

**LOWER POTTS GROVE TOWNSHIP AUTHORITY    NOVEMBER 14, 2016**

The Lower Pottsgrove Township Authority held their regularly scheduled meeting on Monday, November 14, 2016 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 |
| Dave Richards, Treasurer    | Chad Camburn, Engineer   |
| Mark Loshnowsky, Secretary  | Kathy Kurtas (Absent)    |
| Jim Vlahos                  |                          |

Mr. Toth announced that the meeting was being recorded.

**APPROVAL OF AUTHORITY MINUTES:** Mr. Vlahos motioned to approve the minutes of October 10, 2016 and Mr. Robbins seconded the motion and it was unanimously approved by a 5-0 vote.

**COMMENTS FROM VISITORS:** Mr. John Kelius along with Mr. Andy Yusko both attended the meeting to discuss the installation of a sewer line on the property at 729 Rupert Road due to a failing system. Mr. Wagner gave the Authority and update on what was needed from Mr. Kelius and Mr. Yusko. Mr. Wagner said there are certain steps that need to be followed before a tri-party agreement can be completed. Mr. Wagner said they have not met the code requirements required to hook-up to the Authority's sewer system. Mr. Groff, Director of Code Enforcement was still looking for the grinder pump design. A revised design has been submitted to Mr. Groff today for his review. If Mr. Groff gives his approval on the design submitted Mr. Wagner said we can then bring this back to the Authority for their approval at a future meeting.

**OLD BUSINESS:**

**Motion to adopt 2017 Operations and Capital Budgets---**Mr. Wagner reported that budget was reviewed last month and the sewer bill quarterly rate will remain at \$136.00. Mr. Dick Smith from Bursich Associates was unable to meet with us in regards to the generator for several weeks for personal reasons so it was decided to remove the generator for Villa Drive from the Capital Improvement Budget until 2017. Mr. Wagner said there were no other changes made to the budget and were there any questions? Mr. Richards was unable to attend the last meeting so he reviewed the budget and voiced his opinion on the request to purchase a new diesel truck. Mr. Richards was in disagreement with the purchase. A discussion with the Authority members evolved and it was decided by the majority of members that the purchase of the diesel truck was not necessary at this time and removed from the budget. Mr. Vlahos favored renting equipment if necessary on given projects and said it would be much more cost effective than the purchase of a new truck. Mr. Loshnowsky made a motion to approve the budget as amended and Mr. Richards seconded and it was unanimously approved by a 4-0 vote. Mr. Robbins abstained from the vote. Mr. Wagner agreed to amend the budget as approved.

**Discussion on 1600 Industrial Highway Portnoff Fees---**Mr. Wagner revisited the old Pottsgrove Diner that relinquished 8 EDU's back to the Authority last year. Mr. Wagner just wanted to make the Authority aware that there is someone interested in a partnership with Mr. Mohamed to construct a 30 unit extended stay and conference center. In order to make the partnership viable they would like the authority to consider waiving the delinquent sewer fees owed to Portnoff. Mr. Wagner feels this is too premature to make any kind of decisions but wanted to make the Authority aware of the request.

**Discussion on Borough Authority November 3, 2016 Meeting----**Mr. Wagner updated the Authority on the meeting of November 3<sup>rd</sup> and referred to the Authority packet. Mr. Wagner said the estimated payments for 2016

were slightly higher at \$445,000.00 instead of the original estimate of \$442,000.00. In October there were no major repairs to the plant and the maintenance projects are listed in the plant review summary. Mr. Wagner said that everything seems to be going very well.

**Update on Armand Hammer Blvd. Sewer Access Road Meeting---**Mr. Wagner reported that he Mr. Richards, Mr. Watson and Mr. Camburn met on October 26, 2016 with Penn Dot Officials and Pennoni Engineering to discuss the access easement. They have to do some wetland mitigation on certain portions of the access agreement which is required by the Army Corp of Engineers. The Penn Dot Officials also met with Montgomery County Planning Commission prior about the Schuylkill Trail. Mr. Wagner spoke with Mike Stokes from Montgomery County Planning and asked if we could form a tri party agreement between Penn Dot, Montgomery County Planning Commission about the possibility of Lower Pottsgrove using the access road. Mr. Stokes told Mr. Wagner that he had no objection to that and they will price it out to see how much the cost will be to mitigate that portion of the wetland and go through the Army Core to leave that trail in place. In addition Mr. Wagner said the discussion came up with Penn Dot about the bridge needing repair at 422 at Cutillo's and asked Mr. Camburn to explain to the Authority.

Mr. Camburn explained that the 422 bridge located near Cutillo's Restaurant is in need of structural repair and referred to a drawing provided by Dawood Engineering in regards to changing the bridge from a 3 pier bridge to a 2 pier bridge. Mr. Camburn said that where they want to install the new pier above or adjacent to the existing sewer line. Mr. Camburn reviewed a copy of the plan showing the sewer lines with the Authority. Mr. Camburn said this is just information to keep the Authority posted on this future repair.

