

LOWER POTTS GROVE TOWNSHIP AUTHORITY SEPTEMBER 10, 2018

The Lower Pottsgrove Township Authority held their regular monthly meeting on Monday, September 10, 2018 the meeting was called to order at 6:30 p.m. The following attended:

James Toth, Chairman
Cody Robbins, Vice Chairman
Mark Loshnowsky, Secretary
Sean Pence

Edward Wagner, Manager
Stephen Kalis, Solicitor
Chad Camburn, Engineer
Kathy Kurtas
Ted Drauschak, Mike Engle & Ken Briar

James Vlahos, Treasurer (Absent)

Mr. Toth announced that the meeting was being recorded.

APPROVAL OF AUTHORITY MINUTES: Mr. Pence made a motion to approve the August 13, 2018 minutes and Mr. Toth seconded the motion and all unanimously approved by a 3-0 vote. Mr. Robbins abstained from the vote.

COMMENTS FROM VISITORS: Megan and Joe Collins who reside at 10 Byron Way attended and had some comments and concerns about the sewer that runs behind their home. Mrs. Collins went on to explain that they own and maintain the detention basin on their property. She said after reading the June minutes and a meeting with Mr. Wagner in July she is aware there is going to be some excavating done in the Sunnyside Avenue area to replace some sections of sewer mains. She expressed their concerns and wanted to know if this would be going from Sunnyside Avenue passed their home and do we know that yet.

Mr. Wagner responded that we do not know yet and that Bursich Associates surveyed all the properties but still needs to go out to bid later this fall. He said the construction documents have just been completed and are being reviewed by our solicitor Mr. Kalis once this is completed then a decision will be made. Mr. Wagner stated that we were looking at behind the basin all the way to the edge of the road to Sunnyside then crossover and go along on the other side of the road up towards Heritage Drive. He said that is what he hopes to get completed but it all depends on the costs. Mrs. Collins asked if we know where the manholes are and are they in the creek. Mr. Camburn responded no there are not in the creek they run along the backyards there and some are township owned and some are along the private properties. He said we have a 20' easement along the sewer line. Mr. Collins spoke and his concern was between the creek bed and his shed how far up could they come and could the tree line be affected. Mr. Camburn responded that he could show them the plan if they would like. With that being said Mr. Wagner agreed to set up a meeting with the Mr. & Mrs. Collins to show them the plans and at that time they will discuss any other concerns they may have.

OLD BUSINESS:

Sanatoga Green Development Update—Mr. Drauschak of Sanatoga Green gave an update on the project and said they are progressing through the approval process and we do have preliminary land development approval for the project. The first issue is the permit application for the upgrade of the pump station at Sanatoga Lake and they would like to know what the status of the permit is and some dates. Mr. Wagner said received an email on Friday at 5:45 pm from Karen McDaniel of DEP who is the only water quality reviewer in the Southeastern office and hopes to complete the review of our pump station by the end of this week. He said this was submitted back on May 21st, so they were running behind. Mr. Drauschak also wanted to discuss the easements and dedications of the sewer mains as well as the Tornetta Project. This project would like to hook up through our system and obtain as much capacity as

they can for their project. We are designing an 8" line which he believes will accommodate a significant amount of flow but we do have an agreement with them if we would need to up size to 10" line to the pump station Tornetta would be responsible to pay for that. Mr. Drauschak then turned the meeting over to his engineer Mike Engle.

Mr. Engle reviewed the land development plans with the newest member Mr. Pence to keep him up to speed on the development. He then continued to get some legal clarification for the dedication of sewer lines, private laterals and private grinder pumps and directed this to Mr. Kalis. Mr. Kalis replied that we only accept common mains for dedication. He said that all he needs to know is what is being offered for dedication, we then would need to consult our engineer Mr. Camburn as to where the lines are located for the project. If they are clearly identified on the plan we will not need a blanket easement.

