

**MINUTES OF THE GETTYSBURG MUNICIPAL AUTHORITY  
BOARD OF DIRECTORS MEETING**

**June 21, 2010**

The duly advertised Meeting of the Board of Directors of the Gettysburg Municipal Authority ("GMA") was called to order at 6:00 p.m. at the GMA office, 601 E. Middle Street, Gettysburg, PA 17325, by Chairman Melvin D. Crouse. Present were Mr. Melvin Crouse, GMA Chairman; Dr. Tim Good, Vice Chairman; Mr. Ted Streeter, Secretary; Mr. Bill Monahan, Treasurer; Ms. Dorothy Puhl, Assistant Secretary/Treasurer; Mr. John R. White, Authority Solicitor; Mr. Mark Guise, Utilities Manager; Mr. Paul Gross, P.E. of Buchart Horn, Inc., Authority Engineer; Ms. Ramona Overton, Financial Director, and Jesse Mains, Recording Secretary.

Also in attendance were Mr. Jeff Zigler and Ms. April Yetsko representing Vida Charter School, and Mr. Robert Sharrah, PLS and Mr. Michael Leader representing Country Meadows.

**Water Agenda:**

**Public Comment:**

Chairman Crouse called for Public Comment and none was given.

**Minutes:**

**Mr. Monahan moved, seconded by Dr. Good, to approve the Minutes of the Board's May 17, 2010 meeting. The motion passed unanimously.**

**Approval of Invoices:**

**Dr. Good moved, seconded by Ms. Puhl, that all invoices for the month be paid. The motion passed unanimously.**

**Vida Charter School:**

Mr. Guise stated that the Charter School is proposing to develop on the property currently known as Gettysbrew located at 248 Hunterstown Road. This property currently holds 2.5 EDU's of capacity based on GMA information. Mr. Zigler, of KPI Technology, is requesting a total of 4 EDU's of capacity for his clients facility. Buchart-Horn, Inc. feels that 5/gpd per student & staff would be an appropriate number to use to calculate the maximum capacity of 190 students and staff, therefore requiring 5.5 EDU's of water capacity and 4 EDU's of sewer capacity. GMA currently does not have additional water capacity available to provide to the Charter School, beyond their current 2.5 EDU's. Mr. Monahan suggested doing an audit of the current system to locate potential availability. Dr. Good suggested revisiting the EDU's allocated to the Reddi Project, as they may now be available. Mr. Guise and Mr. Gross agreed to have the audit completed by the July meeting. Mr. Lemley, the current property owner, stated that he has documentation stating that 3 EDU's were purchased with the property. Mr. Guise will confirm this, noting that if the property has 3 EDU's, it can serve 102 students and staff. With this being said, **Mr. Monahan moved, seconded by Dr. Good, to approve the allocation of 3 EDU's, subject to the notation on the Land Development Plan that it will serve a maximum of 100 students and staff. The motion passed unanimously.**

**Country Meadows Retirement Communities:**

In continuation of last month's discussion regarding capacity needs for the proposed Country Meadows project, Mr. Leader, President of Country Meadows, visited the Board provided the Board with a description of the facilities and services that Country Meadows provides, noting that these facilities are not considered nursing homes, but rather living units that are 80% one person occupied. They offer licensed personal care but not skilled nursing care. Services for the facility are provided in a group setting, therefore water usage tends to be less than what is used in an average assisted living complex. This property (currently known as "The Ridge" development) holds 81 EDU's of reserved water capacity; however, GMA feels that 81 EDU's might not be sufficient to serve a 200 plus unit facility. Buchart-Horn reviewed capacity needs and found 120/gpd per room was sufficient based on the Metcalf & Eddy manual. The Board agreed to revisit this request after further research was completed. Mr. Leader stated that he would provide more information to the Board regarding water usage of his other facilities.

**West Middle Street:**

With regard to the proposed PennDot/GMA construction along West Middle Street, Mr. Gross stated that the contract documents are being developed and that the proposed project start date is for March, 2011. Dr. Good inquired if there have been discussions regarding the lateral replacement. Mr. Guise reported that the laterals have not been further discussed. Ms. Puhl asked if plans have been made for the suggested public meeting at the Charlie Sterner Rec Building regarding the replacement of laterals. Mr. Guise stated that he would like to have the contractor's information before a meeting is held. Such meeting could then be followed by a supplemental letter explaining the project details.

