

EPHRATA TOWNSHIP SEWER AUTHORITY AGENDA

March 30, 2026

- 1. Meeting called to order at 7:00 AM by Chairman Aaron Groff**
- 2. Approval of February 2, 2026 Minutes**
- 3. Approval of Bills**
- 4. Public Comments**
- 5. Staff Reports**

Steve Sawyer

- **New Sewer Connections:**
 - **462 Ridge Avenue – Grinder pump / LPSS Connection for Single Family Dwelling**
 - **Ephrata Mennonite School – Grinder Pump / LPSS for Maintenance Building**
 - **1208 Division Highway – Sewer Connection for Accessory Building**

Inframark

- **Monthly Report – January and February 2026**

Engineer Dan Becker

- **Engineer's Report**
 - **Action Items –**
 - **Item 10, System Maintenance**
 - **Item 16, CB Burkholder 18-month Maintenance Guaranty/Escrow**
 - **Item 24, Burkholder Feed Mill financial security/escrow**

Solicitor Anthony Schimaneck

- **Monthly Report**

***PLEASE CALL IF YOU WILL NOT BE ABLE TO ATTEND.
(717-733-1044)***

EPHRATA TWP SEWER AUTHORITY MINUTES

February 2, 2026

The Ephrata Township Sewer Authority met this date at 7:00 a.m.

Present was: Aaron Groff
 Robert Fisher
 Don Good
 James Martin
 Manager Steven Sawyer
 Admin. Asst. Jennifer Carvell
 Bookkeeper Valerie Roark
 Engineer Dan Becker
 Attorney Tony Schimaneck

The meeting was called to order by the 2025 Chairman, Aaron Groff.

Steve Sawyer opened up the organization business as the Temporary Chairman.

A motion was made by Bob Fisher to nominate Aaron Groff as Chairman for 2026. The motion was seconded by Jim Martin and carried unanimously.

A motion was made by Don Good to appoint the following for 2026:

Vice-Chairman	-	Robert Fisher
Secretary / Treasurer	-	James Martin
Asst. Sec./Asst. Treas.	-	Steven Sawyer
Solicitor	-	Morgan, Hallgren, Crosswell & Kane, P.C.
Engineer	-	HRG Engineering, formally Becker Eng.
Auditor	-	Cherry Bekaert, formally Herbein CPA
Depositories	-	Ephrata National Bank and PLGIT

The motion was seconded by Bob Fisher and carried unanimously.

A motion was made by Bob Fisher to set the Sewer Authority's meeting dates for the last Monday of the month at 7:00 am. The motion was seconded by Jim Martin and carried unanimously.

APPROVAL OF MINUTES

The minutes from the previous meeting, November 24, 2025 were submitted to and read by each member.

A motion was made by Don Good to approve the November 24, 2025 minutes as presented. The motion was seconded by Bob Fisher and carried unanimously.

APPROVAL OF BILLS

After review and discussion, a motion was made by Don Good to approve payment of the bills as presented. The motion was seconded by Jim Martin and carried unanimously.

PUBLIC COMMENT PERIOD

There was no one in attendance.

STAFF REPORTS

Manager Steve Sawyer

- ◆ **Intergovernment Sewer Service Agreement – 16 Main Street, Akron.** Charlie Miller of 16 Main Street, Ephrata Township, Akron, PA has a failing septic system and is requesting to hook up to Akron Borough's public sewer which is the closest connection to his residence. The Sewer Authority Members were provided with an Intergovernment Sewer Service Agreement prepared by Akron Borough's Solicitor. In addition, a Resolution was also prepared as part of the approval needed for the connection. Manager Sawyer stated that the Agreement was reviewed by the Sewer Authority's Solicitor and staff recommended approval.

A motion was made by Jim Martin to approve the Resolution Approving the Sewer Connection of 16 Main Street and Intergovernmental Sewer Service Agreement as presented and recommended by staff. The motion was seconded by Don Good and carried unanimously.

- ◆ **Ratification Items:**

- **Jeff Burkholder, Glenwood Drive – Waiver to Extend Sewer Main.** An email dated November 25, 2025 was sent to each Sewer Authority Member requesting action on a waiver request to extend a sewer main for a proposed shop on Glenwood Drive. EAJA specifications could require Burkholder to extend the sewer main to his property. The email included a copy of a letter from Nye consulting requesting a waiver of the ETSA requirement to extend a public main and to allow the site to be served by a private sewer lateral similar to the adjacent properties. Staff discussed the waiver request with Dan Becker and both staff and HRG are in support of the waiver request since the adjacent properties are already connected to sewer by private laterals and the remaining surrounding land is zoned Agricultural. Requiring the extension of a public main would not serve any additional properties.

Manager Steve Sawyer requested ratification of this action.