Mr. Drauschak said in working with the builder who typically provides the grinder pump that they use when building the homes. This would be using one grinder pump per building that has a backup pump built into it instead of grinder pumps for each individual home. Mr. Pence asked about construction costs and Mr. Drauschak responded there is virtually no savings with either one. Mr. Engle explained that the one grinder pump station can handle (4) homes because of the pump backup system. After further discussion and since the builder prefers this method and the responsibility will be on the maintenance team for the HOA all agreed they would not have a problem with this new grinder pump system.

Update on Sunnyside Avenue Sanitary Main Extension Repairs---Mr. Camburn reported on the Sunnyside area project; this is the project that is funded by the grant. The bid packages have been completed and are tentatively scheduled to go out for bid roughly the middle of October and possible construction will start the beginning of the year. Mr. Wagner clarified the difference in the projects for the Board that the one we spoke about earlier behind Byron Way we will take out of the capital fund. The other project we will be using the community block grant monies of \$110,000.00 to replace the main from Kepler Road going into Sunnyside Avenue. Mr. Camburn said that with the repair being in the winter it will give time for the trenches to settle and then in the spring we can do final paving. The county requested that these bids be separate because of the grant monies.

Discussion of the Borough Authority September 13, 2018 Meeting---Mr. Wagner said the Borough meeting is coming up this Thursday September 13 at West Pottsgrove. Mr. Wagner said there was an increase in capital from July to August of \$44,713.00 which he will ask for clarification at the upcoming meeting.

Update on Gryphon Dryer Construction Schedule---Mr. Wagner gave an update on the Gryphon Dryer saying that they having some issues with the main contractor Eastern Environmental. He said they are a bit behind but Eastern reassured us that the demo would be completed before the dryer comes in on October 15th. Mr. Pence asked if they have started the demo yet and Mr. Wagner responded that they did start some of the demolition but were waiting on steel which will take three to five weeks. Eastern promised that they will put all the manpower they have to get this completed by the date needed. A change order will not be needed, and the costs will remain the same according to the owner of Eastern. Mr. Wagner said there is a construction meeting scheduled for September 18th with Gryphon officials which he will attend. Mr. Pence and Mr. Toth clarified with Mr. Wagner that there will be no additional costs for this demo and he said no additional costs will be charged.

Developers Discussion & Update--CAP/CMP Report # 11 and Engineering Report:

Mr. Camburn reported some of the highlights of his CAP/CMP and Engineering report for August 2018 that is provided to the Authority:

The following is a highlighted list of activities over the past month for the LPTA Board meeting:

1. CAP/CMP

- Reviewed Sewer Specialty Services work through August.
- SSS Inc. televised approximately 6,591 lf of sewer main, tested 210 joints, sealed 117 joints, installed 14 cured pipe repairs, televised approximately 62 lf of sewer laterals and repaired 13 manholes
- Logged SSS completed work and results of televising into database
- Prepared lists of priority I/I areas and leaks to be repaired
- 24 Sewer inspections were completed in August 2018, all passed
- No exterior property inspections were performed in August
- Updated I/I work progress map
- Reviewed dry flows and wet-weather flows for I/I trends
- Prepared monthly CAP Report
- Continued work on Semi-annual Report for submission to the PaDEP
- Met with LPTA staff to review work progress from LPTA Operator
- Currently we have 195 EDU's available to allocate

Mr. Camburn said there were (9) significant rainfalls in July and August. There were (4) overflows during the rain events. He went on to discuss the capacity reports and flow of record with the Board and said we went from 52% of our requested capacity to 75% of our requested capacity. He said we are good with our capacity and do not have to do any remediation with the PBA. Mr. Pence asked if we foresee an event when the developments are finished. Mr. Camburn said that this included the developments as they are part of the requested capacity.

I/I Contract

A meeting was held on August 30 with the LPTA Manager, Operator, and our office to review work completed and plan future I/I work.