**Water Treatment Plant:**

Mr. Guise stated that Roberts Water Technologies, Inc. has begun working on the second filter, installing the new underdrainment in the next few days and plans to have the filter up and running by the second week in July. The third filter will be replaced in August. Mr. Gross provided a report on the backwash tanks, noting that a bid-opening for the painting of the backwash tanks will be held at 10:00 a.m. on June 15, 2010. Regarding the bids for the re-coating of the backwash tanks, Mr. Gross stated that IK Stoltzfus Painting from Manheim won the low bid with a price of \$116,435, with S & T Painting coming in next with a bid of \$124,000. **Mr. Monahan moved, seconded by Mr. Streeter, to give approval for acceptance of the bid placed by IK Stoltzfus Painting, contingent upon Mr. White's review. The motion passed unanimously.**

**S&A Hauser/Davis Well Update:**

In continuation from the negotiations between S&A Homes & GMA, regarding GMA's acquisition of the Hauser Well/Well #10, the Board reviewed and discussed S&A's June 16, 2010 letter to GMA outlining their current proposal. The Board directed Mr. Guise to continue communications with FAISON, PICPI and Mr. Hill regarding GMA's acquisition of the Well.

**Andrew/Kozak Easements Update (Andrew Well):**

Mr. Guise informed the Board that the Andrew Well Easement Agreements have been prepared by Solicitor White and presented to the property owners, Mr. and Mrs. Andrew and Mr. and Mrs. Kozak. Mr. Guise indicated that the Andrews have approved their proposed Easement Agreement, however, GMA is still awaiting the Kozaks' response. Mr. Guise noted that Mr. Kozak is currently in negotiations with Met-Ed as he would like the electrical lines underground; however, Met-Ed's policy is to install them overhead.

**Belco Community Credit Union:**

Mr. Guise reviewed the correspondence he issued to Straban Township Supervisors regarding GMA's firm position that streetscapes such as trees, electrical lights, underground electrical wiring and/or other facilities are not permitted within, or in close proximity to GMA's existing right-of-way or existing water and/or sewer mains. GMA will not object to a sidewalk being installed.

**Sewer Agenda:**

**Plant Upgrade/537 Study:**

Mr. Gross provided his monthly report and stated that the scheduled timeline for the WWTP Upgrade is as follows: Pre-Bid Construction Conference on June 29, 2010; Bid Opening on July 15, 2010; Award Contracts on August 16, 2010; issue Notice to Proceed in September, 2010 with a Substantial Completion date of April, 2012, twenty months after start of the project. Mr. Gross noted that he has been informed that there multiple jobs right now and he would like to stay on this schedule in order to guarantee GMA the best results possible.

**Route 30 Lien Status Update:**

Solicitor White noted that he previously misspoken when he stated that the municipal liens had been filed on the 3 remaining properties that have yet to connect to the Rt. 30 sewer line. The liens will be filed on June 15, 2010.

**GMA/Borough of Gettysburg Management Agreement:**

Mr. Guise stated that the Board has already agreed that the Management Agreement's language needs to be updated. Mr. Guise is suggesting that GMA construct a Memo of Understanding as to the current procedures regarding staff, services and monies. Mr. Guise also requested permission for GMA to

obtain its own Insurance Policy, therefore breaking away from the policy currently shared with the Borough.

**Correspondence:**

Mr. Guise reviewed the following correspondence:

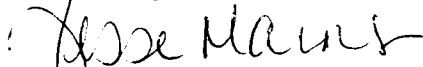
- Gettysburg College Direction on the 1998 Bonds
- Hanover Borough Council/Benchmark
- Misty Ridge First Addendum Confirmation
- Fire Protection Service Response
- Mason Dixon Utilities Water Allocation Permit

**Adjournment:**

With no other business to come before the Board, **Ms. Puhl moved, seconded by Dr. Good, to adjourn the meeting at 8:00 p.m. The motion carried unanimously.**

***The next regular GMA Board of Directors meeting will be held on Monday, July 19, 2010, commencing at 6:00 p.m. at the GMA Office.***

Respectfully Submitted,



Jesse Mains  
Recording Secretary