A motion was made by Bob Fisher to ratify the approval of a waiver extension request to extend a sewer main on the Jeff Burkholder property per the justification provided. The motion was seconded by Don Good and carried unanimously.

- **Sewer Billing Software Upgrade.** An email requesting action for a Sewer Billing Software Upgrade was also requested on November 25, 2025. Currently the Authority is being charged \$795.00 per year for our current utility software/maintenance. Diversified Technology Corp., whom is our

current software company is recommending that we upgrade to a cloud base software utility program. Jennifer and Valerie participated in a webinar showing the new features and functionality. The expense for the credit card transaction would be passed on to the customer not the Authority. We have had multiple requests to pay by card as checks are becoming less popular. Staff feels that this option will also help make the 2026 rate increase more accepted. The new system will increase the annual software maintenance fee from \$795.00 to \$2500.00 per year. Sticking with the same company should make the transition much easier as the information should be easily moved from one program to the other and all account history will continue to be accessible per the owner of Diversified. Staff is requesting permission to schedule the utility upgrade in the beginning of 2026.

Manager Steve Sawyer requested ratification of this action.

A motion was made by Don Good to ratify the approval of scheduling an upgrade for a new utility program with Diversified Technology in the beginning of 2026 as recommended by staff. The motion was seconded by Bob Fisher and carried unanimously.

Inframark

The **monthly report** for November and December 2025 along with flow meter readings for each pumping station were submitted to the Authority prior to the meeting for their review. Dan Becker reported a pump replacement on behalf of Inframark at the Murrell Pumping Stations.

HRG Engineering

Dan Becker thanked the Authority for the reappointment for 2026.

- ◆ **Monthly Report** reviewed and discussed with the Authority.
- ◆ **WWTP No. 1 Biosolids Project.** The 60-Day system wide performance test protocol was sent to the Authority for review on January 19, 2026. The pyrolysis system 14-day mechanical reliability testing was successfully completed.
- ◆ **Ephrata Mennonite School.** The 18-month Maintenance Guaranty in the amount of \$10,893.00 expires February 25, 2026. HRG recently completed a site review to determine whether any issues need to be resolved prior to the expiration date of the Maintenance Guaranty. HRG is recommending releasing the remaining sanitary sewer financial security to Ephrata Mennonite School after February 25, 2026.

A motion was made by Don Good authorizing staff to release the remaining financial security to Ephrata Mennonite School in the amount of \$10,893.00 after February 25, 2026. The motion was seconded by Jim Martin and carried unanimously.

- ◆ **System Maintenance/Line Flushing.** Becker received proposals from 3 contractors for flushing/televising approximately 5,080 feet of gravity sewer and flushing of approximately 1,850 feet of LPSS. Becker recommended to the

Authority approving the proposal to the lowest bidder, Ditchcreek Utility Services in the amount of \$18,076.60.

A motion was made by Bob Fisher to approve the proposal for flushing/televising approximately 1,850 feet of LPSS to Ditchcreek Utility Services in the amount of \$18,076.60. The motion was seconded by Don Good and carried unanimously.

- ◆ **CB Burkholder.** The Authority accepted dedication of the sanitary sewer facilities. The 18-month Maintenance in the amount of \$13,308.00 will expire March 27, 2026. HRG will coordinate a site review and report at the next Sewer Authority Meeting
- ◆ **NLR Property – AB Martin.** HRG received a sanitary sewer design submission and issued a review letter dated December 12, 2025. AB Martin is requesting 12 EDU's of capacity for their expansion project and Approval of the PA DEP Planning Module Exemption Certification form. HRG is recommending approval.

A motion was made by Bob Fisher to approve the capacity request for 12 EDU's and the PA DEP Planning Module Exemption Certification for NLR Property. The motion was seconded by Jim Martin and carried unanimously.

- ◆ **Jeff Burkholder Shop.** Jeff Burkholder is requesting 1 EDU of capacity for his proposed shop project. Staff is recommending approval.

A motion was made by Jim Martin approving 1 EDU of sanitary sewer capacity to Jeff Burkholder. The motion was seconded by Don Good and carried unanimously.

- ◆ **Stauffer Lane/Fulton Street Manhole Frame & Cover Repairs.** HRG met with Zimmerman Excavating to observe the manhole within Stauffer Lane and requested a proposal to remove the existing frame/cover, install new precast concrete and HDPE grade rings, reinstall the frame and cover, and perform restoration. The Ephrata Township Road master also notified Zimmerman and HRG that a manhole frame/cover near 420 East Fulton Street is damaged and in need of repairs. HRG received an estimate for both repairs from Zimmerman Excavating in the amount of \$3,346.00.
- ◆ **315 Summit Road.** HRG received a sanitary sewer request for 1 EDU of capacity to service a proposed new single-family residence and authorization for a PADEP Planning Module Exemption. HRG recommended approval.