Grants

- a. The Commonwealth Financing Authority's Local Share Account (LSA) grant is designed for redevelopment, reuse, or revitalization of previously developed land, development of undeveloped land, and projects that construct, expand, or improve water and wastewater infrastructure related to business development. Grants may be requested in an amount of up to \$500,000 with a 15% local match. The grant program has been revised to a rolling format rather than an annual award. Applications must be submitted at least 2 months prior to the CFA meetings, which are scheduled every two months. The next upcoming meetings will be held in September and November. The LPTA should consider applying for a grant for additional I/I work or infrastructure improvements.

Developments

- **Spring Valley Farms (Phase 1)** – 12 Lot Plans have been approved to date, and 4 more are under review.
- **Spring Valley Farms Subdivision (Phase 2)** – Conditional final plan approval was granted by the Board of Commissioners at its August 6 meeting. Review comments were issued on September 5. Site work and sanitary escrow estimates are currently under review.
- **Sanatoga Green** – Review letters were issued on August 16 for both Phase 1 and the entire site. The applicant is requesting Final Approval for Phase 1 only at this time, while they are concurrently working through the requirements for Phases 2 and 3. The Planning

Module packages have been reviewed, and comments were issued on September 6 for revisions prior to them being signed by the Township and submitted to the PaDEP. Water serviceability has not yet been secured for the site, as the PUC has not yet awarded the franchise area to PA American Water Company. The applicant anticipates the PUC to act on the franchise area request at its September 20 meeting.

- **LFT Tornetta site (Evergreen Road)** – the developer’s engineer provided estimated flow data for potential uses including 66,500 sf in commercial, retail, sit-down and fast-food restaurants, movie theater, and bank buildings; a 125-room hotel; and 42 residential units. Based on the information available, we estimate 249 EDUs would be required for the proposed uses, while the design engineer estimated the need for 186 EDUs. Additional data, including water use records from similar uses, would be needed to prepare a more precise estimate of projected flows.

Capital Projects

- a. **Sunnyside Ave. Sewer Replacement – Sunnybrook Interceptor**

The bid plans, specifications, and contract documents are nearly complete. Locations of the LPTA’s easements are currently being researched. The project is planned for a winter construction start time with final paving work to be completed in Spring 2019.

- b. **Sunnyside Ave. Sewer Replacement Phase 1 – CDBG**

The bid plans, specifications, and contract documents are nearly complete. The project is planned for a winter construction start time with final paving work to be completed in Spring 2019.

Porter Road Pump Station

The 18-inch magmeter at the pump station remains out of service. The LPTA Operator is coordinating to have a new meter installed once the high flows come down and the rain stops.

Motion to prepare a scope of work for the LSA Grant-

Mr. Camburn briefly explained the Local Share Grant (LSA) with the Board and needed a motion to authorize staff to prepare a scope of work for a Local Share Account Grant. Mr. Pence made the motion to authorize staff to prepare a scope of work for a Local Share Account Grant and Mr. Robbins seconded the motion and all unanimously approved by a 4-0 vote.

NEW BUSINESS:

891 Bleim Road Low Pressure Sewer Connection---Mr. Wagner presented a plan for a low pressure sewer connection at 891 Bleim Road. He said this was similar to the Pleasantview and Yerger Roads low pressure lines completed prior. The engineer for All County Associates suggested a 20 foot sewer access easement at Bleim and Villa to allow other hookups to connect to the grinder pump if needed in the future. Mr. Wagner stated that he did not want the responsibility of maintaining the pipe in the easement area and was reassured by Mr. Kalis that we could accept the easement but not be responsible for the pipe in that area. Mr. Wagner and Mr. Camburn met with the engineer twice in regards to this proposal but did not want to make that decision without the Board.

After a discussion on the acceptance of the 20 foot easement with no responsibility of the sewer lines with the board it was decided that they come back with a whole legal description of the easement plan for the Board to review at a future meeting.

