

## LOWER POTTS GROVE TOWNSHIP AUTHORITY    OCTOBER 9, 2017

The Lower Pottsgrove Township Authority held their regularly scheduled meeting on Monday, October 9, 2017 the meeting was called to order at 6:30 p.m. The following attended:

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

Mr. Toth announced that the meeting was being recorded.

**APPROVAL OF AUTHORITY MINUTES:** Mr. Robbins motioned to approve the minutes of September 11, 2017 and Mr. Loshnowsky seconded the motion and all unanimously approved by a 5-0 vote.

**COMMENTS FROM VISITORS:** Mr. Drauschak developer for the Sanatoga Green Project gave an update on the development and referred his blueprints of the development. Mr. Drauschak said that in August this year they have been approved for preliminary land development from the township. This approval provides for the development project that contains 147 townhouse units, 343 apartments 1 and 2 bedroom units, and two commercial uses one being a medical office building and the other being a hotel. Mr. Drauschak said there are many other details and suggested that if the Authority wanted to review the land development review to see Mr. Wagner. He said that they are hoping to break ground on one of the three portions by March 2018. In addition they will be partnering with someone who will provide the necessary balance sheet to provide a \$90 million dollar project for the township. Mr. Drauschak hopes to demonstrate to the community that this is viable development.

Mr. Drauschak commented that they will be partnering with a national builder to build the 3 bedroom townhome units in the price range of \$275,000 to \$285,000 to start. The garden apartments being built will range from \$1,200.00 to \$1,800.00 depending on the type of unit. On the commercial side they have been working with a regional healthcare provider who has agreed to look at the site to build a 50,000 square foot medical office building. In terms of water service for the development they are looking into some different options between the Borough of Pottstown and PA American Water. Mr. Drauschak concluded with their concerns about the \$3,000.00 remediation fee per EDU and would like to set up a future meeting to discuss these issues. Mr. Kalis recommended that a letter be sent to Mr. Wagner with their request for a meeting listing available date and times in the next few weeks and Mr. Drauschak agreed to do so.

### **OLD BUSINESS:**

**Discussion on Pottstown Borough Authority October 11, 2017---**Mr. Wagner reported that we are hosting the next PBA meeting on Wednesday, October 11th at 8:00 am if anyone is available to attend. He reviewed the updated Borough figures just received today, and as of September 30, 2017 the estimated cost is at \$442,000.00 that is less than what they are projecting at \$473,000.00. The Borough has listed the capital improvements that include the dryer at a cost of \$822,722.00 and the overall capital improvements listed for Lower Pottsgrove is \$877, 910.00 for 2018 projects.

**Discussion on the Possible Sale/Brown Street Garage---**Mr. Kalis gave an update on the sale of the Brown Street Garage property. He stated that after meeting with Mr. Wagner on the property, together they outlined and identified how to best proceed with the sale of the property. Mr. Kalis discussed the rules and regulations governing the sale of the property with the Authority and recommended that an MAI appraisal be completed on the property to come up with a more definitive evaluation. He spoke with Mr. Wagner who reached out to a local appraiser James M. Capinski & Associates and for an estimated fee of \$1,500.00 would have the appraisal to us in approximately three to four weeks after receipt of signed appraisal authorization.

Mr. Kalis asked the Board if they would authorize Mr. Wagner to secure the services of James M. Capinski & Associates to complete the appraisal.

Mr. Loshnowsky motioned to approve the hiring of James M. Capinski & Associates to appraise the property at 2404 Brown Street and Mr. Robbins seconded the motion and all unanimously approved by a 5-0 vote.

### **Developers Discussion & Update--CAP/CMP Summary Report # 2/ Engineering Report:**

Debi Roesener reported the following:

- No I & I work was completed in September due to dry weather conditions
- 22 Sewer inspections were performed in September 2017
- Payment request 25 was reviewed and submitted for Sewer Specialties for \$5,016.60.  
The remaining contract cost is \$11,440.60.
- A site meeting was attended at Berean Bible Church to discuss sewer lateral replacement
- Coordinated with LPTA capital projects and budgeting for 2018 projects

Ms. Roesener gave some updates on the developments:

#### Spring Valley Farms

- This project had over \$1,200 lf of sewer main installed for lots 1-13
- Waterline installation work has been started on Bleim Road
- Storm sewer installation began on October 4 within the site
- Building lots in SVF Phase 1 of the project have been padded out

#### Sanatoga Green

- This project has been granted preliminary approval by the BOC
- NPDES permit application was submitted to MCCD
- Highway occupancy permit applications were submitted to PennDot

Ms. Roesener concluded with saying they are still waiting for revised land development plans in response to their latest review letters issued in April 2017.

