

## Minutes of Paradise Township Sewer Authority

July 7, 2025

The Board of Paradise Township Sewer Authority met at the Paradise Township Municipal Building, 2 Township Drive, Paradise, Lancaster County, Pennsylvania, on July 7, 2025.

The following members of the Board were present: Bryan Stoltzfus, J.B. Stoltzfus, Dave Bowman, Brian Groff and Kaitlyn Jones. Susan P. Peipher of Appel Yost LLP, solicitor, and Aaron Dewald of Rettew Associates, Inc., consulting engineers, were also present.

It was moved by Dave Bowman, seconded by J.B. Stoltzfus, that the minutes of the June meeting be approved as submitted. The motion carried unanimously.

CORRESPONDENCE: None.

PUBLIC COMMENTS: Gary Vaksman, owner of 3197 and 3308 Lincoln Highway East, appeared before the Board to inquire as to the reasons why he was being charged an additional EDU in tapping fee, as well as user fees, for the apartment that he constructed above his garage. He did not feel it was appropriate to be charged the same fee for a 400 sq. ft. apartment as a 3,000 sq. ft. home. The Board Members explained the characterization of an apartment as being the equivalent of one EDU without regard to the number of occupants or the size.

ACTION ITEMS: None.

ENGINEER'S REPORT: Aaron Dewald of Rettew Associates, Inc. reported on the following:

1. He distributed the Discharge Monitoring Report (DMR) for the month of May 2025 as prepared by the plant operator, Clean Water, Inc., a copy of which is incorporated into these minutes. The DMR indicated the average daily flow for the month of May 2025 was 123,660 g.p.d., with a maximum daily flow of 141,020 g.p.d.

2. Aaron provided the Board with an update regarding the TN and ammonia in the system.

3. He provided an update regarding the proposed rules and regulations for illegal discharges. Since the last Board meeting, the original resolution containing the rules and regulations from 1991 was located. The original resolution has many provisions that are needed at this juncture; however, it does not contain any provisions with regard to enforcement. A motion was made by Dave Bowman, seconded by Brian Groff, to table adoption of the resolution containing new rules and regulations governing industrial waste and prohibited waste. The motion carried unanimously. Rettew will work to provide suggested revisions to the current rules and regulations in place to be considered at a future meeting.

4. Aaron provided an update regarding B & D Builders and its request to connect to the Authority's system. Based upon the reported number of employees (53) and the additional capacity needed for treatment, it was determined that 9 EDUs would be applicable to this particular user. Aaron will proceed to reach out to B & D Builders with the final determination.

5. Cackleberry Farm Antique Mall (3371 Lincoln Highway East) is proposing a small water system project to address nitrate levels in its water supply. It is anticipated that the nitrate treatment equipment will generate some backwash waste water when it regenerates – approximately 95 gallons every 5 days. Aaron does not see this reported backwash as being an issue with the system. As such, he will respond directly to the project engineer for the owner to confirm that the Authority will accept this minor additional flow from the property.

6. Mill Bridge Village. Aaron reported on the status of communications with the owners of Mill Bridge Village. In particular, it was reported by the owners that they anticipate capping the lines and filling the lines with flowable fill as soon as July 9, 2025. The Board had a discussion concerning whether the need for flowable fill was excessive as opposed to simply allowing the owners to cap the lines. The Board also discussed whether additional tapping fees will be assessed by ELSA. At this time, ELSA has not provided the requested metered readings or any bills for additional tapping fees.

7. Aaron reviewed with the Board the updated developer specifications for sanitary sewer construction. A motion was made by Brian Groff, seconded by J.B. Stoltzfus, to adopt the updated specifications as presented. The motion carried unanimously.

8. Aaron provided the Board with an update on the construction at the Waste Water Treatment Plant. The significant rain events have delayed the completion on the insulation. PSI has completed all of its remaining punch list items.

9. Aaron reviewed with the Board the remaining change order contingency of \$59,249.64, which does not include the change orders that were presented at the Board meeting.