2600 Skytop Road Sewer Backup Incident August 2017—Mr. Wagner reviewed a sewer backup incident at 2600 Skytop Road with the Board and referred to a drawing of the lateral belonging to Berean Bible. He explained that our sewer operator was called on an emergency backup at the home at 2600 Skytop Road in August 2017. He spoke with the owner, located the lateral and because of the urgency proceeded to get Sewer Specialties to clean and unclog the line for a cost of \$2,000.00. Mr. Wagner went on by saying he received a letter from Mr. David Kaplan from OWM in regards to the cost that Sewer Specialties billed to Berean Bible Church and that Berean would not be responsible to pay the \$2,000.00. A discussion arose on this matter and it was decided by the Board that we would not pursue any further.

Motion to issue 34 EDU's to Sanatoga Marketplace located at 3049 High Street—

Mr. Wagner and Mr. Camburn met with the Mr. Tornetta last week and they would like to purchase 34 EDU's for the property at 3049 E. High Street adjacent to the Turkey Hill Property. The fees are as follows: 34 EDU's x a remediation fee of \$3000.00 = \$102,000.00 for the EDU hook up itself the first EDU is \$2,970.00 and the additional 33 EDU's are \$2,720.00 for a total of \$92,730.00. We discussed with Mr. Tornetta that once the EDU's are purchased there will be no refunds if all are not actually needed. Mr. Camburn said we would need a motion to approve this purchase. Mr. Toth asked for a motion to approve the purchase of 34 EDU's. Mr. Pence made the motion to issue 34 EDU's for the Sanatoga Marketplace located at 3049 E. High Street and Mr. Loshnowsky seconded the motion and all unanimously approved 4-0 vote.

Mr. Toth asked if there was any other new business and Mr. Robbins replied yes and wanted an update on the smoke testing in the Woodgate area and asked if there was positive response. Mr. Wagner said that everything went well we had several properties with broken lateral caps and some residents have responded and some haven't as of yet. He is now in the process of sending another letter later this week to the residents that have not yet responded on the violation notice that was issued. Mr. Robbins asked the question about the rights of Authority regarding repairs that need to be completed. Mr. Camburn replied that if we found a major problem in a lateral of a resident Mr. Kalis would have to step in and review the codes to come up with some sort of direction from the Board. Mr. Wagner said that Sewer Specialties services did some I & I work on various laterals in the township and we would like to send letters out asking the homeowner to contact us to discuss the repairs needed. After further discussion on the progress that is being made on I & I work in the township all agreed that this was a positive move for the Authority to pursue at this time.

September 10, 2018
FINANCIAL REPORT

I. TREASURERS REPORT:

Mr. Wagner read the Treasurer's Report dated September 10, 2018:

SEWER REVENUE ACCOUNT	\$3,500,041.00
CAPITAL IMPROVEMENT RESERVE	\$1,177,957.34

A motion was made by Mr. Loshnowsky and seconded by Mr. Robbins and all unanimously approved by a 4-0 vote to approve the Treasurer's Report dated September 10, 2018.

II. BILLS FOR PAYMENT

Mr. Kalis presented the following bills for payment:

CAPITAL BILLS

SEWER CAPITAL RESERVE PLGIT

BURSICH ASSOCIATES-SUNNYSIDE CDBG	\$ 4,734.93
BURSICH ASSOCIATES-I&I CONTRACT	\$ 6,319.50
BURSICH ASSOCIATES-MISC CAPITAL	\$ 1,116.00
BURSICH ASSOCIATES-SUNNYSIDE AVE INT	\$ 5,130.25
LRM, INC.-FLOW METER	\$ 9,757.00

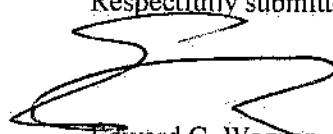
OPERATING ACCT PAYMENTS

BURSICH ASSOCIATES	\$ 1,348.75
FOX ROTHSCHILD, LLP	\$ 994.28

A motion to approve Bills for Payment was made by Mr. Loshnowsky and seconded by Mr. Pence and all unanimously approved by a 4-0 vote.

Mr. Robbins motioned to adjourn the public meeting. The meeting adjourned at 7:51 pm. The next meeting is scheduled for October 8, 2018.

Respectfully submitted,



Edward C. Wagner
Manager