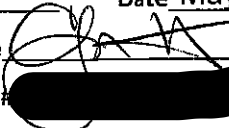




**County of Lancaster
Request for ARPA Funding**

Organization West Cocalico Township Authority Date May 18, 2022
 Submitted By Carolyn Hildebrand, Authority Manager Authorized Signature 
 Email Address:  Phone #: 
 Please attach any supporting documentation for consideration. Submission should be in PDF Format.

Project/Item Description	Please see the attached Project Narrative
Estimated Cost – how cost was derived & provision of partner funds (who is providing, how much and show commitments).	Please see the attached Project Narrative and Cost Estimates
Which County ARPA Community-wide Benefit(s) does the project meet?	Please see the attached Project Narrative
Briefly explain how the project meets the County's guidelines.	Please see the attached Project Narrative
Why should this project be a priority and how will it help the County? Also, if this application is for more than one project, please identify each one, provide information and rank them in order of your priority.	Please see the attached Project Narrative
Will this project require ongoing expense (maintenance, updates) or frequent replacement? Are expenses already being incurred, if so, can they be reduced through this project?	Please see the attached Project Narrative
Project Timeline – start to finish, and when funding will be needed.	Please see the attached Project Narrative
Are there other organizations a part of this project? If yes, please list them and their role, including funding. If not, explain why?	Please see the attached Project Narrative
ARPA Committee Comments	
ARPA Committee Recommendation	
Funding Amount Recommended (if recommended for approval)	\$

Project Narrative

Project/Item Description

The West Cocalico Township Board of Supervisors and West Cocalico Township Authority are working towards building a new wastewater treatment plant (WWTP) and extending sewer service to four areas near the current sewer system. The Board of Supervisors developed and adopted an Act 537 Plan to undertake sewage planning for the Township in 2018. The Pennsylvania Department of Environmental Protection (PADEP) approved the plan in March of 2019. The main purpose of the plan was to identify sewer need areas in an effort to protect the public health and the environment from failing on-lot septic systems, overloaded collections systems and to identify necessary improvements to the current wastewater treatment plant to maintain operational and regulatory compliance. The on-lot survey, conducted in 2016, revealed many properties demonstrating signs of failing systems. Those failing systems pose health risks to the community, environment and to the public water system wells. The survey of the wastewater treatment plant revealed that the current plant was very near the end of its useful life and that the current location was not conducive to expansion as it is in a floodplain surrounded by wetlands and has habitat suitable for bog turtles.

The current sewer plant was built in 1987 and is permitted by PADEP for 150,000 gallons per day of wastewater to be treated at the plant. This plant has been at capacity since 1997. The only connections which were permitted were for failing systems. This has severely limited growth within the Reinholds area. Some of the restrictions since 1997 include prohibiting in home businesses that required additional sewer connections, preventing local restaurants from adding seats, and capping the number of employees at businesses. There are a number of commercial properties currently sitting empty due to the fact that the businesses who were interested in those properties required additional sewer EDU's which the Authority did not have to give.

The Township was able to purchase property in close proximity to the current sewer plant in 2018. This property was purchased to be the future site of a new sewer plant. The new sewer plant is expected to be able to treat 237,500 gallons per day and was designed to easily allow for future upgrade. This will provide 420 additional EDU's immediately – more than half of what is currently available. Public sewer will be extended to portions of Rose Drive, Resh Road, Galen Hall Road and the Blainsport area, with all homes and businesses within 150 feet of public sewer being required to connect. As detailed further in this application, this effort comprises the **West Cocalico Township Authority Wastewater Treatment Plant and Sewer Extensions Project**.

Estimated Cost – how cost was derived & provision of partner funds (who is providing, how much and show commitments).

The total cost for this project is estimated at \$14,006,680. Further breakdown of these costs are provided on Page 2.

Project Narrative

\$8,426,680 for WWTP expansion/relocation, pumping station and interceptor. This cost was derived from the bid tabulation included as supplemental information.

\$2,420,000 for Blainsport extension

\$ 540,000 for Rose Drive extension

\$1,220,000 for Galen Hall Road extension

\$1,400,000 for Resh Road extension

The above costs were derived from cost estimates prepared for each of these sewer extensions and are included as supplemental information.

The Township invested \$629,876 for the Act 537 Plan and the purchase of the property for the new plant. The Authority issued a bond for \$9,999,995 and is actively seeking additional funding for the proposed sewer extensions. The Authority has invested \$727,536 of its own funds for engineering in the early stages of the project and intends to invest another \$1,704,970 as the project continues. The additional investment money will come, in large part, from the tapping fees of the mandatory hookups. A portion of that amount is required to lower the debt payment to an amount that fits within the Authority's budget.

Which County ARPA Community-wide Benefit(s) does the project meet?

1. Infrastructure
2. Clean water

Briefly explain how the project meets the County's guidelines.

The sewer project fulfills several of the Places2040 goals. It fulfills the big idea "Taking Care of What We Have" by maintaining public infrastructure. The current sewer plant is reaching the end of its useful life. The new plant will be constructed in a more optimal location and will not be in a floodplain or in bog turtle habitat. This project will remove nitrates from a groundwater source for a public well in order to keep the well in use. It also fulfills the big idea "Growing Responsibly," which prioritizes infill and redevelopment. By providing access to additional sewer EDU's, existing structures can be utilized to their full potential with additional opportunities for future growth.

