

**DOYLESTOWN TOWNSHIP MUNICIPAL AUTHORITY**  
**Minutes of Meeting**  
**September 27, 2018**

A meeting of the Doylestown Township Municipal Authority was held at 3:30 p.m. on Thursday, September 27, 2018 in the Township Building with the following members in attendance: Richard A. Bach, Chairman; C. Edward Hege, Vice-Chairman, Joseph C. Van Houten, Secretary, and Rod Stone. Also present at the meeting was Keith Hass, Executive Director; Richard D. Magee, Jr., Municipal Authority Solicitor; Alfred S. Ciottoni, Municipal Authority Engineer and Rick Colello, Board of Supervisors Liaison to the Doylestown Township Municipal Authority.

**WELCOME VISITORS:**

The Board Chairman, Mr. Richard Bach, welcomed Mr. Bob Salanik of 206 Pebble Ridge Road, Doylestown Township, to the meeting.

**ACTION ITEMS**

**MINUTES APPROVAL: August 16, 2018**

Upon a motion by Mr. VanHouten, seconded by Mr. Hege, and unanimously approved by the Authority the minutes of the August 16, 2018 DTMA meeting were approved as submitted:

**BILL'S LIST: September 2018**

Mr. Van Houten made a motion to approve the September, 2018 Bills List for the General Fund Account in the amount of \$31,009.80; Developers Escrow Fund in the amount of \$386.00; Capital Improvement Fund in the amount of \$71,582.83; Prepaid Invoices in the amount of \$160,470.13; Prepaid ACH Credit Invoices in the amount of \$9,244.79 and Transfers to the Township in the amount of \$83,251.60. Mr. Hege seconded the motion which was then unanimously approved by the Authority.

**TREASURER'S REPORT: September 27, 2018**

Mr. Van Houten made a motion to approve acceptance of the September 27, 2018 Treasurer's Report as presented. Mr. Hege seconded the motion and the motion was unanimously approved by the Authority.

## **2017 AUDIT EXIT INTERVIEW – MAJOR & MASTRO**

Mr. Ken Wallace, DTMA Finance Director, reviewed the DTMA 2017 Audit Exit Interview as prepared by Major & Mastro with the members of the Authority. At the conclusion of his review, Mr. Bach thanked him and his staff as well as the staff of Major & Mastro for a job well done.

## **APPLICATION FOR PAYMENT #5 PACT ONE, LLC.**

Mr. Ciottoni referenced his letter of September 19 relative to the Furlong Area Water System and reported that the project is 90% finished at this time with the following items to be completed:

- Abandonment of private wells
- Restoration of site areas

At the recommendation of Mr. Ciottoni, Mr. Van Houten made a motion to approve PACT One, LLC Payment Request #5 in the amount of \$61,463.89 for work completed on Contract 2018-1: Furlong Area Water System. Mr. Hege seconded the motion which was unanimously approved by the Authority.

## **AUTHORIZATION TO REDUCE OXFORD PROPERTY INVESTMENTS CONSTRUCTION ESCROW LETTER OF CREDIT (QUINLAN TRACT, NEW BRITAIN ROAD)**

Mr. Ciottoni referenced his letter of September 19 regarding the Quinlan Property and stated that he was recommending release of the escrow funds as requested with remaining funds in the construction escrow to be held pending receipt of the following documents:

1. Punch list completion
2. As-built drawings
3. Easement documents, including legal descriptions and plan suitable for recording
4. Dedication documents
5. Contractor's waiver of lien rights
6. Maintenance Bond in the amount of 15% of the construction costs to be held for a period of 18 months from the date of acceptance.

Based on Mr. Ciottoni's recommendation, Mr. Van Houten made a motion to reduce the Oxford Property Investments Quinlan Tract, LLC, 2526 North Broad Street, Colmar, PA 18915 Letter of Credit No. 307 by \$49,230 leaving a new escrow balance of \$10,940 in place pending receipt of all the required

documents. Mr. Stone seconded the motion and the motion was unanimously approved by the Authority.

## **NEW BUSINESS**

### **KNOELL PROPERTY, NEW BRITAIN BOROUGH UPDATE**

Mr. Hass provided an update of this proposed development. Anticipated construction on the water main is November of 2018. He also referenced an email sent by Kevin Reilly of County Builders, Inc. on 9/21/2018. Mr. Hass reminded the Board a Development Agreement is not executed with County Builders, Inc.

County Builders is requesting reimbursement or "recapture" language be incorporated into the final Agreement. In addition, they requested the Authority review the approved plans to determine if any changes could be made.

Mr. Hass requested consideration by the members of the DTMA authorizing him to sit down and discuss potential changes to the plans, and to clarify any recapture language in the forthcoming Agreement.

The consensus of the DTMA Board was to authorize Mr. Hass to meet with the Developer to respond to the inquiries.

### **MYERS AVENUE GRANT**

Mr. Hass informed the members of the DTMA that the Myers Avenue grant was, unfortunately, denied. He stated that he was told that the application was strong and met all the grant requirements but that the award was only able to be spread over 10% of the actual grant proposals received. Mr. Hass added that he planned to compose a letter to the 10-12 homeowners in this area of New Britain Borough similar to the letter that was sent to the Pebble Ridge/Woodridge residents with detailed costs, etc., in an effort to determine what, if any, interest there might be in public water among these homeowners.

## **WATER MAIN EXTENSION and SERVICE UPDATES**

Mr. Hass referenced a separate sheet provided in the meeting packet designed to review current DTMA capital projects and plans.

## **OLD BUSINESS**

### **PEBBLE RIDGE/WOODRIDGE MEETING DATE**

At the request of Mr. Hass, the DTMA agreed to an informational meeting for Pebble Ridge/Woodridge residents on Tuesday, November 13 at 7pm.

### **EASTON ROAD PFC HSCA SITE**

Mr. Hass reviewed the circumstances regarding the contaminated private wells in the "Pine Run" area of the Township. He explained the DEP has sampled over 300 residents' private wells in the area of Sandy Ridge Road and Pine Run Road in Doylestown Township. Eight private wells tested above the 70 ppt Health Advisory Level set forth by the Environmental Protection Agency. They currently receive bottled from supplied by the DEP.

In addition, the DEP in conjunction with its contractor, recently completed the installation of 7 groundwater monitoring wells within this area of concern in Doylestown Township. The purpose of these monitoring wells is to aid the DEP in determining the nature and extent of groundwater contamination beneath the site area.

Mr. Hass stated the DEP's next course of action is to determine an acceptable source of water for the contaminated properties. DTMA is scheduled to meet with the DEP later in December of 2018 or January 2019.

### **ANNOUNCEMENTS**

The next meeting of the Doylestown Township Municipal Authority will be held on Thursday, October 18, 2018 starting at 3:30 pm.

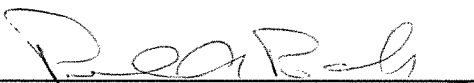
### **ADJOURNMENT**

There being no further business to come before the Authority, the meeting was adjourned at 5:15 pm.

Respectfully submitted,



Keith Hass  
Executive Director

  
Authority Secretary *CHAIRMAN OF BOARD*

10/18/2018

Date Approved by Authority