

DOYLESTOWN TOWNSHIP MUNICIPAL AUTHORITY

Minutes of Meeting

September 17, 2015

A meeting of the Doylestown Township Municipal Authority was held at 4:00 p.m. on Thursday, September 17, 2015 in the Township Building with the following members in attendance: Ronald C. May, Chairman; C. Edward Hege, Vice-Chairman; Edward Harvey, Treasurer; Richard A. Bach, Secretary and Frank LaRosa, Assistant Secretary/Treasurer. Also present at the meeting was Richard E. John, Executive Director; Richard D. Magee, Municipal Authority Solicitor; Alfred S. Ciottoni, Municipal Authority Engineer; Rick Collelo, Board of Supervisors Liaison to the Doylestown Township Municipal Authority; Kenneth Wallace, Finance Director and Koun Lim, Senior Accountant.

ACTION ITEMS

MINUTES APPROVAL: August 20, 2015

Upon a motion by Mr. Hege, seconded by Mr. LaRosa, and unanimously approved by the Authority, the Minutes of the August 20, 2015 meeting were approved as submitted.

BILL'S LIST: September 17, 2015

Mr. LaRosa made a motion to approve the September 17, 2015 Bills List as follows: General Fund in the amount of \$26,884.16; Developers Escrow Fund in the amount of \$13,729.58; the Debt Service Reserve Fund in the amount of \$-0-; Repair and Replacement Fund in the amount of \$17,744.73; Capital Improvement Fund in the amount of \$1,065.00; the Prepaid Invoices in the amount of \$14,204.18 and the Prepaid ACH Credit Invoices in the amount of \$2,190.35; and the Transfer To/From DTMA and DTWP in the amount of \$66,509.42. Mr. Hege seconded the motion and the motion was unanimously approved by the Authority.

TREASURER'S REPORT: September 17, 2015

Mr. LaRosa made a motion to approve acceptance of the September 17, 2015 Treasurer's Report as submitted. Mr. Hege seconded the motion and the motion was unanimously approved by the Authority.

REQUEST FOR PAYMENT #3 - EASTERN ENVIRONMENTAL CONTRACTORS

Mr. Bach made a motion for approval of the Request for Payment #3 to pay to Environmental Contractors of Green Lane in the amount of \$8,001.90 per SC Engineers recommendation letter dated September 9, 2015. Mr. Harvey seconded the motion and the motion was unanimously approved by the Authority.

2014/15 WATER COST ANALYSIS - REVISED FORMAT FOR REVIEW

At the request of Mr. Hege, the financial staff changed the format of the 2014/15 Water Cost Analysis and included a line item for Miscellaneous Revenue. The change in this document was in format only This point coupled with the fact that the DTMA approved the actual 2014/15 Water Cost Analysis at its August meeting (including the fact that no rate increase would be levied and maintaining the fee of \$5.23 per 1000 gallons delivered), led the DTMA to officially thank the financial staff for their work on this project.

CAPITAL PROJECTS & FACILITY UPGRADES:

CENTRAL BOOSTER STATION PUMP REPLACEMENT –

Mr. Ciottoni reviewed the status of this project whose contract began in March. Two pumps were delivered and one pump was installed and is operational. Pump two to be installed and made operational this month. The Central Booster Station Change Order #1 work is ongoing at this time.

CENTRAL BOOSTER STATION VALVE CLOSURES –

Mr. Ciottoni reviewed the status of this project. Under the approved Change Order #1, Eastern Environmental Contractors will be installing altitude valves at the Teversall meter pit to help control flows and pressures of water moving back and forth between the Boro and the DTMA systems. This will help control wheeling costs by keeping the DTMA and Borough valves closed except for extreme demand between the two entities. Thus, wheeling can be controlled and ultimately reduced to operational minimums.

FURLONG WATER SUPPLY –

The DTMA Engineer provided an update on this project explaining that he has sought contact with The Pavilion Engineer (Van Cleef) seeking updated info on the existing well, thought to be eventually placed in use for the now proposed Pavilion Development. The Engineer will also continue looking at other sites thought to be good sources within the Furlong area of Doylestown Township and will contact Del Val Consultants for evaluation of various well sites.

Since the DTMA's July meeting, the Authority Solicitor has spoken with the Pavilion Attorney (Ed Murphy) who stated the developer would be on board with the creation of a public water system. The developer is still finalizing specifics of the development with the Township and, as of September 14, 2015, the plan remains unapproved.

The Executive Director spoke with Temple Judea attorney (Gia Raffaelli) who indicated Temple Judea would be interested in receiving public water for the Temple and surrounding area.

NORTH WELL #3 & #4 UPGRADES –

Operations reported production in North Well #3 and #4 have improved since the new pumps have been installed and made operational. The Engineer and operating staff will continue working together to finalize improved production of the two wells.

