Scott Carl, Sr. and Kenneth Spitler  
Visitors: None

Administrator Scott Carl called the meeting to order at 6:00 p.m.

**PROPOSED WICU WAREHOUSE CONNECTION (INDUSTRIAL WAY):** Administrator Carl presented a copy of a January 8, 2024 letter and drawing exhibits received from ELA Group Inc. on behalf of the property owner, WICU, Inc. The committee members reviewed and discussed the letter as well as the “proposed” warehouse’s water and sewer lateral connections/locations and the “existing” site’s water and sewer connections/locations that have been in place for a multitude of years. It was noted by Administrator Carl that the current drawing exhibits reflect no additional lateral connections for the warehouse, rather the abandonment of one existing connection and replacement with a new larger service and meter pit for water and the tie in of the new warehouse to an existing sewer connection. After a lengthy discussion on the Authority’s Rates Rules & Regulations, the “existing” multiple lateral connections and the “proposed” no additional lateral connections for the warehouse, it was the consensus of the Committees to not require the entire site to be re-plumbed and re-piped to one sewer and one water lateral connection, as long as the following conditions/requirements are met:

1. The Industrial Way water line loop to Kurtz Road must be installed;
2. The “existing” site’s sewer laterals (4) must be inspected/televised and repaired/replaced as may be required;
3. The existing known private wells (2) must be abandoned along with any other unknown private wells on the property;
4. An agreement must be put in place (and fully executed) to cover all the above.

This recommendation will be brought before the full Board for approval at the February 27, 2024 Board meeting.

**PROPOSED SUBDIVISION 251 NORTH REAMSTOWN ROAD:** Administrator Carl presented drawing exhibits received from Dautrich Engineering on behalf of the property owner as well as ECTA as-built, GIS and historical project information. The committee members reviewed and discussed the “proposed” drawings and proposed water and sewer lateral connections/locations as well as the “existing” ECTA information. After a lengthy discussion on the Authority’s Rates Rules & Regulations, the “existing” ECTA system information and the “proposed” water and sewer design for the subdivision, it was the consensus of the Committees to recommend the following:

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1. ECTA staff shall attempt to locate the existing pressure sewer in Lausch Road (from 30 Lausch Road to MH 299 on North Reamstown Road for verification of location within the public ROW;
2. ECTA staff shall investigate historical records for further identification of ownership on the existing pressure sewer in Lausch Road/North Reamstown Road;
3. Applicant shall be required per the Authority's Rates, Rules & Regulations to extend water facilities from the North Reamstown Road/Lausch Road intersection, along Lausch Road to the farthest extent of the subdivision at Lot 3. Note: Applicant shall not be allowed to run water from the existing North Reamstown Road lateral connection to Lot 1 and continue said service through Lots 1, 2 and 3. Further that, the water line size shall be 8-inch with a hydrant at the end of the line.
4. Based upon the outcomes of items 1 & 2 above, the pressure sewer in Lausch Road could be utilized for connection of new sewer laterals for Lots 2 & 3.

This recommendation will be brought before the full Board for approval at the February 27, 2024 Board meeting.

LOT 2 NORTH READING ROAD: Administrator Carl shared recent discussions with the developer regarding his proposed project and discussions with the adjacent property owner (LNL Machine Tools) relating to the extension of the ECTA sewer main from the property at the back of Morphy Auctions' property across the LNL Machine Tools' property to the developer's proposed project site at Lot 2. Administrator Carl also presented ECTA as-built, GIS and historical project information to aid in the discussions. The committee members reviewed and discussed the "proposed" project, the current situation faced by the developer as well as the "existing" ECTA information. After a lengthy discussion on the Authority's Rates Rules & Regulations, the "existing" ECTA system information and the current situation, it was the consensus of the Committees to recommend the following:

1. ECTA staff shall further investigate the current distance from the LNL Machine Tools' dwelling to the existing ECTA end of system MH at the property at the back of Morphy Auctions' property;
2. Allow project conceptual discussions to proceed with the developer and ECTA with the understanding that the developer would be required to install the extension across LNL Machine Tools' property and install the sewer main tap and lateral to the LNL property for future connection;
3. Allow project conceptual discussions to proceed with the developer and LNL Machine Tools' property owner that upon sale of property, connection would be required as a condition of sale.

This recommendation will be brought before the full Board for approval at the February 27, 2024 Board meeting.

WATERING OF LAWNS: Administrator Carl reviewed the Authority's Rates, Rules & Regulations with specific attention to Section XIV.A.2 which strictly "prohibits the watering of existing, established lawns at all times. Administrator Carl emphasized that with the drought restrictions ECTA (and Lancaster County as a whole) was faced with in 2023, SRBC limitations on capacity requests and due to recent challenges with Well F, water conservation must continue to be a priority. He also noted that the Authority's policy on lawn watering (and the consequences for violations thereof) is posted on the ECTA website and that he feels the policy must be consistently enforced. After lengthy discussion, it was the consensus of the Committees to continue the following:

1. ECTA shall continue to follow its Rates Rules & Regulations and enforce the policy on lawn watering (and the consequences for violations thereof) as posted on the ECTA website. This

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conclusion/confirmation shall remain in effect until such a point when the water supplies have recovered from prior drought conditions, new sources have been added, or off-line sources can be restored.

WELL F MPA STATUS: Administrator Carl apprised the Committees of a telephone call he received from DEP regarding the outcome of recent MPA testing conducted by DEP on February 14 and 15, 2024. He stated that he is awaiting a formal letter and report from DEP and will advise the Board once received and reviewed; however, he understands Well F will be re-classified as a Groundwater Under the Direct Influence of Surface Water (GUDI) well and will require a different treatment process that can handle surface water influence. All parties understood the situational update, and no action or recommendations to the Board were discussed.

Since there was no further business to come before the Board, Gerald DeBalko made a motion to adjourn the meeting at 7:50 p.m., second by David Lutz, and carried unanimously.

Respectfully submitted,

A handwritten signature in dark ink, appearing to read "Gerald A. DeBalko". The signature is fluid and cursive, with the first name "Gerald" being the most prominent.

Gerald A. DeBalko  
Secretary

smc