**Sewer Engineering Report---**Mr. Camburn reported some of the highlights:

- The PA Small Water & Sewer Grant application was submitted on October 21, 2016. The \$496,000 project includes the replacement of deteriorated and sagging mains, laterals, and manholes in Welsh Drive and Valley Road.
- We have researched and prepared recommended limits for flows from the North End into and through the LPTA sewer system. The flows from adjacent municipalities impact the amount of flow that can be contributed by Lower Pottsgrove Township before the limit to the WWTP is reached. In addition to a flow limit being established, means for tracking, managing, communicating, and operating the flows should be developed and incorporated into the agreement. Authority staff will meet to review the recommendations and prepare updates to the SSA.
- Continued research and recommendations for updating the EDU determination Resolution.
- Reviewed PBA flow information to check WWTP Operations and Maintenance charges and financial allocation percentage.

The latest joint sewer meeting was held on November 3rd at West Pottsgrove Township. The following is a highlighted summary of the discussion:

- The WWTP operating staff can see the positive impact of the ongoing I/I work and indicated that the WWTP recovers very well after heavy rain events.
- The PBA is currently updating their Capital Plan
- Spring Valley Farms – the proposed water system is currently under review by the PBA.
- Sanatoga Green – LPTA staff and PBA staff will meet with the developer's team on November 21 to discuss the water and sewer needs for the project.

Mr. Robbins asked Mr. Camburn when we will know if we have been selected for the PA Grant. Mr. Camburn response was he hopes to know within next couple of weeks and will report back when they respond.

**Sanatoga Green Apartment Proposed Usage Records** ---Mr. Engle civil engineer for Sanatoga Green spoke about reducing the projected flow rate for the apartment portion of the project which includes 343 proposed apartments. He said they have someone in the industry that provided flow data being very similar to what Sanatoga Green is proposing. Mr. Engle handed out and reviewed all the water records from a 72 unit project in Dryden, NY which also has a mix of 1, 2 and 3 bedroom units. The complex, Poets Landing, was experiencing a flow rate in 2014 of about 90 gallons per day per unit. Over this time they experienced full tenancy with the occasional turnover lasting about week before re-renting. Mr. Engle went on to say the complex has a master water meter and Mr. Wagner intervened and said the Borough of Pottstown does not recommend a master meter. Mr. Drauschak responded that each unit will have individual meters and the water usage would be billed for each unit. Mr. Engle referred to the packet that he handed out earlier to the Authority including our Resolution 2014-93 stating our requirements at 200 GPD per unit for the EDU calculation. Mr. Engle went over the total demand of EDU's needed for the Sanatoga Green Project and concluded with per the water record results that he has presented from Poets Landing, would the Authority consider lowering to 100 GPD per unit for the apartment portion of the complex.

Mr. Drauschak then explained his feeling on the EDU issue and gave some scenarios on water usage in apartments/hotels and then proceeded on to the fee we charge to remediate I & I and a discussion on this issue resumed with Mr. Wagner explaining that DEP has us under the consent order. After discussion Mr. Drauschak did say that they have been talking about potentially paying for the pump station upgrades at Sanatoga Lake as part of the project but this can be discussed further at a later date. Mr. Drauschak's concern was mainly about the remediation fee because we are still under the CAP with DEP. He asked if the Authority would be willing to possibly give some relief on some of the remediation fees if they are willing to make the upgrades to the Sanatoga pump station. Mr. Kalis suggested a meeting with the DEP and Mr. Camburn highly recommended the same. Mr. Engle will take care of setting up the meeting with DEP and Mr. Wagner and Mr. Camburn will attend when the date is set.

Mr. Robbins asked if how Poets Landing in New York did their calculations in regards to the water usage. Mr. Drauschak responded that he will see how it was determined and get back to us.

## **November 14, 2016**

### **FINANCIAL REPORT**

#### **I. TREASURERS REPORT:**

Mr. Richard's read the Treasurer's report dated November 14, 2016

|                                    |                       |
|------------------------------------|-----------------------|
| <b>SEWER REVENUE ACCOUNT</b>       | <b>\$3,513,800.61</b> |
| <b>CAPITAL IMPROVEMENT RESERVE</b> | <b>\$ 684,888.82</b>  |

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 November 14, 2016.

#### **II. BILLS FOR PAYMENT**

Mr. Kalis presented the following bills for payment:

**SEWER CAPITAL RESERVE PLGIT**

|  |           |                  |
|--|-----------|------------------|
| <b>COMMONWEALTH FINANCING AUTH</b>           | <b>\$</b> | <b>100.00</b>    |
| <b>BURSICH ASSOCIATES</b>                    | <b>\$</b> | <b>2,639.78</b>  |
| <b>PINE CREEK STRUCTURES-Villa Drive</b>     | <b>\$</b> | <b>4,914.00</b>  |
| <b>BOROUGH OF POTTSTOWN-Capital Projects</b> | <b>\$</b> | <b>40,574.00</b> |

**OPERATING ACCT PAYMENTS**

|                            |           |                 |
|----------------------------|-----------|-----------------|
| <b>BURSICH ASSOCIATES</b>  | <b>\$</b> | <b>3,465.00</b> |
| <b>FOX ROTHSCHILD, LLP</b> | <b>\$</b> | <b>563.00</b>   |

A motion was made by Mr. Richards and seconded by Mr. Loshnowsky and it was 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. Robbins made the motion to adjourn. The meeting was adjourned at 7:58 pm. The next meeting is scheduled for Monday, December 12, 2016.

Respectfully submitted,



Edward C. Wagner  
Manager