

LOWER POTTS GROVE TOWNSHIP AUTHORITY SEPTEMBER 12, 2016

The Lower Pottsgrove Township Authority held their regularly scheduled meeting on Monday, September 12, 2016 the meeting was called to order at 7:00 p.m. The following attended:

James Toth, Chairman	Edward Wagner, Manger
Cody Robbins, Vice Chairman	Stephen Kalis, Solicitor
Dave Richards, Treasurer	Chad Camburn, Engineer
Mark Loshnowsky, Secretary	Kathy Kurtas
Jim Vlahos	

Mr. Toth announced that the meeting was being recorded.

APPROVAL OF AUTHORITY MINUTES: Mr. Richards motioned to approve the minutes of July 11, 2016 and Mr. Robbins seconded the motion and unanimously approved by a 5-0 vote.

COMMENTS FROM VISITORS: Hanna Kim, Property Manager for 1630 E. High Street (See New Business)

OLD BUSINESS:

Discussion on Borough Authority of September 7, 2016 Meeting— Mr. Wagner referred to the Authority packet and discussed the Borough Authority agenda. Mr. Wagner said the main discussion was that the PD blower was taken out of service for the third time because of a bearing failure. The Borough is trying to work with the manufacturer to address the problem they only have a one year warranty on this unit. Mr. Wagner indicated that a new blower could cost up \$50,000. Mr. Wagner also said the dryer has been working very well over the last several months and the Borough is very pleased with the results and cost reduction with operations last month.

PBA Agreement Update—Mr. Wagner reported that all the Pottsgrove's are satisfied with the PBA agreement but Mr. Camburn and Mr. Kalis are in search of another agreement for the flows that come into the North End from Pottstown Borough and go down through the Porter Road Pump Station. They would like to incorporate that into the PBA agreement as well. Mr. Camburn explained to the Authority the importance of this agreement if one does exist to track the flows coming into Porter Road Pump Station from Pottstown if the amount would exceed our allowance (11,800 gallons) this could cause us to overflow at the Porter Road Pump Station. Mr. Wagner will follow up with Borough manager Mark Flanders to see if there is an agreement on the North End flows and update the Authority with the results at a future meeting.

Update of Screw Pump E---Mr. Wagner referred to the letter dated August 9, 2016 in the packets in regards to Screw Pump E and asked if there were any comments on the letter. Mr. Kalis explained to the Authority that thanks to this Authority and to Mr. Vlahos suggestion we were able to go back to the Borough and get a significant portion covered under their insurance. Mr. Wagner stated that we have not paid any bills as of yet on Screw Pump E and owe about \$97,000.00, which Mr. Camburn said includes the capital cost of the pump and the operation and maintenance charges. Mr. Wagner said he just wanted to keep the Authority posted on the costs and will get the bill on next month's Treasurer's report.

Access Road/Armand Hammer Blvd. Interchange—Mr. Wagner reported that Mr. Camburn received an email back in July in regards to the access road and at the Armand Hammer Blvd. interchange. The response from Jacobs Engineering was the access road is impacting the wetlands and will have to be removed once it is not needed for the bridge construction project. This explanation was also given to Montgomery County for their request for a possible trail connection. A discussion with Mr. Richards and the all members on the positive

reasons for having the access road evolved and it was decided that Mr. Camburn will reach out to see if we can set up a meeting with Penn Dot on this matter and get back to the Authority at a future date.

Developers Discussion & Update (CAP)—Mr. Camburn reported the following for July & August 2016.

- SSS Inc. sealed 14 lateral wyes with 172 gallons of grout, cleaned roots from two laterals, cut two protruding taps, sealed two manholes with 108 gallons of grout, and hydraulically cleaned 1,102 linear feet of sewer.
- Repaired the sewer main in School Road and through the high school property.
- A total of 27 Sewer Inspections were performed, 10 in July and 17 in August.
- 600 EDU's available to be allocated

Sewer Engineering Report---

- Contacted Jacobs engineer to discuss potential for the LPTA to obtain an access easement in the area of the Armand Hammer Blvd. interchange. The request was denied due to the requirement for PennDOT to replace wetlands in the area of the existing construction road.
- Issued a review letter for the Sanatoga Green Land Development. The proposal includes construction of a 60,000 square foot medical office building, a 100 room hotel, 17 multi-family apartment buildings with a total of 342 units, a clubhouse, and 159 townhomes. An existing sewer main and easement servicing the Genesis Nursing Center through the Sanatoga Green property will need to be relocated and possibly upgraded. The applicant is also proposing to upgrade the Sanatoga Lake PS to accommodate the increased flow to the PS.
- Reviewed the Unused Capacity Report from the PBA.
- Reviewed the WWTP Screw Pump E capital and Operation and Maintenance costs.
- Performed an EDU evaluation for 1630 E. High Street.
- Prepared Planning Module Mailer for 1191 N. Pleasant View Rd.
- Communications with Dawood Engineering regarding SR 422 bridge improvements over Sanatoga Road and potential impacts to the sewer main.

Mr. Camburn concluded by adding that he requested design plans from Dawood in regards to the bridge improvements but have not heard back from them.

Mr. Wagner let the Authority know that the representatives of Sanatoga Green requested to be on the agenda next month to discuss the phasing plan for EDU's. Mr. Toth asked about the phasing plan and if they would be able to lock all EDU's? Mr. Wagner responded that they can buy per phase and Mr. Kalis explained that they would only purchase EDU's needed for each phase and pay for the amount allotted when that phase begins.

