

Public Water and Sewer Advisory Board

Meeting Minutes

February 16, 2017

In attendance: Joseph Van Houten, Joseph Delikat, Gary Munkelt, Wally Pattyson, James Dowling, Board of Supervisor Liaison, Rick Colello, Special Projects Coordinator, Autumn Canfield, Director of Operations, Richard John, Executive Director of the Doylestown Township Municipal Authority, Keith Hass, Director of Operations, Dave Tomko, CKS engineering, Joe Nolan, resident, Paula Campbell

Meeting called to order at 5:30pm.

Minutes Approval:

Mr. Pattyson moved to approve the minutes. Mr. Delikat seconded. Motion carried 5-0.

Reorganization:

Mr. Delikat moved to name Joe Van Houten as Chairman. Mr. Pattyson seconded. Motion carried 5-0.

Mr. Van Houten moved to name Mr. Delikat as Vice Chairman. Mr. Pattyson seconded. Motion carried 5-0.

CKS Engineering:

Joe Nolan from CKS Engineering attended the meeting. Joe Van Houten discussed the purpose of inviting Mr. Nolan was to discuss how to move money previously proposed for a 3M study in the Chestnut Valley area and to use the money for studies in the Phases 2 and 3 area instead.

Mr. Nolan indicated that Chestnut Valley was a proposal that went to the Board of Supervisors based on a Department of Environmental Protection directive. Ms. Mason will have to discuss with DEP.

Mr. Van Houten explained that the whole study isn't needed as other residents are not having issues. There is a potential to sewer the neighborhood in the future as the area is surrounded by existing sewer systems. Based on a conversation with Ms. Mason, Mr. Van Houten believes DEP did not have a problem with not pursuing the study.

Mr. Nolan suggested following up with the DEP with a letter stating that there is no interest in the area and why.

For Phases 2 and 3, Mr. Nolan was shown the maps indicating problems in the area. Mr. Van Houten explained there are limited funds for studies based on what the Board of Supervisors

approved for the budget. Money allocated for the 3M in the Chestnut Valley area should be used for studies in Phases 2 and 3.

Mr. Nolan indicated a 3M would not be plausible for the Phases 2 and 3 areas because of the size. It would have to be done as a 537 Plan.

Mr. Colello asked if an area could be carved out.

Mr. Nolan indicated it was not preferable.

Mr. Delikat spoke with Mr. O'Boyle at the Health department. He was able to provide data from 2014 to present about permits issued in the Township for Septic System repairs. The next step is to determine which of the permits were issued in the Phases 2 and 3 areas. Then someone will have to pull folders to look at the permits and determine the types of repairs that were done.

Mr. Nolan asked if there were any preliminary studies done in the area.

At this point, the only data available is a compilation of information from the Septic Management Program and the Health Department. No outside studies have been done.

Mr. Nolan informed the group studies will need to be done. They will need to know who is going to do a feasibility study which includes the cost of preliminary design.

Mr. Van Houten explained he wants a more organized process than what has been used in the past. He would like to establish time tables, schedules and a basic template that can be used in the future.

Mr. Nolan indicated that it has to comply with requirements from the DEP. There is an outline to follow of what is required. It is important to know what the Township can provide, i.e. maps. It is also important to know the capacity, who services the area and if they have the capacity available to add to their current system. If they do not, there may be an additional cost of expanding a current treatment plant if it is feasible. Bucks County Water and Sewer Authority will need to be involved early.

Mr. Van Houten questioned what happens if they do not have the capacity.

Mr. Nolan said alternatives would have to be sought. A smaller package plant may need to be installed.

Mr. Dowling suggested splitting Phases 2 and 3.

Mr. Delikat discussed creating a different area within the phases all together based on the new data collected.

Mr. Dowling indicated that the amount of repairs and replacements is accelerated due to the selling of homes in the area.

Mr. Nolan indicated that the mortgage companies' tests are now more stringent.

Mr. Van Houten would like a process that leads to an up or down vote. He would like an organized method that leads to a well thought out plan that is presented to the supervisors in 12 months or so for them to vote on. Assistance is needed on how to create the process of putting together information to move the project forward. Right now, an area of need is defined. Where do we go from here?

