

DOYLESTOWN TOWNSHIP MUNICIPAL AUTHORITY
Minutes of Meeting
October 16, 2014

A meeting of the Doylestown Township Municipal Authority was held at 4:00 p.m. on Thursday, October 16, 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; Kenneth Wallace, Finance Officer and Koun Adelman, Senior Bookkeeper.

ACTION ITEMS

MINUTES APPROVAL: September 18, 2014

Upon a motion by Mr. Bach, seconded by Mr. LaRosa and unanimously approved by the Authority, the Minutes of the September 18, 2014 meeting were approved as submitted.

BILL'S LIST: October 16, 2014

Mr. LaRosa made a motion to approve the October 16, 2014 Bills List as follows: General Fund in the amount of \$118,309.23; Developers Escrow Fund in the amount of \$506.97; Repair and Replacement Fund in the amount of \$7,441.32; and the Prepaid Invoices in the amount of \$12,010.68. Mr. Hege seconded the motion and the motion was unanimously approved by the Authority.

TREASURER'S REPORT: October 16, 2014

Mr. LaRosa made a motion to approve acceptance of the October 16, 2014 Treasurer's Report as submitted. Mr. Hege seconded the motion and the motion was unanimously approved by the Authority.

PRELIMINARY BUDGET: 2015

Following some discussion of the 2015 Preliminary Budget, Mr. May directed the members of the DTMA to forward questions to Mr. Hege who will then meet with the DTMA's Finance team for further review. Action on the 2015 Preliminary Budget was consequently tabled to the DTMA's November meeting.

2013/2014 WATER COST ANALYSIS - REVIEW & DISCUSSION

Mr. Bach made a motion approving a water rate increase in the amount of \$0.25 cents per thousand gallons of use bringing the total usage rate to \$5.23 per thousand gallons beginning with the first quarter of 2015. Mr. Harvey seconded the motion and the motion was unanimously approved by the Authority.

CENTRAL PUMPING STATION UPGRADES - Request for Payment #1 for Contract # 2014 -1A; Central Pumping Station Electrical Improvements

Mr. Ciottoni referenced his letter to the Authority dated September 30, 2014 regarding this topic. Mr. LaRosa made a motion to approve a request for Payment #1 in the amount of \$27,547.70 to Blooming Glen Contractors of Skippack, Pennsylvania thus leaving a balance of \$54,817. Mr. Hege seconded the motion and the motion was unanimously approved by the Authority.

STONE BARN MANOR DEVELOPMENT AGREEMENT

Subject to approval of the DTMA's Solicitor's approval, Mr. LaRosa made a motion approving the Stone Barn Manor Development Agreement be sent to the developer, RJA Investment Fund V, LP for execution and upon return and receipt of security, directing Mr. John to execute same on behalf of the Authority upon its return. Mr. Harvey seconded the motion and the motion was unanimously approved by the Authority.

BAILEY'S SQUARE REQUEST FOR RELEASE #2

Action on Bailey's Square Request for Release #2 was tabled to the Authority's next meeting pending definition of Item # 2 and whether it affects the release of \$ 14,978.00.

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. Planning will continue on this proposed project. Developer sought and received the Township's Preliminary Plan approval July 15, 2014.

Central Booster Station Upgrade - The DTMA Engineer, Mr. Ciottoni, briefed the Board on the status of upgrades to this booster station including the anticipated delivery of control panels in approximately one month.

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 - 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 (360 Old Dublin Pike) - 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.

Pavilion at Furlong - Sketch plan submitted March 11, 2014. The new plan consists of the following proposed units:

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.)

Mr. John also reported that he met with the Pavilion attorney on October 7, 2014 who indicated the developer would be interested in participating in using public water versus the onsite proposal for using well water.

Silver Maple Farms - Lower State Road at the Parkway) - Developer to construct the ten residential units beginning in 2014.

There is no further report at this time.

Plumstead Township -

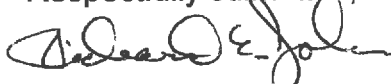
Bailey's Square - The DTMA is providing the water source for this project under its agreement with Plumstead Township. All water connection work is completed as is punch list. One store is occupied at this time and the developer wants to draw down his security to a level that allows for the 18 month security to remain posted by letter of credit.

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.

ANNOUNCEMENTS: The next meeting of the Doylestown Township Municipal Authority will be held on Thursday, November 20, 2014 starting at 4 pm.

ADJOURNMENT: There being no further business to come before the Authority, Mr. LaRosa made a motion to adjourn the meeting at 4:32pm. Mr. Hege seconded the motion and the motion was unanimously approved by the Authority.

Respectfully submitted,



Richard E. John, Executive Director

Approved by Authority:



11/20/2014

Date