A motion was made by Don Good to approve 1 EDU of sanitary sewer capacity for 315 Summit Road and a PADEP Planning Module Exemption as recommended by staff. The motion was seconded by Jim Martin and carried unanimously.

- ◆ **Chapter 94 Report.** HRG is preparing the 2025 Chapter 94 Report and will forward to Ephrata Borough Authority for inclusion in the Borough Authority's report to PADEP.

Solicitor Anthony Schimaneck

Tony Schimaneck thanked the Authority for the reappointment for 2026.

A motion was made by Don Good to adjourn the meeting at 7:33 am. The motion was seconded by Bob Fisher and carried unanimously.

February 11, 2026

Ephrata Township Sewer Authority
265 Akron Rd
Ephrata, PA 17522

RE: Contract Operations Pump Station Report for January, 2026

Dear Authority Members,

Attached is the monthly client report outlining operations and maintenance activities for Ephrata Township Sewer Authority for January 2026.

Please review this report and call or email me with any questions or comments.

Sincerely,

Zachary Pennepacker

Zachary Pennepacker | Operations Manager

Digitally signed by: Zachary Pennepacker
DN: CN = Zachary Pennepacker email = zachary.pennepacker@inframark.com C = US O =
Inframark OU = Lititz
Date: 2026.02.11 13:15:14 -05'00'

CC: Dan Becker, Becker Engineering
Rob Hallman, Becker Engineering
Jordan Becker, Becker Engineering
Mark Homen, Becker Engineering
Doug Zook, Inframark
Wade Keener, Inframark

Activities

1. Inframark checked the pump stations twice per week.
2. Inframark performed Monthly Flume cleaning on all Flumes. 01/08/2026.
3. Inframark scheduled and Martin's completed the Semi-Annual Generator Service on 01/22/2026.
4. Inframark responded to a call-out at the Murrell PS for a PLC Common Alarm on 01/21/2026. A VFD/PLC issue was occurring, and Garden Spot Electric was contacted. GSE onsite and corrected issues. PS station operating properly on 01/21/2026.
5. Inframark completed Semi-annual Air Relief Valve Inspections at 7 ARV locations On 01/14/2026.

Completed Work Orders

Date	WO Type	Work Order Description
1/5/2026	PM	Weekly Pump station inspection (Monday)
1/8/2026	PM	Monthly Meter (Flume) pit cleaning
1/8/2026	PM	Weekly Pump station inspection (Thursday)
1/12/2026	PM	Weekly Pump station inspection (Monday)
1/14/2026	PM	Semi-annual ETSA air relief valve inspection
1/14/2026	PM	Semi-annual ETSA air relief valve inspection
1/14/2026	PM	Semi-annual ETSA air relief valve inspection
1/14/2026	PM	Semi-annual ETSA air relief valve inspection
1/14/2026	PM	Semi-annual ETSA air relief valve inspection
1/14/2026	PM	Semi-annual ETSA air relief valve inspection
1/14/2026	PM	Semi-annual ETSA air relief valve inspection
1/15/2026	PM	Weekly Pump station inspection (Thursday)
1/20/2026	PM	Weekly Pump station inspection (Monday)
1/21/2026	CORRECTIVE	Callout Alarm "zone 7 plc common alarm".
1/22/2026	PM	Weekly Pump station inspection (Thursday)
1/27/2026	PM	Weekly Pump station inspection (Monday)
1/29/2026	PM	Weekly Pump station inspection (Thursday)

Pump Hours

Covered Bridge		Rettew Mill		Murrell		Lincoln Meadows	
Pump 1 Hours	Pump 2 Hours	Pump 1 Hours	Pump 2 Hours	Pump 1 Hours	Pump 2 Hours	Pump 1 Hours	Pump 2 Hours
26.1	28.0	66.4	62.3	166.3	138.1	134.5	94.0

Staffing

Name	Title	Water Operator Certifications	Wastewater Operator Certifications
Douglas Zook Jr.	Project Manager	A,E-6,8,9,12	A,E -1,4
Zachary Pennepacker	Operations Manager	NA	A,E – 1,4
Wade Keener	Maintenance Supervisor	NA	A - 1
Ray Bowman	Lead Water Operator	B, E - 12	NA
Jared Gible	Operator II	NA	NA
Joseph Igielski	Operator II	NA	A,E – 1,3,4
Nathan Laucks**	Regional Manager	A,E – 1-3,6-12,15	A,E – 1,2,3,4,5
David Gaipo**	Regional Vice President	NA	N/A
Ryan Langelo**	Health and Safety Advisor	NA	NA

** Additional personnel available for assistance as needed.

March 2, 2026

Ephrata Township Sewer Authority
265 Akron Rd
Ephrata, PA 17522

RE: Contract Operations Pump Station Report for February 2026

Dear Authority Members,

Attached is the monthly client report outlining operations and maintenance activities for the Ephrata Township Sewer Authority for February 2026.

