

DOYLESTOWN TOWNSHIP MUNICIPAL AUTHORITY
Minutes of Meeting
November 20, 2014

A meeting of the Doylestown Township Municipal Authority was held at 4:00 p.m. on Thursday, November 20, 2014 in the Township Building with the following members in attendance: Ronald C. May, Chairman; C. Edward Hege, Vice-Chairman; Richard Bach, Secretary; Edward Harvey, Treasurer and Frank LaRosa, Assistant Secretary/Treasurer. Also present at the meeting was Alfred S. Ciottoni, Municipal Authority Engineer; Richard D. Magee, Jr., Authority Solicitor; Richard E. John, Executive Director; Rick Collelo, Board of Supervisors Liaison to the Doylestown Township Municipal Authority, Kenneth Wallace, Finance Officer and Koun Lim, Senior Bookkeeper.

ACTION ITEMS

MINUTES APPROVAL: October 16, 2014

Upon a motion by Mr. Harvey, seconded by Mr. Hege and unanimously approved by the Authority, the Minutes of the October 16, 2014 meeting were approved as submitted.

BILL'S LIST: November 20, 2014

Mr. Hege made a motion to approve the November 20, 2014 Bills List as follows: General Fund in the amount of \$95,166.92; Developers Escrow Fund in the amount of \$684.00; Repair and Replacement Fund in the amount of \$15,083.04; Capital Improvement Fund in the amount of \$16,020.20 and the Prepaid Invoices in the amount of \$49,951.02. Mr. LaRosa seconded the motion and the motion was unanimously approved by the Authority.

TREASURER'S REPORT: November 20, 2014

Mr. Harvey made a motion to approve acceptance of the November 20, 2014 Treasurer's Report as submitted. Mr. Hege seconded the motion and the motion was unanimously approved by the Authority.

BAILEY'S SQUARE REQUEST FOR RELEASE #2

Mr. LaRosa made a motion to approve a Bailey's Square Request for Release #2 for construction of the water service in the amount of \$14,978.00 from a First Niagara Letter of Credit #429936 and leaving a balance of \$14,311.00 as maintenance security for the eighteen month maintenance period ending on or about April 16, 2016. Mr. Hege seconded the motion and the motion was unanimously approved by the Authority.

Minutes of the November 20, 2014 DTMA Meeting – continued:

DOYLESTOWN GREENE - REQUEST FOR RELEASE #2

Mr. LaRosa made a motion to approve K.Hovnanian Homes at Doylestown, LLC., Request for Release #2 in the amount of \$128,618.00 for water system construction at the Doylestown Greene development. Mr. Hege seconded the motion and the motion was unanimously approved by the Authority.

CENTRAL BOOSTER STATION - PAYMENT REQUEST #2 for Electrical Improvements

Mr. Ciottoni referenced his letter to the Authority dated October 31, 2014 regarding this topic. Mr. LaRosa made a motion to approve Blooming Glen Contractors, Inc., Request for Payment #2 for electrical work completed at the Central Booster Station in the amount of \$16,020.20 per SC Engineers, Inc. recommendation dated October 31, 2014. Mr. Harvey seconded the motion and the motion was unanimously approved by the Authority.

STONE BARN MANOR - CONDITIONAL PLAN AND ESCROW APPROVAL

Mr. Magee briefly reviewed minor changes that he requested made to this Utility Plan. Mr. LaRosa made a motion conditionally approving the Stone Barn Manor Water Utility Plan (dated 10.10.13, last revised 4.4.14) subject to receipt of newer revised plans pursuant to SC Engineers request for revised plans in a letter dated May 2, 2014 which will need to be approved before construction can begin. Mr. Harvey seconded the motion and the motion was unanimously approved by the Authority.

2015 PRELIMINARY BUDGET

Mr. LaRosa made a motion to approve adoption of the DTMA Preliminary Budget for 2015 as presented. Mr. Hege seconded the motion and the motion was unanimously approved by the Authority. The Authority members thanked Mr. Kenneth Wallace and Ms. Koun Adelman for their excellent work on the budget.

OTHER ITEMS -

Doylestown Township -

Casa Bella - Property owner stated the proposed four house subdivision will connect to public water at Doylestown Woods and will extend main across property frontage of Sandy Ridge Road. The Developer sought and received the Township's Preliminary Plan approval 7.15.14. On 10.3.14, the Developer applied for Final Major Subdivision status during a

Minutes of the November 20, 2014 DTMA Meeting – continued:

90 day period which expires 1.25.15. The Developer anticipates extending the public water main to a point of connection to the four homes in the proposed development road of Ren Way where it will also dead end with fire service.

