

DOYLESTOWN TOWNSHIP MUNICIPAL AUTHORITY
Minutes of Meeting
December 17, 2015

A meeting of the Doylestown Township Municipal Authority was held at 4:00 p.m. on Thursday, December 17, 2015 in the Township Building with the following members in attendance: Ronald C. May, Chairman; C. Edward Hege, Vice-Chairman; Edward Harvey, Treasurer; and Richard A. Bach, Secretary. 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.

ACTION ITEMS

MINUTES APPROVAL: November 19, 2015

Upon a motion by Mr. Bach, seconded by Mr. Harvey, and unanimously approved by the Authority, the Minutes of the November 19, 2015 meeting were approved as submitted.

BILL'S LIST: December 17, 2015

Mr. Harvey made a motion to approve the December 17, 2015 Bills List as follows: General Fund in the amount of \$10,232.59; Developers Escrow Fund in the amount of \$-0-; Repair and Replacement Fund in the amount of \$5,812.35; Capital Improvement Fund in the amount of \$17,974.25; Prepaid Invoices in the amount of \$68,580.94; the Prepaid ACH Credit Invoices in the amount of \$10,933.11; Debt Service Reserve Fund in the amount of \$-0-; and a Transfer From DTMA to DTWP in the amount of \$68,906.10 for Rent, Wages and Benefits. Mr. Hege seconded the motion and the motion was unanimously approved by the Authority.

TREASURER'S REPORT: December 17, 2015

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

AUDITING SERVICES PROPOSALS - 2015, 2016, 2017

Mr. Hege made a motion approving the selection of the firm Major & Mastro, LLC for basic auditing services proposed during 2015, 2016 and 2017 in the amount of \$6,800.00 per each year. Mr. Harvey seconded the motion and the motion was unanimously approved by the Authority.

CASA BELLA - DEVELOPER & ESCROW AGREEMENTS (Tabled from November meeting.)

Mr. Harvey made a motion for conditional approval subject to the receipt of all documentation and security of the Developer & Escrow Agreements and subject to the approval of the Municipal Authority staff and Solicitor. Mr. Bach seconded the motion and the motion was unanimously approved by the Authority.

STONE BARN MANOR - DEED OF DEDICATION ACCEPTANCE AND EXECUTION (Tabled from November meeting.)

Action on this topic was tabled.

STONE BARN MANOR - REQUEST RELEASE OF ESCROW #2 (Tabled from November meeting.)

Action on this topic was tabled.

OTHER BUSINESS:

CAPITAL PROJECTS & FACILITY UPGRADES RELATED TO OPERATIONAL NEEDS:

2016 CENTRAL BOOSTER STATION PUMP REPLACEMENT –

This contract began in March and as of October, 2015 both pumps have been installed and are operational. Eastern Environmental Contractors should be concluding the base contract shortly as work continues on their Change order # 1.

2016 CENTRAL BOOSTER STATION VALVE CLOSURES –

Under the approved Change Order, 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. Once completed, this will help minimize wheeling costs.

2016 FURLONG WATER SUPPLY –

The DTMA Engineer 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.

At the Board of Supervisors meeting of November 17, 2015 the Board consensus approved the applicant moving forward with engineering based the most current sketch plan and recent discussions related to building sizes, impervious surfaces, parking stall sizes, location of the B & H Trail, additional buffer plantings and dedicating the well site to the Authority.

At this time the Engineer is working with Del Val Consultants to confirm whether the on-site well will be usable as a public water source.

An e-mail letter was received from DEP requesting how DTMA could reduce costs of the proposed project.

NORTH WEST WELL #1 –

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 from this well as it is the Authority's best producing well and the operations staff is convinced the Authority should apply for a permit upgrade to pump the maximum allowed in order to send a greater supply to the Central, Northern and Southern systems as needed to supplement the Authority's lower producing wells. Increasing the NWW#1 well pumping should greatly reduce the amount of North Penn Water being purchased.

Design and engineering for this maximum upgrade has reached a plateau with a probable cost in the neighborhood of \$375,000 to \$400,000.