Please review this report and call or email me with any questions or comments.

Sincerely,

Digitally signed by: Douglas Zook

Date: 2026.03.02 15:20:33 -05'00'

Douglas Zook | Project Manager

CC: Dan Becker, Becker Engineering
Rob Hallman, Becker Engineering
Jordan Becker, Becker Engineering
Mark Homen, Becker Engineering
Zach Pennepacker, Inframark
Wade Keener, Inframark

Activities

1. Inframark checked the pump stations twice per week.
2. Inframark performed Monthly Flume cleaning on all Flumes. 02/25/2026.
3. Inframark responded to a call-out on 2/18 for a power outage.

Completed Work Orders

Date	WO No.	Type	Description
2/2/2026	17738	PM	Weekly Pump station inspection (Monday)
2/5/2026	17757	PM	Monthly Meter (Flume) pit cleaning
2/5/2026	17774	PM	Weekly Pump station inspection (Thursday)
2/9/2026	17839	PM	Weekly Pump station inspection (Monday)
2/12/2026	17852	PM	Weekly Pump station inspection (Thursday)
2/17/2026	17881	PM	Weekly Pump station inspection (Monday)
2/18/2026	17899	CORR	Callout at Lincoln Meadows "Lost Power"
2/19/2026	17903	PM	Weekly Pump station inspection (Thursday)
2/23/2026	17924	PM	Weekly Pump station inspection (Monday)
2/26/2026	17957	PM	Weekly Pump station inspection (Thursday)

Pump Hours

Covered Bridge		Rettew Mill		Murrell		Lincoln Meadows	
Pump 1 Hours	Pump 2 Hours	Pump 1 Hours	Pump 2 Hours	Pump 1 Hours	Pump 2 Hours	Pump 1 Hours	Pump 2 Hours
24.1	25.5	65.7	74.9	168.7	142.4	105.9	72.3

Staffing

Name	Title	Water Operator Certifications	Wastewater Operator Certifications
Douglas Zook Jr.	Project Manager	A,E-6,8,9,12	A,E -1,4
Zachary Pennepacker	Operations Manager	NA	A,E – 1,4
Wade Keener	Maintenance Supervisor	NA	A - 1
Ray Bowman	Lead Water Operator	B, E - 12	NA
Jared Gibble	Operator II	NA	NA
Joseph Igielski	Operator II	NA	A,E – 1,3,4
Nathan Laucks**	Regional Manager	A,E – 1-3,6-12,15	A,E – 1,2,3,4,5
David Gaipo**	Regional Vice President	NA	VA Class 1
Ryan Langello**	Health and Safety Advisor	NA	NA

** Additional personnel available for assistance as needed.

Ephrata Township Sewer Authority
 Location: Murrell Pump Station

February, 2026

Date	Day	Initials	Time hh:mm	Pump 1 Totalizer	Pump 1 Run Time	Pump 2 Totalizer	Pump 2 Run Time	Flow Totalizer	Flow	GPD	Generator	Bioxide Invy
				Hours	Hours	Hours	Hours	gal	gal	gal	Hrs	Gallons
1	Sun									126,575		
2	Mon	RR		18,837.9	26.2	16,443.0	17.6	275,857,400	506,300	126,575	466.9	1,250
3	Tue									138,200		
4	Wed									138,200		
5	Thu	DH		18,855.0	17.1	16,459.6	16.6	276,272,000	414,600	138,200	467.4	1,250
6	Fri									129,425		
7	Sat									129,425		
8	Sun									129,425		
9	Mon	RR		18,879.2	24.2	16,477.7	18.1	276,789,700	517,700	129,425	467.9	1,250
10	Tue									133,467		
11	Wed									133,467		
12	Thu	DH		18,896.0	16.8	16,493.5	15.8	277,190,100	400,400	133,467	467.9	1,250
13	Fri									151,850		
14	Sat									151,850		
15	Sun									151,850		
16	Mon	JG		18,925.0	29.0	16,514.4	20.9	277,797,500	607,400	151,850	468.4	1,250
17	Tue									121,367		
18	Wed									121,367		
19	Thu	TK		18,940.6	15.6	16,528.2	13.8	278,161,600	364,100	121,367	468.4	1,250
20	Fri									134,025		
21	Sat									134,025		
22	Sun									134,025		
23	Mon	TK		18,959.2	18.6	16,551.6	23.4	278,697,700	536,100	134,025	468.9	1,250
24	Tue									155,900		
25	Wed									155,900		
26	Thu	Jl		18,980.4	21.2	16,567.8	16.2	279,165,400	467,700	155,900	468.9	1,250
27	Fri									176,525		
28	Sat									176,525		