NORTH WEST WELL #1 WELL STATION UPGRADES –

The Authority, at its March 2015 meeting, approved the Engineer upgrading the pumping and electrical systems of the Northwest Well #1 station in order to meet permitted pumping volumes. The pump and motor have been replaced and tests show it has increased its production with less pump run time. The goal is to pump more water while staying within permitted limits and thus reduce the dependence on the North Penn Interconnect. The Engineer and operating staff are working together to improve production at the NWW #1.

PEBBLE RIDGE/WOOD RIDGE WATER MAIN EXTENSIONS – LETTERS

Letters were sent on September 2, 2015, to 168 property owners requesting their interest in having public water made available throughout their neighborhood. As of September 14, 2015, the following number of responses were received:

Yes 20 Undecided 25 No 14

Note: After review of the above, the consensus of the Authority was to have the Executive Director resend the letter to non respondents in order to seek more responses.

OTHER ITEMS -

PROJECT STATUS:

2014/15 Projects -

Autoland North - Project moving forward with demolition of former lumber yard. The Water Utility Plan was conditionally approved by the Authority in August, 2015 as were the D&E and easement agreements. No work has been completed to date on the water utility. Mr. Magee reached an agreement regarding the financial security agreement; the release will not go back to the developer but the Mercedes USA Board's authority to allow us to move forward with agreement is already done.

Bailey's Square - Water utility completed and operational. Project is in eighteen month maintenance period with expires in May, 2016.

Carriage Hill - Water utility completed however homes continue to be constructed with over 359 units sold. Expect another 104 units to be sold in 2015 out of a total 463 units. Tap in fees collected as of the end of 2014 equal \$718,421. 2015 fees collected as of September 2, 2015 equal 49 lots at \$2,367 for a total of \$115,983.

Casa Bella Subdivision - Final Plan approved by Township on December 2, 2014 and the Water Utility Plan was conditionally approved by the Authority in July, 2015. Four lots were created and public water to be installed. Anticipate construction to begin in 2015. The Authority Solicitor began Agreement preparation in August.

Cross Keys Water Service District - Arbonite agreed to get back on track with a \$1,600 per month payment until caught up. The Authority Solicitor is working on collecting the remaining two delinquencies.

Hidden Meadows - Development within New Britain Boro approved for 16 lot twin-home development. DTMA to provide water source and services. Anticipated to begin construction in 2015. Utility plans for water was approved by the DTMA in August, 2015, as were the Developer, Escrow and Professional Services agreements. Trying to get into the ground with everything else in place.

Town's Edge - Preliminary Plan was approved by the Township on July 15, 2014 with one existing home to be renovated; one barn to be converted to a townhome and five new townhomes to be constructed. The Authority approved with conditions (SCE letter of 12.1.14) the water utility plan at its December, 2014 meeting. Solicitor working on agreements.

Pavilion at Furlong (York & Rogers Roads) - The DTMA Solicitor, Mr. Richard Magee, spoke with Pavillion attorney, Ed Murphy, and ascertained the developer would be interested in allowing the DTMA to take ownership of the water system and well site. They did point out that as of the second week of August 2015, the developer did not have an approved plan. At the August 18, 2015 Board of Supervisors meeting, no action was taken regarding approval of the developer's latest plan.

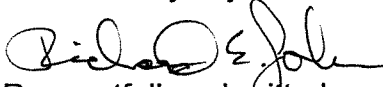
Silver Maple Farms - (Lower State Road at 202 Parkway) - Developer has constructed and occupied the commercial building and has begun construction of one new home in the residential area of the project. Plans call for the rehab of the existing home with construction of nine new homes.

Stone Barn Manor - One existing home to be restored, the barn to be converted to a home and seven new single family homes constructed. D&E and Professional agreements were approved in November, 2014. A Precon meeting for water was held December 18, 2014 and the water utility was constructed in the spring, 2015. The water system is now operational.

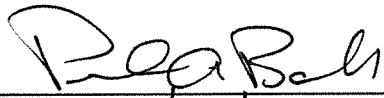
Towns Edge - The Authority approved the water utility plan with conditions (SCE letter dated December 1, 2014) in December, 2014. Solicitor is working on D&E and Professional Services agreements. Project consists of existing home and barn to be renovated into townhomes with five new townhomes to be constructed near Lower State Road and Memorial Drive.

ANNOUNCEMENTS: The next meeting of the Doylestown Township Municipal Authority will be held on Thursday, October 15, 2015 starting at 4 pm.

ADJOURNMENT: There being no further business to come before the Authority, the Authority adjourned the meeting at 4:48 pm.



Respectfully submitted,
Richard E. John
Executive Director



10/15/2015

Date