

LOWER POTTS GROVE TOWNSHIP AUTHORITY MARCH 9, 2015

The Lower Pottsgrove Township Authority held their regularly scheduled meeting on Monday, March 9, 2015, the meeting was called to order at 7:00 p.m. The following attended:

James Toth, Chairman	Edward Wagner, Manager
Cody Robbins, Vice Chairman	Stephen Kalis, Solicitor
David Richards, Treasurer	Nathan Rostad, Engineer
Mark Loshnowsky, Secretary	Kathy Kurtas
James Vlahos	

APPROVAL OF AUTHORITY MINUTES: Mr. Richards motioned to approve the minutes of February 9, 2015 and Mr. Robbins seconded the motion and unanimously approved by a 5-0 vote.

COMMENTS FROM VISITORS: Brennan Marion (See Spring Valley Farms)

OLD BUSINESS:

March Sewer Engineering Report---Mr. Rostad reviewed the highlights of the monthly engineering report with the Authority Board. Mr. Rostad reported that in February there were 8 sewer inspections completed by township staff, and that the flow meter data continues to be downloaded and analyzed. Mr. Rostad said that repairs were completed on the lateral at 1555 Medical Drive caused by and the change order number (3) to extend the I & I contract with Sewer Specialty Services was executed and provides additional funding for 2015. Sewer Specialty Services is scheduled for the end of March beginning of April to begin working on the I & I in the township.

Mr. Rostad also reported that the Chapter 94 report has been submitted to the Pottstown Borough Authority at the end of February and concluded by saying that some parts of the consent order and agreement have been fulfilled and will only need to be reported to DEP semi annually rather than quarterly. The next joint meeting is on Thursday, March 12, 2015 at West Pottsgrove Township at 8:00 a.m. Mr. Wagner added that a punch list will be put together for future improvements to the pump station's and then presented to the Authority for approval. This will assist Authority staff with the goals and deadlines they will need to meet along with Bursich. Mr. Wagner also reported that the JMT report comments were in their Authority packets and he will keep the Authority posted on the results of the March 12, 2015 meeting.

Update on 2011 Wells Fargo Bond Series- Mr. Wagner updated the Authority on the refinancing options with Public Financial Management (PFM) and said option (1) still remains the same at \$171,760.00 and was an 8% reduction from the previous month. Mr. Wagner discussed a different option that was brought to his attention by Mr. Vlahos who had spoken to a neighboring Authority. Mr. Wagner after also speaking with neighboring Authority spoke with the firm Calhoun Baker, the council for Delval Loans in regards to having the possibility to turn the bond over into a loan with the option of a variable rate or a fixed rate. The estimated costs would be around \$40,000.00 just to convert the bond to a loan. After a discussion with the Authority members it was decided that we would get the proposal from Calhoun Baker and report back to the Authority at a future meeting.

NEW BUSINESS:

M & S Service Company Annual Maintenance Contract--Mr. Wagner reported that this is the annual maintenance contract done on all three pump stations. The contract is dated July 1, 2015 to June 30, 2016 and is priced at \$3,339.00 for the year. Mr. Vlahos made a motion to approve the M & S Service contract as presented and Mr. Loshnowsky seconded and unanimously approved by a 5-0 vote.

Municipal Garage Brown Street-Mr. Wagner asked the Authority Board if they would consider selling the Brown Street Garage which had been under a lease agreement with the Board of Commissioners that expired the end of 2014. Mr. Wagner said the lease was not renewed because it was put in the budget to possibly sell. Mr. Wagner referred to the appraisal report in the Authority packets and went over the value of the property with the Authority. The property is currently zoned as Limited Commercial Office and has public sewer which will add to the many uses of this property.

After a discussion on the sale of the Brown Street Garage it was decided that Mr. Wagner would review with the Board of Commissioners and report back to the Authority at the next meeting. Mr. Wagner stated that it is very important to develop a plan of action so that there is a seamless transition for the public works and sewer department workers.

Spring Valley Farms Development EDU's- Mr. Brennan Marion from Spring Valley Farms Development attended the meeting and wanted to discuss with the Authority the process of paying for the 179 EDU's that have been allocated to his project. After a discussion on how the EDU's would be paid for this project, Mr. Marion agreed that he would get a phase approval that will have one plan that shows all the phases. Mr. Kalis said that Mr. Marion would be entering into (5) separate financial security agreements for each of the five phases to be completed and Mr. Marion agreed. Mr. Marion would be paying for the EDU's as each phase would be approved and only for the amount of homes to be built in that phase and so on for each phase of the development. Mr. Marion is looking to obtain preliminary approval for the entire site and obtain individual final approval for the five phases. Mr. Marion added that he was only breaking the development into the five and does not foresee going beyond this number of phases.

Mr. Vlahos made a motion that we approve the Spring Valley Farms Project to able to allocate the EDU's as per the five (5) phases that are approved by the commissioners and recorded at the county court house. The EDU's will be paid as the phases are requested and Mr. Loshnowsky seconded and unanimously approved by a 5-0 vote. Mr. Marion thanked the Authority and looks forward to submitting land development very soon.

Borough of Pottstown Unused Capacity-----Mr. Wagner reported to the Board that the PBA's unused capacity report has been reviewed and accurately agrees with the LPTA's flow data.

March 9, 2015
FINANCIAL REPORT

I. TREASURERS REPORT:

Mr. Richard's read the treasurer's report dated March 9, 2015

SEWER REVENUE ACCOUNT	\$2,686,435.79
CAPITAL IMPROVEMENT RESERVE	\$1,232,104.58
WELLS FARGO 2011 BOND ISSUE	\$ 64,703.81

A motion was made by Mr. Loshnowsky and seconded by Mr. Robbins and unanimously passed by a vote 5-0 to approve the Treasurer's Report of March 9, 2015.

II. BILLS FOR PAYMENT

Mr. Kalis presented the following bills for payment:

CAPITAL BILLS

SEWER CAPITAL RESERVE PLGIT

BURSICH ASSOCIATES-I&I Study, Villa Dr	\$	4,061.60
M & S SERVICE Float Backup System	\$	1,876.00

WELLS FARGO 2011 BOND ISSUE REQUISITIONS

None

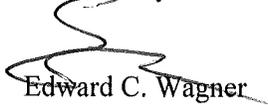
OPERATING ACCT REQUISITIONS

00-365 BURSICH ASSOCIATES	\$	4,928.50
00-366 FOX ROTHSCHILD, LLP	\$	2,066.98

A motion was made by Mr. Richards and seconded by Mr. Loshnowsky and unanimously passed by a 5-0 vote to approve the bills for payment as presented.

Mr. Toth asked for a motion to adjourn the meeting and Mr. Loshnowsky made a motion to adjourn. The meeting adjourned at 7:37 pm. The next meeting is scheduled for Monday April 13, 2015.

Respectfully submitted,


Edward C. Wagner
Manager