Mr. Wagner asked for a motion to allow 1 EDU to 1752 N. Pleasantview Road that hooked up to the public sewer system due to a failing septic system. The inspection has been completed and the EDU was paid in full. Mr. Loshnowsky motioned to authorize 1 EDU to the property located at 1752 N. Pleasantview Road and Mr. Robbins seconded the motion and it was unanimously approved by a 5-0 vote.

NEW BUSINESS:

1630 E. High Street EDU Evaluation—Mr. Wagner introduced Ms. Hanna Kim property manager and representative for the property owners of 1630 E. High Street to the Authority. Mr. Wagner then gave Ms. Kim the floor to speak on behalf of the owners of 1630 E. High St. to request an EDU reduction. Ms. Kim said that they were approved to reduce the EDU's from 6 to 5 EDU's. Ms. Kim said they want to reduce to 4 EDU's and handed out some supporting documentation to the Authority in regards to square footage of the property and felt that this was a safe assumption that 4 EDU's would be more than sufficient. After discussing the water records that were provided by the Borough of Pottstown and reviewed by Bursich Associates and also explaining the conditions within this property are not within the resolution 2014-93. It was determined by the Authority that

based on the recommendation of the Authority engineer each building equipped with its own water meter would be 1 EDU for a total of 5 EDU's. A motion was made by Mr. Richards based upon the recommendation of the Authority engineer to reduce the EDU's from 6 to 5 EDU's that would be 1 EDU per building at the property on 1630 E. High Street and authorizing Mr. Kalis to prepare the proper paperwork for the reduction of 1 EDU to be signed by the property owner. Mr. Toth seconded that motion and it was unanimously approved by a 5-0 vote.

PA Small Water & Sewer Grants— Mr. Wagner reported that he met with Mr. Camburn in regards to The PA Small Water & Sewer Grant Program. The grant is available for sewer projects between \$30,000 and \$500,000 with a 15% eligible project costs match. Mr. Wagner continued saying that in televising the lines there is work needed in the following areas due to sags on Welsh Drive between Hause Avenue and Oak Drive as well as in Woodgate between Rupert Road & Woodmere Drive and N. Valley Road between 1247 & 1342 that we would like to get repaired and put into the grant. Mr. Wagner said that they will be completing the grant application and will need the Authority to pass a resolution at the next meeting to apply for the grant.

1239 N. Pleasantview Road Sewer Connection---Mr. Wagner reported that the Board of Commissioners in their 2016 budget approved the construction of a 32' X 36' pole barn at the maintenance garage equipped with a small bath and kitchenette. Mr. Wagner said what the township is asking the Authority is for a waiver of the connection fee \$2,970.00 and the remediation fee \$3,000.00 for a total of \$5,970.00. The township garage would be responsible for the quarterly sewer rent at the current rate. Mr. Wagner also said that the DEP exemption paperwork has been submitted as well.

Mr. Richards made the motion to waive the connection and remediation fees of \$5,970.00 and to authorize 1 EDU to 1239 N. Pleasantview Road and Mr. Loshnowsky seconded and it was unanimously approved by a 4-0 vote. Mr. Robbins abstained from the vote.

Review Resolutions 2014-92 & 2014-93---Mr. Wagner reported that in 2014 the Authority has passed two resolutions 2014-92 Medical Facility Flow Usage and 2014-93 Equivalent Dwelling Units for Commercial Users. Mr. Wagner said there have been some questions in regards to usage from the new developers of Sanatoga Green. Mr. Wagner asked if the Authority would review these resolutions and we could discuss any comments at the next month's meeting. Mr. Kalis said it has been a couple of years now since we reviewed these resolutions and have had some changes in uses in the township and some new purposed uses coming into the township that it would be a good time review to see if there are any revisions or updates if necessary. Mr. Wagner, Mr. Kalis and Mr. Camburn will meet to re-review the resolutions and provide some recommendations to the Authority at a future meeting.

September 12, 2016

FINANCIAL REPORT

I. TREASURERS REPORT:

Mr. Richards read the Treasurer's report dated July 11, 2016:

SEWER REVENUE ACCOUNT	\$3,648,806.02
CAPITAL IMPROVEMENT RESERVE	\$ 569,900.35

A motion was made by Mr. Loshnowsky and seconded by Mr. Vlahos and it was unanimously approved by a 5-0 vote to approve the Treasurer's Report of September 12, 2016.

II. BILLS FOR PAYMENT

Mr. Kalis presented the following bills for payment:

CAPITAL BILLS

SEWER CAPITAL RESERVE PLGIT

BEAVER CONSTRUCTION-Pottsgrove HS Deposit	\$ 1,900.00
BEAVER CONSTRUCTION-Pottsgrove HS Bal	\$ 4,300.00
BEAVER CONSTRUCTION-Villa Dr ConcPad Dep	\$ 1,900.00
BURSICH ASSOCIATES-I&I Study,Capacity Rev	\$ 4,020.75
BOROUGH OF POTTSTOWN-Capital Projects	\$ 90,443.00
SEWER SPECIALTY SERVICES	\$ 121,182.46

OPERATING ACCT PAYMENTS

BURSICH ASSOCIATES	\$ 2,028.25
FOX ROTHSCHILD, LLP	\$ 2,724.15

A motion was made by Mr. Richards and seconded by Mr. Loshnowsky and it was unanimously passed by a 4-0 vote to approve the bills for payment as presented.

Mr. Toth asked for a motion to adjourn the meeting and Mr. Loshnowsky made the motion to adjourn. The meeting was adjourned at 7:47 pm. The next meeting is scheduled for Monday, October 10, 2016.

Respectfully submitted,



Edward C. Wagner
Manager