This is a sewer project that is a one-time funding project. This request is not for operational costs but will be used for infrastructure. The Authority has a continuous funding stream to operate the sewer system. This project is ready to go out to bid in Fall 2022 and is expected to be completed by Fall 2023.

The Authority issued a bond for \$9,999,995 and is actively seeking additional funding for the proposed sewer extensions. With the receipt of ARPA funding from Lancaster County, the Authority will be able to keep the user rates and tapping fees more reasonable, benefitting the taxpayers of West and East Cocalico Townships and by extension, Lancaster County. Unfortunately, due to the size of the system, the rates are currently one of the highest in the region.

No administrative, interest or other fees are included in this request.

Project Narrative

Why should this project be a priority and how will it help the County? Also, if this application is for more than one project, please identify each one, provide information and rank them in order of your priority.

The Authority has had a moratorium on new sewer connections since the early 1990s due to the WWTP being at capacity. This has limited the growth opportunities of local businesses as well as other development in the Reinholds area. There are currently vacant business buildings that cannot be utilized by interested businesses, because the sewer capacity is not currently available for them to operate their chosen business and so these buildings remain empty until the WWTP is upgraded. Businesses that would have come into the area had to go elsewhere, and homeowners who wanted to have an in-home occupation on their property, such as a one room beauty salon, were prevented from doing so due to lack of available Equivalent Dwelling Units (EDU's).

There are also many homes that have holding tanks or marginal septic systems in the area where the sewer extensions are being proposed. The area is characterized by small lots with poor soils, so replacement areas are just not available. In addition, many of the lots have the Little Cocalico Creek running through their lots. Connecting these areas to public sewer will mean less nitrates getting into the stream and traveling to the Chesapeake Bay. Also, some of the lots in the expansion area are within a public water wellhead protection area. That well has concerning levels of nitrates.

In April 2022, the Authority determined what future tapping fees would need to be to cover the cost of the new sanitary sewer system based on a sewer tapping fee study. Because the Authority manages a smaller system, the cost can only be spread over so many users. The Authority approved raising the tapping fee to the rate suggested by the study which was \$16,770. They did agree that they would charging the mandatory connections \$10,250. This is much higher than the surrounding area. The average tapping fee in the area is \$3,463.20, and the range is from \$2,017.00 to \$8,406.00. If the project were to receive ARPA funding from Lancaster County, the tapping fee could be lowered to a more affordable number and more in line with the neighboring areas.

The proposed sewer extensions, as further described below and shown on the mapping included as supplemental information, will provide an opportunity for growth in an urban growth area. More affordable housing options could be built and empty or underutilized commercial buildings could be utilized to full capacity.

Blainsport extension

Reaching to the western edge of the urban growth boundary, Blainsport has several commercial facilities, including a restaurant, a manufacturing plant and a former grocery store that is currently vacant. Most of the homes are on small lots. Many have been occupied by the same owner for many years. As these owners sell, young families are purchasing the properties and then having issues with the septic systems. One of the Authority wells is in this area – with a number of the homes and businesses within the well head protection area. This well has high nitrate levels which the Authority expects will drop when public sewer service is established.

Project Narrative

Rose Drive extension

A small number of homes which are part of an older small development. Their lots are less than a quarter acre so they do not have any opportunity to create a replacement area. Many of the homes in this subdivision were already added prior to the new plant due to failing systems.

Galen Hall Road extension

Galen Hall Road has a few small businesses along it. The residential lots are small, and a large percentage of them have the Little Cocalico Creek running through their backyards. While it is picturesque, the ground does not percolate well. Providing sanitary sewer service will help with meeting the mandated nutrient reductions required by the Pennsylvania Watershed Implementation Plan (WIP) for Lancaster County.

Resh Road extension

Resh Road has homes with smaller lots, with more than half of them having the Little Cocalico Creek in their backyard. The soils are poor, and finding a replacement area is almost impossible. Providing sanitary sewer service will help with reducing the nutrient levels required by the Pennsylvania WIP for Lancaster County.

Will this project require ongoing expense (maintenance, updates) or frequent replacement? Are expenses already being incurred, if so, can they be reduced through this project?

This project will require maintenance in the future. Costs to operate and maintain the WWTP and sanitary sewer collection system, including upgrades and expansions to meet increased sewer demands and current treatment regulations, will be covered by all system users who receive quarterly sewer bills.

Project Timeline – start to finish, and when funding will be needed.

Date	Milestone
Late Summer/Fall 2022	Project goes out to bid
Fall 2022	Project is awarded
Late Fall/Winter 2022	Notice to proceed, Pre-construction meeting, start project
Spring 2023	Project continues
Summer 2023	Project completion

Are there other organizations a part of this project? If yes, please list them and their role, including funding. If not, explain why?

West Cocalico Township posted the bond for the Authority, allowing for a better credit rating and a lower interest rate. The Township also provided \$629,876 towards this project. Some East Cocalico Township residents are served by the current WWTP, and it is anticipated that additional EDU's will be used in that portion of East Cocalico Township.