OTHER ITEMS –

PROJECT STATUS: DEVELOPMENT

2014/15/16 Projects -

Autoland North - Project moving forward with demolition of former lumber yard. D&E agreements signed September 25, 2015. Construction financial security to be held in escrow, was posted in cash in the amount of \$99,009.00. Escrow to be held at National Penn Bank. Professional services still needs to be funded in the amount of \$15,400. Pisani Builders will be constructing the water utility.

Bailey's Square - Water utility completed and operational. Eighteen month maintenance period will expire May, 2016.

Bray/Long Tract - Proposed 41 house development on the corner of Bristol and Lower State Roads. Public water to be provided through a looping of DTMA mains located at two points: 1 - Lower State and 2 - Woodridge Roads via Buick, Old New, Lower State Roads thence along Bristol. Authority may have to participate in cost to get water to the site.

Carriage Hill - Water utility completed however, buildings continue to be constructed with over 359 units sold. To date, 49 units have been constructed in 2015 with the remaining approximately 50 units to be finalized in 2016.

Casa Bella Subdivision - Final Plan Approved by Township December 2, 2014. Four lots were created and public water to be installed. Anticipate construction to begin in 2015. Owner requested Solicitor to provide all D & E documentation along with Financial, Professional Services and easement agreements for their execution in November. Pre-con meeting was held 10.14.14 and construction will begin shortly. The Authority will be responsible for the differential cost between the 8" and 12" main related to the extension along Sandy Ridge Road. (About \$14,400.50)

Cross Keys Water Service District - Collection of construction fees. Arbonite agreed to get back on track with a \$ 1,600 a month payment until caught up. Solicitor working on collecting remaining two delinquencies.

Doylestown Greene - Water system complete and in maintenance period.

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. Developer, Escrow and Professional Services agreements approved by DTMA at August, 2015 meeting. Pre-con meeting was held November 23, 2015. Construction to start in December, 2015.

New Britain Boro Gateway Corridor - Members of the DTMA saw this potential expansion area back in the summer of 2015. The area essentially is along the DeVal University frontage along Business Route 202 starting at New Britain Road and running westward to a point of intersection with Shady Retreat Road. The positive here is that it will develop with high density meaning a lot of

customers in a small area; the negative is that it will require installing a water main along a state roadway at a higher than normal cost. (See news article in packet.)

Pavilion at Furlong (York & Rogers Roads) - No further action at this time. The DTMA Solicitor, Mr. Richard Magee, spoke with Pavilion 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. Supervisors at their September meeting directed the developer to resolve the impervious surface deficiency shown on sketch plan.

651 North Shady Retreat Road – Four Lot Subdivision - This is a proposed four lot residential subdivision in the general area bounded by Victorian Gardens, Brinker Fuels, and Doylestown Commons just off Limekiln Road.

Silver Maple Farms - (Lower State Road at 202 Parkway) - Developer has constructed and occupied the commercial building and in 2015 began construction of the ten proposed residential units.

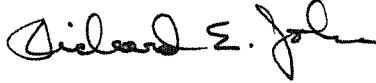
Stone Barn Manor - One existing home to be restored, the barn to be converted to a home and seven new single family homes constructed. Site work started December 2014. Pre-con meeting for water held 12.18.14. Water to be installed early 2015. The Authority conditionally approved the water utility plan based on SCE 12.1.14 recommendation letter. D&E and Professional agreements were approved in November 2014. Water utility installed in spring, 2015. Developer requested full release of construction escrow at November 19, 2015 meeting and will execute the Deed of Dedication documents which will start the 18 month maintenance clock.

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.)

ANNOUNCEMENTS: The next meeting of the Doylestown Township Municipal Authority will be held on Thursday, January 21, 2016 starting at 4 pm.

ADJOURNMENT: There being no further business to come before the Authority, the Authority adjourned the meeting at 4:36 pm.

Respectfully submitted,



Richard E. John
Executive Director



1/21/2016

Date