EPHRATA TOWNSHIP SEWER AUTHORITY March 2026 Engineer's Report

1. Hydrogen Sulfide Issues: The Murrell Pumping Station feed rate was set at 11 gpd and the Rettew Mill Pumping Station feed rate was set at 5.7 gpd. Becker confirmed that Inframark turned off the chemical feed system for both pumping stations on October 2, 2025. **NO CHANGE**

2. IMG Issues:
 - a. IMG Act 537 Plan: The IMG Technical Committee met on December 5, 2016 to discuss the system wide Act 537 Plan update. Since not all of the IMG member municipalities wanted to initiate Act 537 Planning, it was decided to postpone work on the system wide Act 537 Plan at this time. There was discussion about evaluating the hydraulic conditions of the IMG interceptor from the East Cocalico connection adjacent to Cocalico Creek Road to Denver Borough. The Borough will obtain a proposal for this evaluation for future consideration by the Technical Committee. **NO CHANGE**

 - b. WWTF No. 1 Biosolids Project: Bioforcetech attempted, again, to initiate the 60-day performance test on March 16, 2026. Unfortunately, the system continues to experience issues and the unit was again taken off line for repairs.

 - c. IMG Meetings: The IMG Technical Committee met on February 17, 2026 and the IMG Board meeting scheduled for March 19, 2026 was cancelled.

3. Tapping Fee Evaluation: The Authority authorized Becker to update the tapping fee calculation at the January 2024 Authority meeting. Becker will provide the DRAFT calculation to the Authority at a future meeting. **NO CHANGE**

4. Murrell Drainage Area I/I Investigation: Becker has been monitoring the Sensophone system periodically and flows are significantly higher during heavy rain events which points to an inflow issue. Becker recommends that the Authority consider further investigating I/I sources as the higher flows at the pumping station continue to increase during significant precipitation events.

Becker will continue to monitor flows during heavy rain events and will develop a plan for investigating potential causes of the I/I issue in the pumping station drainage area. **NO CHANGE**

5. Ephrata Mennonite School: The Authority released the remaining sanitary sewer financial security and any remaining escrow funds AFTER February 25, 2026 and after confirming that all professional services fees have been paid at the January 2026 Authority meeting.

HRG received a design submission for the storage building proposed grinder pumping station design on March 9, 2026 for review.

6. Fats, Oils & Greases (FOG) Chemical Addition: MicroSpring provided the February report and all 27 manholes were serviced.

7. West Earl Sewer Service Request: The Authority authorized execution of the Agreements necessary for this project to connect to the Authority's sanitary sewer facilities at the March 2025 Authority meeting. **NO CHANGE**

8. Lincolns Meadow Infiltration/Inflow: The Authority previously issued a memo to the Lincolns Meadow property owners reminding them of allowable discharges into the sanitary sewer system. Inframark recently indicated that periodic high influent flows into the pumping station are causing

increased pump run times. Becker coordinated installation of a data recorder at the pumping station on February 6, 2021 to record future sewage flows to determine peak influent flow conditions. **NO CHANGE**

9. Route 322 Low Pressure Sewer Non-Residential Waste Customers: Becker completed site reviews of all of the non-residential properties and issued a memorandum to the Authority on September 25, 2019 outlining our observations and recommendations for each property. At the October 2019 Authority meeting, the Authority decided to table any further action on this item at this time and will revisit the issue when Glenwood Foods submits a sanitary sewer plan to the Authority for review as part of their proposed expansion project. **NO CHANGE**
10. System Maintenance/Line Flushing: Becker received the televising videos from Ditchcreek and prepared a summary report dated July 21, 2025 detailing our findings and recommendations for consideration. HRG performed sanitary sewer manhole observations for Authority owned manholes within Akron Road, Dole Road, and Parkview Heights Road and issued a review letter dated November 17, 2025. HRG prepared a project schedule and cost opinion for the project.

Inframark noted that the threads on the frames for the watertight Metering Manholes AK-1 (Lime Street) and AK-2 (Akron Trail) are stripped and will not allow the bolts to tighten and also make the bolts difficult to remove. Inframark also noted the at the pick holes for the Green Dragon Metering manhole are worn, making the cover difficult to remove. HRG reviewed the manholes in question and recommends replacement of the frames/covers for Manholes AK-1 and AK-2 as part of the above noted project. This work can be completed as part of the above noted maintenance project.

11. Glenwood Foods: The Authority Solicitor previously prepared the necessary Bill of Sale and Maintenance Guaranty for the portion of sanitary sewer facilities that are proposed to be dedicated to the Authority. Becker previously informed the developer's contractor that record drawings must be submitted/approved prior to scheduling a final site review and for consideration of dedication of the sanitary sewer facilities on January 27, 2025. The developer's consultant submitted record drawings and HRG provided minor review comments via email on March 23, 2026.

