

EAWA WORK SESSION MEETING MINTUES
August 6, 2025 - 6:30 PM

1. **CALL TO ORDER:** The EAWA Board meeting was called to order at 6:30 P.M. by Dale Treese, Chairman. Members present: Keith Murphy, Jeff McCloud, Rich Sheidy, Rick Erb, Rob Reale Jr and Chuck Brewer. Also present were: Austin Calaman, Authority Manager; Jason Bock, Operations Manager; Michael Krieger, Engineer; Jeffrey Shank, Solicitor; Michele Powl, Business Manager; and Jill Gebhart, Admin Assistant. Not present: Donna Bissinger, Admin Assistant. Members of the Public: Mike Swank and Jonathan Byler with Cornwall Properties.

Treese welcomed board member Rob Real Jr to the EAWA board.

2. **PUBLIC COMMENT:**

3. **REPORTS:**

- a. **Manager's Report:**

- i. **Cornwall Properties (Presentation/Discussion Only):** Presentation from Mike Swank and Jonathan Byler of Cornwall Properties on the potential sales agreement for the Quarry.

Mike Swank presented background and history of Cornwall Properties' interest in purchasing EAWA land around Cornwall Quarry for the purpose of a bypass road for their proposed residential development that borders the quarry. Mike understands concerns for maintaining the quality of EAWA's water source from the quarry. Purchase of 8.4 acres of EAWA property would be for bypass road that Cornwall Borough requested for development. Discussion continued about water quality protection from development, storm water runoff and safeguards preventing residents from recreational trespassing in the quarry. Mike stated elevated bypass road would make trespassers more visible by law enforcement. Quarry access restrictions would be a part of the HOA rules and HOA would carry environmental liability insurance policy. Cornwall Properties would have state and local regulations, as well as EAWA can request water sampling to ensure this site is not having negative impact. Timeline to know EAWA direction for Cornwall Properties is 30 days for their filing requirements.

- ii. **Request from 518 West Ridge Road:** The owner of this property submitted a letter for consideration of the Board. The background is that infrastructure was run across West Ridge Road many years ago. As part of that project, homeowners were given the option of connecting and paying for the associated fees. Those that didn't were lienied and billed the minimum charge each billing. This property has not paid that minimum charge which, in turn, has resulted in a balance of \$10,827.79. Previously, the Authority offered payment plans with no interest, which could be an option should the Board want to pursue that. Though, I believe the request is for relief, or forgiveness, of the portion of the \$10,827.79 that

includes the interest and minimum bill(s). The original lien for the non-connection fee and legal (for the lien) was \$2872.75. (non-connection \$2656.00 plus \$216.75 for legal)

Board discussed how many accounts with similar situations, and others paying monthly minimum and/or payment plans for connection tapping fee plus lien legal fee. Board consensus was that money is still owed, and balance needs to be paid based on the established policy in place.

- b. **Operations Manager's Report:** Bock reported replacing service line break at 2345 S Market, continued ditch restoration and yard work from repairs, new chlorine post and booster station set and testing, W Ridge and Groff Ave tank inspections, curb box checks for meter replacement project, distributed 30 lead and copper sampling request kits.
- c. **Engineer's Report:** On Poplar St water main replacement project, a meeting will be scheduled to coordinate with Boro and UGI work for final paving. High St water main replacement project is from Market St to Masonic Village on Turnpike Rd. Amtrak requires steel casing entire width of pipe. Will prepare design exemption to submit to Amtrak with alternate design. Also consider dead end cap water main at bridge on Market St at Rita's to connect Market St from High St to Hummelstown St. Revision to project scope would be Amtrak additional requirements and adding Market St from High St to Hummelstown St. On Wells 6 & 7 upgrade project, GHD is looking for board direction on a new well building versus current design with just new electrical building. After GHD provides a better idea of costs for new bigger building, Treese would like board consensus by September work session meeting.

4. UNFINISHED BUSINESS: None

5. NEW BUSINESS:

- a. Explanation on Capacity Requests/Will Serves
 - i. EX. Amber Grove – Mt. Joy

Landmark Homes re Sheaffer Road Tract "Amber Grove", asked EAWA for "Ability to Serve" letter. Calaman reviewed his letter response with the board. Calaman is looking to respond in the future when having the land development plans, we can look at the distribution study of the water model through GHD.

6. BOARD MEMBER'S REMARKS:

Brewer said there was a concern that developers challenged EAWA tapping fees or wanted clustering tapping fees that came up a while ago. Response was that tapping fee challenges should be sent to GHD who does the calculations for it. Brewer asked for an update to the Borough ordinance status. It was not brought up at another meeting with the Borough on the HRG Phase 2 project. Brewer and McCloud welcomed Reale to the board. Sheidy applauded Calaman's work on "Ability to Serve" letter. Treese reminded Reale to put 9/20/25 budget meeting on his calendar.

Treease asked if the state modified their drought watch. Bock said with the current rain and the well levels up, the drought was lifted.

7. EXECUTIVE SESSION: None

8. ADJOURN: 7:59 PM

Action: "That the Board adjourns the regular meeting."

Motion: C Brewer

Second: J McCloud

Approved

Respectfully submitted,

A Calaman, Authority Manager

Approved at 9/8/2025 Meeting