

DOYLESTOWN TOWNSHIP MUNICIPAL AUTHORITY
Minutes of Meeting
November 19, 2015

A meeting of the Doylestown Township Municipal Authority was held at 4:00 p.m. on Thursday, November 19, 2015 in the Township Building with the following members in attendance: 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, Authority Solicitor; Alfred S. Ciottoni, 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: October 15, 2015

Upon a motion by Mr. Bach, seconded by Mr. Harvey, and unanimously approved by the Authority, the Minutes of the October 15, 2015 meeting were approved as submitted.

BILL'S LIST: November 19, 2015

Mr. LaRosa made a motion to approve the November 19, 2015 Bills List as follows: General Fund in the amount of \$26,134.66; Developers Escrow Fund in the amount of \$-0-; Repair and Replacement Fund in the amount of \$20,237.46; Capital Improvement Fund in the amount of \$361.00; Prepaid Invoices in the amount of \$87,844.75; the Prepaid ACH Credit Invoices in the amount of \$7,243.18; Debt Service Reserve Fund in the amount of \$-0-; and a Transfer From DTMA to DTWP in the amount of \$67,117.35 for Rent, Wages and Benefits. Mr. Harvey seconded the motion and the motion was unanimously approved by the Authority.

TREASURER'S REPORT: November 19, 2015

Mr. LaRosa made a motion to approve acceptance of the November 19, 2015 Treasurer's Report as submitted. Mr. Hege seconded the motion and the motion was unanimously approved by the Authority.

PRELIMINARY/FINAL BUDGET ADOPTION FOR 2016

Mr. LaRosa made a motion for approval of the 2016 Preliminary/Final 2016 Budget as presented. Mr. Hege seconded the motion and the motion was unanimously approved by the Authority.

CASA BELLA - DEVELOPER & ESCROW AGREEMENTS

Action on this item was tabled until the Authority's next meeting.

HALLMARK HOMES/SERENDIPITY FARM, LLC - DEED OF DEDICATION ACCEPTANCE AND EXECUTION

Mr. Bach made a motion for conditional approval of acceptance, subject to the receipt of all documentation and security, the Deed of Dedication for the Pine Mill Circle water main extension by Hallmark Homes/Serendipity Farm, LLC as prepared and presented by Solicitor Magee. Mr. Harvey seconded the motion and the motion was unanimously approved by the Authority.

It was noted that the Authority's Executive Director will sign the Deed of Dedication which starts the eighteen month maintenance period and the security in the amount of \$8,298.75 which will be posted in a cash escrow.

STONE BARN MANOR - DEED OF DEDICATION ACCEPTANCE AND EXECUTION

Action on this item was tabled.

STONE BARN MANOR - REQUEST RELEASE OF ESCROW #2

Action on this item was tabled pending acceptance and execution of Stone Barn Manor's Deed of Dedication.

CAPITAL PROJECTS & FACILITY UPGRADES RELATED TO OPERATIONAL NEEDS:

CENTRAL BOOSTER STATION PUMP REPLACEMENT –

Mr. Ciottoni reviewed the status of this project whose contract began in March. 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.

CENTRAL BOOSTER STATION VALVE CLOSURES –

Mr. Ciottoni reviewed the status of this project. 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.

FURLONG WATER SUPPLY –

The DTMA Executive Director stated that things looked a bit more promising relative to this project. He stated that 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.

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 within Furlong which would include the Pavilion site. The developer has yet to receive an approval from the Township to move forward with the latest development design. The biggest concern is the amount of impervious surface. At the October Board of Supervisors meeting, while not receiving sketch plan approval nor denial, the developer was asked to take another look at resolving the impervious surface concern.

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. She also stated at the October Board of Supervisors meeting that the Temple is in support of the development and construct of a public water system in Furlong.

NORTH WEST WELL #1 –

Mr. Ciottoni stated that at its March 2015 meeting, the DTMA 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 will continue design and engineering for the upgrade of this well station which will include installation of corrosion control equipment. In order for this project to be finalized, DEP has requested a 48 hour pumping test to confirm the well's ability to remain stable during a higher pumping rate.

OTHER ITEMS –

PROJECT STATUS:

2014/15 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 Buck, 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. Expect another 104 units to be sold in 2015/16 out of a total 463 units. To date, 49 units have been constructed in 2015.

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 10/14/15 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 at about \$18,000 or less.

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.

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.

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.

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

Silver Maple Farms - (Lower State Road at 202 Parkway) - Developer has constructed and occupied the commercial building and is preparing for construction of the ten residential units. This work began in 2015 and is now underway.

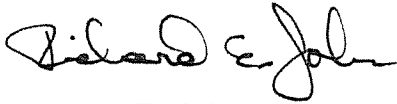
Stone Barn Manor - One existing home to be restored, the barn to be converted to a home and seven new single family homes constructed. Site work started December 2014. Precon meeting for water held 12/18/14. Water to be installed early 2015. The Authority conditionally approved the water utility plan 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, December 17, 2015 starting at 4 pm. It was also noted that a Holiday Dinner is scheduled for 5pm on Thursday, December 17, 2015 in the Hunt Room at the Plumsteadville Inn.

ADJOURNMENT: There being no further business to come before the Authority, the Authority adjourned the meeting at 4:38 pm.

Respectfully submitted,



Richard E. John
Executive Director



SECRETARY

December 16, 2015

Date