The Authority authorized a reduction of the sanitary sewer financial security to \$3,300.00 at the March 2025 Authority meeting. However, after subsequent discussions with Authority staff, it was decided that the sanitary sewer financial security would be reduced to \$9,636.00 which includes the amount of \$6,366.00 to be retained for the 18-month Maintenance Period until the sanitary sewer facilities are dedicated to the Authority. The Authority ratified this action at the June 2025 Authority meeting.

12. Ephrata Crossing Phase 2 Final Plan: The developer needs to provide the flushing/televising video inspection information to the Authority and complete installation of the sanitary sewer facilities for Lot 4. HRG received revised sanitary sewer record drawings and issued a review letter dated March 6, 2026.

The Authority authorized a reduction to the sanitary sewer financial security to \$27,940.00 at the September 2020 Authority meeting. The Authority ratified denial of the sanitary sewer facility financial security reduction request at the November 2025 Authority meeting.

13. Comcast: HRG attended a complex One Call meeting in the Autumn Hills subdivision on January 5, 2026. Comcast will be repairing Comcast conduit damaged by Blue Ridge Communication subcontractors. **NO CHANGE**

14. Pumping Station Pump Inventory: HRG updates the pump inventory summary as necessary and with input from Inframark.
15. Mohler Church Road Subdivision: The developer needs to provide the grinder pump start up report, provide record drawings and complete epoxy lining of the manhole bench. The Authority authorized a reduction to the sanitary sewer facility financial security \$16,637.50 at the October 2024 Authority meeting. Becker received the grinder pump start up report on July 25, 2025. Epoxy lining of the manhole benches and record drawings remain outstanding. HRG emailed the developer on October 28, 2025, November 1, 2025 and November 14, 2025 reminding them of the remaining outstanding issues. The developer has not responded to any requests. **NO CHANGE**
16. CB Burkholder: The Authority accepted dedication of the sanitary sewer facilities. The 18-month Maintenance Guaranty in the amount of \$13,308.00 shall be held in place through March 27, 2026. HRG completed a site review of the sanitary sewer facilities and issued a review letter dated March 11, 2026 noting that there are no remaining outstanding issues that need to be addressed by the developer. **HRG recommends that the Authority authorize release of the 18-month Maintenance Guaranty and any remaining escrow funds after confirming that all outstanding professional services fees have been paid as recommended in our March 11, 2026 correspondence.**
17. East Mohler Church Road Lot 1: Sanitary sewer record drawings remain outstanding and Becker requested a status update on March 18, 2024. **NO CHANGE**
18. Ephrata Crossing Phase 4: Record Drawings need to be provided for review. The Authority authorized a reduction of the sanitary sewer financial security from \$68,530.00 to \$5,000.00 at the October 2023 Authority meeting. **NO CHANGE**
19. 200 East Mohler Church Road Grinder Pump: The property owner/plumber needs to provide the grinder pumping station start up report to the Authority. **NO CHANGE**
20. Rod Martin Sanitary Sewer Lateral Relocation: The property owner previously indicated that he is in process of obtaining the required permits and will notify Becker after the permits are received. Becker contacted Rod Martin on August 12, 2025 requesting an update on the status of the project. Rod Martin indicated that the existing LPSS lateral will not be relocated and the property owners are working on an easement agreement to allow the LPSS lateral to remain at its existing location. **NO CHANGE**
21. Ephrata Crossing East: The developer requested permission to install a 1,000-gallon grease interceptor for the Noodles & Company store prior to providing a building permit application. Since plumbing plans have not been submitted, the developer decided to proceed at his own risk with respect to the grease interceptor size and provided correspondence to the Authority dated April 18, 2023 noting this. Becker reviewed shop drawings and observed installation of the grease interceptor. **NO CHANGE**
22. Arby's Restaurant Sewer Blockage: Becker was contacted the evening of July 20, 2023 by Randy Groome noting he received a call from Arby's regarding their sanitary sewer being blocked. Arby's noted that their plumber stated that the blockage was not in their lateral. Becker met with Randy and Evan (Ephrata Township) on site and it was confirmed that there was no blockage in the Authority's sanitary sewer main located on Route 322 and in the grass areas leading to the Murrell Pumping Station. The blockage was in a private manhole upstream from Authority manhole I-4 along Route 322. The manhole had an extensive amount of grease and other debris. This private

