

WEST GOSHEN SEWER AUTHORITY
REGULAR MEETING
July 10, 2019
7:00 PM

The regular meeting of the West Goshen Sewer Authority was held on Wednesday, July 10, 2019 at the West Goshen Township Administration Building. Those present were:

| <u>Authority</u> | <u>Unruh, Turner</u> | <u>Administration</u> | <u>HRG</u> |
|---|----------------------|-----------------------------|------------|
| Theodore Murphy Tina Smith Dan Tierney Phil Corvo Shaun Walsh | Ross Unruh | Mike Moffa Dave Woodward | Josh Fox |

1. The regular meeting of the Authority was called to order at 7:06 PM by Ted Murphy.
2. The Authority meeting minutes for the regular meeting of June 5, 2019 were motioned for approval by Tina Smith. Seconded by Phil Corvo. Approved 5-0.
3. There were no announcements by the Chair or other Authority members.
4. Present at the meeting were Mr. John Tallman, VP Acquisition & Approvals for Westrum Development Co. and lawyer Chris Schubert with RRH&C. Ted Murphy introduced the Board discussion on the Luxor Apartment Project and the applicants' objection to applying the West Goshen Sewer Authority Tapping Fee Assessment to a "Lifestyle Apartment" created by West Goshen Township Ordinance No. 3-2018. The Authority had reviewed the information provided by the applicant in June with Township staff and with its Consulting Engineer, HRG. The Board discussed the request and referenced the email correspondence that had occurred between members reviewing the situation. The conclusion was:
 - a. The WGSa Tapping Fee Resolution (last revised April 2017) was a simple, consistent approach using Act 57 Part VI Ch.31 (V) (e) as the basis for assessing fees. The West Goshen Sewer Authority has not differentiated for different types of residential dwellings, style of development, number of occupants, actual flows, etc. The tapping fee reflects the system design capacity determined by the PA Department of Environmental Protection (PA DEP) based on their design standards for sewer system facilities. The Authority wants to continue with this standard approach, compliant with the act, respectful of what has been accepted by previous builders, and that provides an unambiguous practice for any developer evaluating a project.
 - b. The West Goshen Township ordinance was created to provide a change in zoning (from I-2 to I-2-R) to allow residential redevelopment in a specified area. The ordinance defines Lifestyle Apartment with stipulations on under-building parking and requirements for land area, bulk, and parking. To qualify as a Lifestyle Apartment, there need to be more studio and one-bedroom apartments than two-bedroom (so could be as little as 51%). The developer chose the ratio to be 91% studio/one-bedroom. There are no stipulations on apartment occupancy, which will be subject to change as lease holders turn over for each unit.

In summary, the Board believes the Tapping Fee Assessment was computed consistent with state law and is unambiguous, consistently applied and fair with previous practice.

Ted Murphy asked if there was a motion by any Board member to reduce the Tapping Fee Assessment for the Luxor Apartments project. No motion was made. Ted Murphy offered to provide to the applicants the

email information shared between the Board members in reviewing their request. The offer was gratefully accepted. **ACTION:** Ross Unruh to send the email to Mr. Schubert.

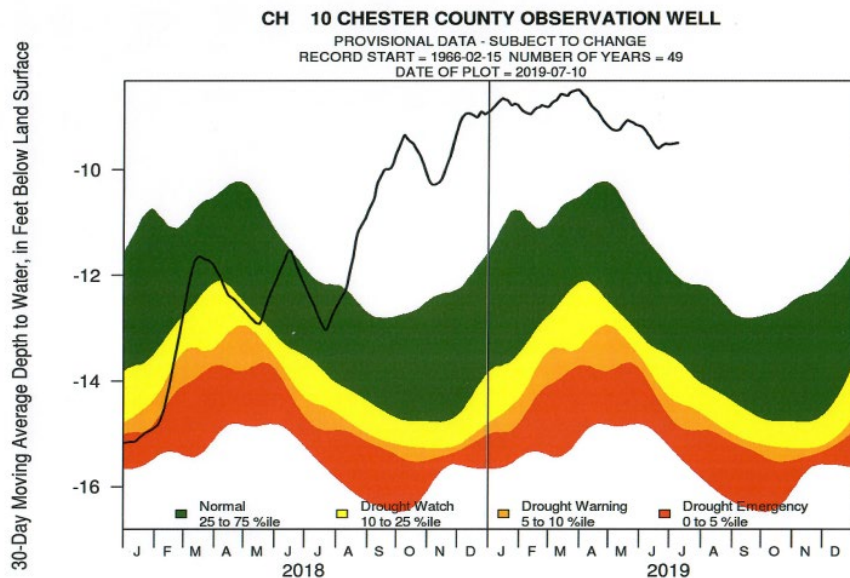
5. Steve Kutsuflakis of Barbacane Thornton & Company presented the audited Basic Financial Statements and Supplementary Information for the West Goshen Sewer Authority for the 2018 calendar year. The Authority members asked several clarifying questions and requested that **Mr. Kutsuflakis provide more information** on the sentence on P.21 of the audit report stating that “the Authority has incurred costs totaling \$3,558,653 for project costs that are not under a formal contract as of December 31, 2018.” It is believed these are Construction-In-Progress (CIP) costs, but confirmation is needed.
6. Wastewater Superintendent Report for the month of June was presented by Mike Moffa.
 - a. The treatment plant operated in compliance with the NPDES permit.

