

Leola Sewer Authority

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The regular monthly meeting of the Leola Sewer Authority was held on Thursday, August 11, 2016, at 6:30 p.m. at the Township Office. The following members were present: Nelson Bard, Wilmer Musser, Samuel Huber, and Cindy Shenk. Also in attendance were Michael Morris Township Manager and Brian Kauffman, Rettew.

Chairman Nelson Bard called the meeting to order at 6:30 p.m.

Mr. Huber made a motion to **approve** the July 14, 2016 minutes as presented. Mr. Musser seconded the motion. The motion passed.

Public Comments:

None

Manager's Report:

- *Market Square South, LLC* - Mr. Garman and Mr. Stanley presented the plans for the new development called Market Square South. There will be 92 apartments and 19 single family dwellings on the "**west piece**" totaling 111 units. There is a nine unit difference with the "west piece" having nine units more than the "east piece". The "east piece" takes almost all storm water so there is minimal storm water being contained on the "west (Authority) piece". There is an existing storm basin on the "west piece" so the east is taking the storm water which allows for a higher number of units. The "west piece" does not require a Highway Occupancy Permit. Lancaster Labs (Eurofins) will be running utilities and roadway improvements to the tract including the culvert.

There will be 102 units on the "**east piece**". This piece will require a Highway Occupancy Permit and possible improvements along Hellers Church Road. The tract lies downhill from Hellers Church Road.

There is approximately 2,366 feet of dedicated roadway on the east side, along the single family homes, at a cost of \$400.00 per foot totaling close to one million dollars. The west side only has 1,588 feet of dedicated roadway at a cost of \$400.00 per foot totaling approximately \$625,000.00. There is more cost in development of the east side than the west side.

There was some discussion regarding layouts, driveways, right-of-ways, Ag Zone, etc.

Public Works Report:

None

Joint Water and Sewer Business:

- Mr. Musser made a motion to **approve** the application for Step I and Step III approval for John D. Stoltzfus, Jr., Eagle Industrial Park, Eagle Drive, for 1.0 EDU for water and sewer service. Ms. Shenk seconded the motion. The motion passed.
- Mr. Huber made a motion to **approve** the application for Step I and Step III approval for Deborah J. Shirk (Leola Village Inns & Suites), 50 Deborah Drive, for 1.0 EDU for water and sewer service. Ms. Shenk seconded the motion. The motion passed.
- Mr. Huber made a motion to **approve** the application for Step I approval for Ken Pruitt, 181 E. Main Street, for 1.0 EDU for water and sewer service. Ms. Shenk seconded the motion. The motion passed.
- Mr. Musser made a motion to **approve** the application for Step I and Step III approval for Lancaster New Holland Real Estate, 100 Market Square South, for 2 EDU's for water service. Ms. Shenk seconded the motion. The motion passed.

Sewer Business:

- *Air Release Project* – Mr. Huber made a motion to **award** Phase II of the Air Release Project at \$232,890.00 to Eastern Environmental Contractors, Inc. Ms. Shenk seconded the motion. The motion passed.

Water Business:

- ◆ *Water Department Work Report* - The Board reviewed and discussed the Water Department Work Report which was included in the packet.
- ◆ *Surcharge Update* – The Board reviewed and discussed the Surcharge Update Report which was included in the packet.

Finance:

- *Month End Financial Report and Budget Reports as of July 31, 2016* – The Board reviewed the Month End Financial Report which was included in the packet.

Delinquent Report:

The Board reviewed the delinquent report which was included in the packets. Note: Jim Gingrich, 152 W. Main Street, paid his outstanding bills with cash.

Correspondence:

None

With a motion from Mr. Musser and a second from Ms. Shenk, the regular meeting the Leola Sewer Authority **adjourned** the meeting at 8:45 p.m. The next scheduled meeting will be held on Thursday, September 8, 2016, at **6:30** p.m.

Respectfully submitted,


for Michael Reed
Secretary