### **NEW BUSINESS:**

**2018 Operation & Capital Sewer Budgets---**Mr. Wagner reviewed some of the highlights of the 2018 Operation & Capital Sewer budget expenses previously supplied to the Authority. He was pleased to say there will be no proposed sewer rent increase this year based on the operation costs and the rate will remain \$136.00 per quarter for 2018. Mr. Wagner also reported that included in the Capital budget is an estimated 25 hook-ups for Spring Valley Farms, as well as I & I work to be completed increased from \$150,000 to \$350,000 as approved under the Corrective Action Plan approved by DEP back in August. Mr. Wagner reported that \$950,000.00 for capital projects has been added to the budget which is an 8% increase for anticipated costs outlined by the Borough. Mr. Toth asked if there were any comments or questions on the budget and if not he asked for a motion to approve.

Mr. Richards motioned to approve the 2018 Operation & Capital Budget and Mr. Vlahos seconded and all unanimously approved by a 5-0 vote.

**Villa Drive Pump Station Backup Generator Purchase---**Mr. Wagner updated the Authority on the generator for the Villa Drive Pump Station. The Generac Model RD030-30 KW 60 Hz that will operate the two pumps at the Villa Drive Pump Station. Mr. Wagner said he received a price under the co-stars contract with United

Electric Supply for a cost of \$16,445.51. Mr. Wagner stated that Mr. Groff reviewed the bid specifications and was satisfied with the Generac purchase. In addition Mr. Groff and Mr. Watson met with BSI Electrical to do the installation at a cost of \$7,690.00 and Mr. Fogel will pour the pad needed for an approximate cost of \$1,200.00. Mr. Wagner stated that with all costs totaled that we are under our \$30,000.00 budget.

Mr. Vlahos made a motion to approve to the Generac Model RD030-30 generator and BSI Electrical completing the installation and our township road crew to complete the concrete pad for the generator and Mr. Loshnowsky seconded the motion and it was unanimously approved by a 4-0 vote. Mr. Robbins abstained from the vote.

**Master Casting Agreement Resolution 2017-110**---Mr. Wagner explained that existing Master Casting Agreement has expired on September 30<sup>th</sup>. He said this is an agreement between PennDot and Lower Pottsgrove Township for potential paving on state roads that require castings in the township. Mr. Wagner recommended approving the Master Casting Agreement resolution number 2017-110 for a term of 3 years from 10/1/2017 to 9/30/2020. Mr. Vlahos made a motion to approve Resolution 2017-110 Master Casting Agreement and Mr. Toth seconded the motion and all unanimously approved by a 5-0 vote.

## **October 9, 2017**

### **FINANCIAL REPORT**

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

Mr. Richards read the Treasurers Report dated October 9, 2017:

<b>SEWER REVENUE ACCOUNT</b>	<b>\$3,197,703.57</b>
<b>CAPITAL IMPROVEMENT RESERVE</b>	<b>\$ 901,601.25</b>

A motion was made by Mr. Loshnowsky and seconded by Mr. Toth and all unanimously approved by a 5-0 vote to approve the Treasurer's Report of October 9, 2017.

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

Mr. Kalis presented the following bills for payment:

##### **CAPITAL BILLS**

##### **SEWER CAPITAL RESERVE PLGIT**

<b>BURSICH ASSOCIATES</b>	<b>\$ 3,091.75</b>
<b>RUTTER ROOFING</b> -Balance Due Porter Rd	<b>\$ 6,942.66</b>
<b>SEWER SPECIALTY SERVICES</b>	<b>\$ 5,016.60</b>
<b>SHIELD AIR SOLUTIONS</b> -Pd by General Fund P-Card	<b>\$ 2,114.37</b>

##### **OPERATING ACCT PAYMENTS**

<b>BURSICH ASSOCIATES</b>	<b>\$ 957.75</b>
<b>FOX ROTHSCHILD, LLP</b>	<b>\$ 3,876.60</b>

A motion to approve Bills for Payment was made by Mr. Richards and seconded by Mr. Loshnowsky and all unanimously approved by a 5-0 vote.

Mr. Wagner noted that Rutter Roofing completed the roof on Porter Road several weeks ago and no leaks were found. In addition at 1536 N. Pleasantview near the prior Chrusch property the contractor had a difficult time getting through the blue stone and had to use heavier equipment to get to the manhole. Hopefully this will be completed by tomorrow.

The meeting adjourned at 6:58 pm. The next meeting is scheduled for Monday, November 13, 2017

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Edward C. Wagner', with a long horizontal line extending to the right.

Edward C. Wagner  
Manager