

November 12, 2025
Township Meeting Room

The Chairperson, Scott Allen, leading the Pledge of Allegiance to the Flag, called the regular meeting of the West Cocalico Township Authority to order at 7:00 P.M. The following were in attendance:

Authority: Scott Allen, Jim Moyer, and Dave Gingrich

Others Present: Carolyn Hildebrand-Manager, Steve Strunk-Manager Associate, Kent Reich-Water Operator, Nick Reich-Asst. Water Operator, Dan Becker-HRG, Michael Nix, Chuck Hess, Nate Weaver, and Josh Boulton.

Public Comment: Chuck Hess representing Windy Mansion Partners LLC requested input concerning water connections for the Summit Crossing Development. The Board stated a formal plan must be submitted for review.

Michael Nix requested to be on the agenda next month to discuss an EDU being transferred from an apartment to a restaurant within the same dwelling (11 W. Main Street).

Dave Gingrich motioned to approve the minutes from the meeting held on October 14th, 2025. Jim Moyer seconded the motion. Motion carried.

Dave Gingrich motioned to approve the list of checks for the period of 10/15/2025 to 11/12/2025 from the Sewer Fund totaling \$517,636.27. Jim Moyer seconded the motion. Motion carried.

Old Business:

Scott Allen motioned to approve a 5% increase in sewer fees for 2026. Jim Moyer seconded the motion. Motion carried.

Jim Moyer motioned to initiate the preliminary design for the sewer extension to North Blainsport Road. Dave Gingrich seconded the motion. Motion carried.

Scott Allen motioned to authorize putting the WWTF Garage out to bid pending any changes from Kent Reich and Nick Reich. Jim Moyer seconded the motion. Motion carried.

Jim Moyer motioned to table the engineer issuing a non-compliance letter to the Reinholds Inn. Dave Gingrich seconded the motion. Motion carried.

Jim Moyer motioned to authorize execution of the agreement to purchase 31 phosphorous credits from Lititz Borough. Dave Gingrich seconded the motion. Motion carried.

Dave Gingrich motioned to approve the Rules/Regulations draft as presented. Jim Moyer seconded the motion. Motion carried.

Jim Moyer motioned to grant Windy Mansion Partners, LLC 50 sewer EDU's. Dave Gingrich seconded the motion. Motion carried.

New Business:

Jim Moyer motioned to declare the property owner is responsible to provide and install a grinder pump for non-sponsored Authority projects. Dave Gingrich seconded the motion. Motion carried.

The Clean Water Inc. report for the month of September indicated the average daily flow was 109,000 gallons per day.

Dan Becker presented the Sewer Engineer's Report:

1940 Texter Mountain Road Sewer Connection:

HRG sent a letter detailing the remaining items that need to be addressed before the LPSS facility within Texter Mountain Road are dedicated to the Authority.

80 Resh Road Sanitary Sewer Connection:

HRG sent a letter detailing the remaining punch list items that need to be addressed before the section of gravity lateral is dedicated to the Authority.

Jim Moyer motioned to approve the list of checks for the period of 10/15/2025 to 11/12/2025 from the Water Fund totaling \$200,044.69. Dave Gingrich seconded the motion. Motion carried.

Old Business:

HRG is waiting for approval to use the Lancaster County EMS antenna on Ridge Road so the Authority would only need to purchase one antenna for the new water meter system.

New Business:

Dave Gingrich motioned to approve waiving late fees for property owners that are on an established payment plans. Jim Moyer seconded the motion. Motion carried.

Dave Gingrich motioned to grant Windy Mansion Partners, LLC 50 water EDU's. Jim Moyer seconded the motion. Motion carried.

Miscellaneous:

Dave Gingrich motioned to purchase holiday gift cards. Jim Moyer seconded the motion. Motion carried.

Kent Reich presented the Water System report for October 2025.

Dan Becker presented the Water Engineer's Report.

There being no further business, Jim Moyer motioned to adjourn the meeting at 8:51 P.M. Dave Gingrich seconded the motion. Motion carried.

Respectfully submitted,

Arlan Hoover, Secretary