Central Booster Station Upgrade - The DTMA Engineer briefed the Board on the status of upgrades with anticipation that the electrical component will be completed in December. The Engineer is working on bid specs for pump replacement. Change out of the pumps will allow the Authority to provide flows to the hospital and other high pressure areas.

Doylestown Greene - Site under construction and water main is now providing potable water for landscape use.

Furlong Area - Mr. John met with the Executive Director of the North Wales Water Authority and the operator of the Warwick Township Water System to discuss potential for an interconnection of the systems to bring surface water to the Furlong area. Both indicated they would be cooperative in making it happen. Since then, Mr. John met with Doylestown and Buckingham Township Managers with regards to mitigating the Furlong ground water contamination by bringing North Wales water to the Furlong area. Both meetings were positive and both managers stated they would discuss the potential solution of utilizing surface water in the Furlong area with their respective Township Boards.

The Enclave - Mr. John reported Zaveta Developers received the Township's Preliminary Subdivision and land approval July 15, 2014. The developer is now moving ahead with layout and some ground clearing activity. The development is on Lower State Road across from the CB YMCA. Development will consist of restoring the existing residence, rehabbing the existing barn into townhomes and constructing four additional new townhomes with public water.

Stone Barn Manor - Mr. John reported that two agreements were received today regarding this project and will be signed and sent out accordingly. This will be a subdivision with the existing house being restored, the barn being converted to a house and six additional single family homes being constructed. All will be serviced with public water. The Solicitor is working with the developer to establish the D&E and professional service agreements for Authority consideration at the October 2014 meeting.

Minutes of the November 20, 2014 DTMA Meeting – continued:

Pavilion at Furlong - Sketch plan submitted March 11, 2014. The new plan consists of the following proposed units with no action to date:

1. Retail Unit "A" multi-tenant (24,043 sq. ft.)
2. Retail Unit "B" multi-tenant (12,500 sq. ft.)
3. Free Standing Bank Building (3,060 sq. ft.)
4. Free Standing CVS Building (10,794 sq. ft.)
5. Free Standing Day Care Bldg. (10,272 sq. ft.)

Silver Maple Farms - Lower State Road at the Parkway) - Developer to construct the ten residential units beginning in 2014; no action to date.

Plumstead Township -

Bailey's Square - The DTMA is providing the water source for this project under its agreement with Plumstead Township.

Carriage Hill - Continues to build with over 324 units sold and \$654,512.00 in tap in fees collected. The balance remaining is 174 units as of June 20, 2014.

OTHER BUSINESS: Mr. John asked if the Board would be of a mind to discuss the future of the Authority and the following dialog ensued:

Mr. May asked if the proposed sale of the DTMA was coming at the request of the Board of Supervisors.

Mr. Collelo stated that the topic had been bounced back to the DTMA for a decision or recommendation/opinion.

Mr. May asked if the Board of Supervisors was formally asking the DTMA to consider the idea of selling the Authority.

Mr. LaRosa asked what precipitated the white paper report.

Mr. Collelo said that the white paper report had been created upon the request of the Board of Supervisors in order to delineate the issues.

Mr. Bach asked what caused the Board of Supervisors to request the white paper report.

Mr. John explained that the white paper report was initiated out of a review by the Doylestown Township Ways and Means Committee upon an examination of all Township accounts.

Minutes of the November 20, 2014 DTMA Meeting – continued:

Mr. Collelo stated that the Board of Supervisors told Mr. John to create a white paper report.

Mr. Hege asked why the Board of Supervisors didn't come and talk to the members of the DTMA first.

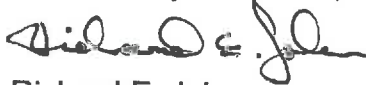
Mr. May stated that if the Board of Supervisors wants the members of the DTMA to consider this idea, they should make a direct request and the DTMA will address it. He added that the Board of Supervisors would expect the same courtesy.

Mr. Collelo stated that a formal request/document would be forthcoming from the Board of Supervisors and that this concept would be a part of the DTMA's December 2014 agenda.

ANNOUNCEMENTS: The next meeting of the Doylestown Township Municipal Authority will be held on Thursday, December 18, 2014 starting at 4 pm. A Holiday Dinner will be held at the Water Wheel Restaurant starting at 5:15 pm on 12.18.14.

ADJOURNMENT: There being no further business to come before the Authority, the Authority adjourned the meeting at 4:22pm.

Respectfully submitted,



Richard E. John
Executive Director



Nov. 15, 2015

Date