lateral serves Walmart, Discount Tire, T-Mobile, Royal Nails and Spa, and Arby's. Randy contacted Rick Stauffer and he also arrived on site. The blockage was dislodged and flow resumed to normal by using a shovel to loosen the mass causing the blockage. A few minutes after the blockage was removed, the flow began to back up from the pipe section upstream of Authority manhole I-4. Becker recommended that the lines be flushed as soon as possible to avoid additional blockages and to eliminate additional grease/debris to flow to the Murrell Pumping Station. Randy contacted Kline's and they were to arrive on site later in the evening. Evan from the Township stayed with Klines the flushed the lines. Evan reported that a lot of aggregate was pulled from Authority manhole I-4 during the flushing. Evan also noted that it appeared that moderate grease was removed from the manhole directly upstream of Authority MH I-4. Becker recommends that the Authority investigate the Arby's grease interceptor to ensure it is functioning properly. Becker also recommends that the entire private lateral from Walmart to Authority manhole I-4 be televised to determine the cause of the grease and aggregate entering the Authority's sanitary sewer facilities. **NO CHANGE**

23. Martin Energy: The Authority approved the sanitary sewer facility design conditioned upon the items noted in Becker's June 13, 2025 review letter being adequately addressed at the June 2025 Authority meeting. **NO CHANGE**

24. Burkholder Feed Mill (1440 Division Highway): HRG received the required sanitary sewer facility record drawings and this project is complete. **HRG recommends that the Authority authorize release of the remaining financial security (\$2,475.00) and any remaining escrow funds after confirming that all outstanding professional services fees have been paid as recommended in our March 6, 2026 correspondence.**

25. Manhole Frame/Cover Replacements: The Township Road Master contacted Becker regarding 2 Authority manhole frames/covers in need of replacement along Route 322. Becker will perform the manhole observations when Township staff is able to assist as needed. Staff has indicated that this will need to occur after Township paving projects are complete. Becker received a quote of \$1,777.92 from Flagger Force to provide traffic control for the project for one day. **NO CHANGE**

26. NLR Property – AB Martin: The Authority granted 12 EDU's, or 2,926.8 gpd of sanitary sewer capacity and authorize execution of the PADEP Planning Module Exemption Certification at the January 2026 Authority meeting. HRG received a design resubmission on March 19, 2026 for review.

27. Lincolns Meadow Pumping Station: The new pump was delivered to the Authority on November 26, 2025. HRG instructed Inframark to remove the "spare" pump from the wet well and install the newly purchased pump. Inframark installed the new pump in position "1" on March 11, 2026.

28. Blue Ridge Communications Upgrades: Becker attended a complex PA One Call meeting on April 14, 2025. Blue Ridge is upgrading their facilities in the Riverview and Covered Bridge Estates developments.

HRG continues to complete PA One Call markings as received. **NO CHANGE**

29. Ephrata Marketplace (Buffalo Wild Wings): The Authority received an email on May 20, 2025 requesting approval for the use of an interior under floor grease interceptor. Becker notified the Authority on May 21, 2025 that the Authority's Rules and Regulations do not consider under floor / under sink or internal grease interceptors as final grease treatment, nor are they permitted as part of the Ephrata Borough Authority Industrial Waste Pretreatment program. **NO CHANGE**

30. StayAPT Hotel: The Authority granted 5,766 gpd (24 EDU's) of sanitary sewer capacity at the June 2025 Authority meeting. HRG received a sanitary sewer design submission and issued a review letter dated October 21, 2025. **NO CHANGE**
31. Jeff Burkholder Shop: HRG received a design resubmission on March 9, 2026 for review. HRG also attended the preconstruction meeting on March 19, 2026.
32. 450 Ridge Avenue: The property owner's plumber completed installation of the new grinder pump unit on September 29, 2025. System start-up remains outstanding. **NO CHANGE**
33. Maple Farms Expansion: Becker attended a meeting with the Authority, Akron Borough and Maple Farms on September 10, 2025 regarding a proposed expansion project. HRG met with Authority staff, Akron Borough and Ephrata Area Joint Authority on November 25, 2025 to discuss master planning utility service for this area of Ephrata Township. **NO CHANGE**
34. Stauffer Lane/Fulton Street Manhole Frame & Cover Repairs: The Authority authorized Zimmerman Excavating to repair the riser for the Authority sanitary sewer manhole located within the cul-de-sac of Stauffer Lane and the manhole frame/cover near 420 East Fulton Street for \$3,346.00 at the February 2026 Authority meeting. The work was completed on February 19, 2026 and February 20, 2026. Since Township staff provided traffic control, the final invoice totaled \$2,746.00.
35. 315 Summit Road: The Authority granted 1 EDU, or 243.9 gpd of sanitary sewer capacity and authorized execution of the PADEP Planning Module Exemption Mailer at the January 2026 Authority meeting. HRG received a design resubmission and issued a review letter dated February 3, 2026. **NO CHANGE**
36. 1208 East Division Highway: HRG received a sanitary sewer design resubmission on March 6, 2026 for review.
37. 462 Ridge Avenue: HRG received a sanitary sewer design submission on March 3, 2026 or review.