10. Aaron presented the following change orders to the Board for approval:

- a. Change Order #17 for Contract #1 (Lobar, Inc.) in the amount of -\$6,414.08 as reimbursement for arborvitae trees and not painting the chemical room;
- b. Change Order #18 for Contract #1 (Lobar, Inc.) in the amount of \$37,000.00 as a corrective change order for dispute resolution based upon a settlement meeting with Lobar, Inc. on June 16, 2025;
- c. Change Order #4 for Contract #2 (PSI Pumping Solutions, Inc.) in the amount of -\$4,476.15 as reimbursement for the arborvitae trees; and

- d. Change Order #8, Procurement, (Violia) in the amount of \$15,750.00 for Claim #1 for additional non-commissioning support activities associated with Train 3 startup.

A motion was made by Dave Bowman, seconded by J.B. Stoltzfus, to approve the Change Orders. The motion carried unanimously.

11. Aaron reviewed with the Board the status of Lobar, Inc.'s completion of its work. In particular, as previously stated, the insulation was not complete and grading above the EQ7 tank was also not complete. Lobar, Inc. had previously represented that all final work was to have been completed by the date of the Board meeting. A motion was made by Brian Groff, seconded by Dave Bowman, to conditionally approve Final Pay Application #23 for Contract #1, Lobar, Inc., pending the Authority's engineer's final review and verification that all final required installations have been completed. The motion carried unanimously.

12. Aaron presented the following pay applications for approval:

- a. Contract #2, Pay Application #12, payable to Pumping Solutions, Inc. for final pay application in the amount of \$77,697.52;
- b. Contract #3, Pay Application #6, payable to Pumping Solutions, Inc. for final pay application in the amount of \$13,415.00

A motion was made by Dave Bowman, seconded by J.B. Stoltzfus, to approve the pay applications. The motion carried unanimously.

13. Aaron noted that there will be one more invoice presented to the Authority for Procurement.

14. Aaron discussed with the Board the total nitrogen load that the WWTP is permitted for (7,300 lbs.). He reminded the Authority that they will need to purchase TN credits. Also, he noted that, with the rain event on July 1, 2025, the WWTP experienced extremely high flows due to infiltration, but it operated well under those extreme conditions.

15. The Board took no action to approve the Rettew invoice in the amount of \$14,603.32 because the bill had not yet been received by the Authority.

**SOLICITOR'S REPORT:** Susan Peipher provided her report regarding the number liens that have now been filed against 39 North Kinzer Road. She discussed with the Board the option of pursuing foreclosure on the property and provided an estimate as to the court and sheriff's costs for moving forward. Kaitlyn is in possession of a new mailing address for the property owner. Kaitlyn will reach out to the property owner with regard to the number and extent of the liens and ask that the account be brought current or the property owner enter into a payment plan.

TREASURER'S REPORT: Kaitlyn Jones delivered the following report:

1. The Board reviewed the list of bills for the month of June paid from the administrative checking account.

2. The Board reviewed the balance in the administrative checking account with Truist as of May 31, 2025 which was \$766,549.78. The balance in the S&T Bank administrative checking account as of May 31, 2025 was \$232,423.50. A motion was made by J.B. Stoltzfus, seconded by Dave Bowman, to approve the Treasurer's report and payment of all bills as presented. The motion carried unanimously.

3. Kaitlyn will begin working on the budget for the next fiscal year with the targeted approval date to take place at the September Board meeting.

4. Kaitlyn presented an invoice from Rettew in the amount of \$12,748.40 related to the PTSA – WWTP Expansion Upgrade Project. A motion was made by Brian Groff, seconded by Dave Bowman, to approve payment of the Rettew invoice as presented. The motion carried unanimously.

NEW BUSINESS: Bryan and Kaitlyn presented an Agreement from Engine Generator Service, Inc. for generator preventative maintenance beginning August 1, 2025. The cost of the Agreement is \$670.00. A motion was made by Dave Bowman, seconded by Brian Groff, to approve the Agreement. The motion carried unanimously.

The Board had a discussion regarding Passport Inn and, in particular, the number of rooms as reported by the Township Zoning Officer. With the Zoning Officer's calculation of 34 rooms, an additional 4 EDUs should be charged to the property. Kaitlyn will review the property file and, in particular, the building permit and sewer permit to determine what information was previously used to assess the EDUs that are currently charged to the property.

OLD BUSINESS: None.

There being no further business, the meeting was adjourned upon motion made by J.B. Stoltzfus, seconded by Dave Bowman, and unanimously approved at 8:50 P.M. to meet again in regular session on Monday, August 4, 2025, at 7:00 P.M.

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(Asst.) Secretary