Mr. Nolan said to talk to Bucks County Water and Sewer Authority.

The boundaries of the area are defined geographically. They could be broken down into smaller pieces.

Mr. Nolan advised against this. The area could be broken into small enough pieces to do a 3M study, but a preliminary meeting with DEP is needed and they may say to expand it. If the whole area is a problem, it is better to do the study in one phase and then potentially phase construction if need be once whole plan is done. Based on a quick calculation, 300,000 gallons of average flow a day would be needed for the area.

Mr. Van Houten said Bucks County Water and Sewer would have to weigh in. He asked Mr. Nolan to explain CKS Engineering's role in the process.

Mr. Nolan explained they are a consulting engineer company. They do studies like 537 Plans, 3M studies, feasibility studies and they also do designs of plans.

Mr. Van Houten indicated Bucks County Water and Sewer Authority should be invited to the next meeting. Information should be sent to them ahead of time so they are prepared to discuss.

Mr. John indicated that if the Board wants to move forward with a study, the Board of Supervisors would need to give approval.

Mr. Van Houten would like the preliminary information from the Bucks County Water and Sewer Authority to ensure they have the capacity for the project.

Mr. Nolan plans to meet with Ms. Mason to discuss a game plan moving forward.

Ms. Campbell lives on Woodcrest Dr. and is a realtor. She mentioned that she did not realize the extent of the problem in the area and wanted to see what could be done.

Mr. Van Houten indicated that for the current project, funding options are being sought to help the residents.

Ms. Campbell expressed concern because the project was blocked in 2007 and is worried it will be blocked again and take another 10 years to complete.

Mr. Van Houten explained that it was originally blocked due to lack of information on cost and the need for a better plan. Now that information is available and a problem has been proven, the project should move forward. The hope is the project will break ground in 12-18 months. At the moment, an issue in the Zoning Hearing Board realm is causing a delay.

Mr. Van Houten asked Ms. Campbell in her experience what the difference in price is of a home with a septic system vs. one with public sewer. She indicated that it depends on the other work done to the house but it could be a difference of \$50,000. It is well known in the realty community that the area is facing problems.

Mr. Van Houten indicated that if everything went as smooth as possible, it would still be 5-7 years before a project came to the area.

Mr. Hass asked if the same differential was present with public water vs. well water.

Ms. Campbell didn't believe so. She thinks people tend to prefer well water and public water is not as highly sought as public sewer.

Mr. Van Houten advised Ms. Campbell to organize as many of her neighbors as possible who share in her desire for public sewers and have them express interest to the Township.

Update on Pebble Ridge:

Easements have all been agreed to. The Zoning Hearing Board will be meeting March 23rd to continue discussion of the pump station issue.

Mr. Van Houten indicated he was at the last Zoning Hearing Board meeting in regards to the pump station. All the variances were taken off the table. There is now an issue with concern by an adjoining property owner. This will be discussed further at the March 23rd meeting.

Mr. Van Houten discussed that in November, 2 guests attended the meeting. The Housing Authority let the group know a grant would be available. A questionnaire and survey would be needed to determine eligibility. The letter and questionnaire is currently in the drafting phase. PennVest discussed loans available for the project. Mr. Van Houten confirmed that the project would be eligible. This is a favorable option as the interest rates are so low. There is a meeting upcoming to clarify funding mechanism for the project as there seems to be confusion. In a conversation with Mr. Butler, it seemed Bucks County Water and Sewer was not interested in taking on the loan. After the meeting, there will be more to report.

Board of Supervisors Recap-

Mr. Van Houten discussed the annual Boards and Commissions presentation to the Board of Supervisors. He indicated he updated the Supervisors on the committee's actions, education and projects. He also explained how a need for sewers in an area is determined. He will send a copy of the PowerPoint to Ms. Canfield who will distribute it to the Board.

Being no further business the meeting adjourned at 6:50pm on motion of Mr. Munkelt. Mr. Van Houten seconded.

Respectfully submitted by

Autumn Canfield