**EPHRATA TOWNSHIP SEWER AUTHORITY
2026 SANITARY SEWER REHABILITATION PROJECT
BIDDING AND CONSTRUCTION SCHEDULE
PROJECT NO. 23-133-01
March 23, 2026**

Project Design Completed	July 15, 2026
Advertise Bids	July 22, 2026
Receive Bids	August 19, 2026
Authority Meeting	August 31, 2026
Award Contracts	September 1, 2026
Issue Notice to Proceed	September 16, 2026
Construction Substantial Completion	November 24, 2026
Construction Final Completion	December 2, 2026

EPHRATA TOWNSHIP SEWER AUTHORITY
2026 SANITARY SEWER REHABILITATION PROJECT
PROJECT NO. 23-133-01
PRELIMINARY PROJECT COST OPINION
March 2026

ITEM	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL PRICE
1	Manhole Rehabilitation (Alt-Liner) - Line Existing 4' Diameter Sanitary Sewer Manhole, Complete in Place	VF	50	\$2,000.00	\$100,000.00
2	Manhole Chimney Seal, Complete in Place	VF	20	\$750.00	\$15,000.00
3	LMK Stubby Lateral Lining, Complete in Place	EA	1	\$7,500.00	\$7,500.00
4	CIP Spot Repair, Complete in Place	LF	5	\$1,500.00	\$7,500.00
5	Heavy Cleaning of Existing 8-Inch Sanitary Sewer Pipe, Complete in Place	HR	5	\$500.00	\$2,500.00
6	Remove Debris from Existing Manholes, Complete in Place	EA	9	\$750.00	\$6,750.00
7	Inflow Shields, Complete in Place	EA	10	\$450.00	\$4,500.00
9	Project By-Pass Pumping, Complete in Place	LS	1	\$25,000.00	\$25,000.00
10	Work Zone Traffic Control, Complete in Place.	LS	1	\$20,000.00	\$20,000.00
11	Mobilization and Demobilization	LS	1	\$10,000.00	\$10,000.00
12	Bonds and Insurance	LS	1	\$4,500.00	\$4,500.00
ESTIMATED CONSTRUCTION COST					\$203,250
10% CONSTRUCTION CONTINGENCY					\$20,325
SOFT COSTS (ENGINEERING, CONSTRUCTION OBSERVATION, LEGAL, ETC.)					\$33,887
TOTAL ESTIMATED PROJECT COST					\$257,462

BECKER ENGINEERING, LLC is not a construction contractor and therefore probable construction cost opinions are based solely upon our experience with construction. This requires BECKER ENGINEERING, LLC. to make a number of assumptions as to actual conditions which will be encountered on the site; the specific decisions of other design professionals engaged; the means and methods of construction the contractor will employ; the cost and extent of labor, equipment, and materials that the contractor will employ; the contractor's techniques in determining prices and market conditions at the time, and other factors over which BECKER ENGINEERING, LLC. has no control. Given these assumptions, which must be made, BECKER ENGINEERING, LLC. states that the above probable construction cost opinion to be a fair and reasonable estimate for construction costs.



Herbert, Rowland & Grubic, Inc.
1848 Charter Lane, Suite 214
Lancaster, PA 17601
717.295.4975
www.hrg-inc.com

RECORD DRAWING REVIEW

EPHRATA TOWNSHIP SEWER AUTHORITY

Attn: Steve Sawyer
265 Akron Road
Ephrata, Pennsylvania 17522

Groff Julius-Burkholder Feed Mill

Record Drawings
Plan # 24-133-02

March 6, 2026

As the consulting engineers for the Ephrata Township Sewer Authority (Authority), Herbert, Rowland & Grubic, Inc. (HRG) has reviewed the Record Drawings for Groff Julius-Burkholder Feed Mill, prepared by Warehaus Architects and Engineers, as submitted by Groff Julius (Developer). The following documents were submitted for review:

Submission:	Dated:	Last Revised:
Plan Sheet C100	July 16, 2024	February 10, 2026
Connection Sketch	--	--

We offer the following comments and recommendations for your consideration:

Based on our review of the Record Drawings submitted, all of our previous review comments have been adequately addressed.

By copy of this correspondence, we recommend that the Authority release the financial security as well as any remaining escrow associated with this project. Note that we recommend that the escrow be released after the Authority confirms that all professional service fees associated with this project have been paid.

Sincerely,

Herbert, Rowland & Grubic, Inc.

Josh Kennedy

JK

24-133-02

P:\BE\24-133\02 - Burkholder Feed Mill\Record Drawings\260216 - Record Drawing Submission\260306 - Record Drawing Review.Docx

Copy: Jason McMellen, Groff Julius (emailed)