There were two sanitary sewer overflows during the month reported to the PA DEP.

 - i. At Taylor Run Pump Station.
 - ii. At the WWTP, from a manhole in the rear of the plant.

For both events, small volumes were discharged with no visual/known impacts to watercourses. Treated 173 million gallons of wastewater. Average of 5.8 mgpd. Pressed for disposal 219 tons of solid waste. 97,000 gallons of raw sludge was sent to Pottstown treatment facility for operational management reasons. Average Total Phosphorous discharge concentration for April = 0.41 mg/L.
 - b. Replacement of electrical equipment at the Washington Street Pump Station has been completed. The new transformer/switchgear is operational. Minor demolition of old equipment and site clean-up remain.
 - c. Mike Moffa requested approval for an additional air conditioning unit for the UV disinfection control room. This item was budgeted in the 2019 capital plan and is needed to ensure the appropriate temperature can be maintained to avoid equipment failures and the potential shutdown of discharge flow from the plant. Shaun Walsh motioned to approve proceeding with the project estimated at \$8,500. Seconded by Tina Smith. Approved 5-0
 - d. The heat pump system for the WWTP administration building has failed. Repair costs were estimated at over \$5,500. Tina Smith motioned to approve a replacement project using a Freon 38 refrigerant heat pump system at an estimated cost of \$8,795. Seconded by Ted Murphy. Approved 5-0

Mike Moffa described the extremely high water table (see graph) currently being experienced in the area due to the large amount of rainfall in recent months. The increased Inflow & Infiltration experienced during and immediately after storms is causing large swings in daily flows to the WWTP, from a normal flow of 4 MGD up to 9 MGD during/after a large rainfall event. It was agreed that Mike will discuss with Casey Lalonde, Township Manager, for the Township to send a letter to residents explaining the excessive inflows being experienced and reminding residents that basement sump pumps and house gutter drains must not be connected to the sanitary sewer system. The letter should also be shared with the other municipalities and the information repeated in the eNewsletter.



7. Solicitor's Report was presented by Ross Unruh.
 - a) The Sewage Treatment Agreement with Westtown Township had finally been approved and signed by Westtown Township. Tina Smith motioned to approve the Sewage Treatment Agreement with Westtown and to authorize the officers of the Authority to sign the Agreement. Seconded by Shaun Walsh. Approved 5-0
 - b) A lawyer for GEM Mechanical Services has asked that the two contract claims received from GEM and denied by the Authority proceed to arbitration per the escalation procedure. Ted Murphy motioned that the Authority Board is satisfied that the dispute should proceed for resolution before the American Arbitration Association. Seconded by Phil Corvo. Approved 5-0
 - c) Ross Unruh advised that efforts were made through contacts at West Chester Borough to engage with Aqua regarding the property parcel intended to be swapped by Aqua with the Sewer Authority at Downing Avenue Pump Station. Still awaiting a response.
 Legal effort continues with respect to the Complaint for Quiet Title to obtain an accurate deed for the Trinity Drive Pump Station.

8. The Treasurers Report dated July 10, 2019 was presented by Dan Tierney (See report for details)
 - a) Ted Murphy motioned to approve as Requisition #329 from the Bond Construction Fund, Application for Payment No. 18 as submitted by Eastern Environmental Contractors, Inc., in the amount of \$117,888.30 for work completed through June 15th, 2019 for Contract 17-3 (Anaerobic Digester Replacement – General Construction). Seconded by Dan Tierney. Approved 5-0
 - b) Phil Corvo motioned to approve as Requisition #330 from the Bond Construction Fund, Application for Payment No. 12 as submitted by Garden Spot Electric, Inc., in the amount of \$14,250.00 for work completed through May 31st, 2019 for Contract 17-6 (Anaerobic Digester Replacement – Electrical Contract). Seconded by Tina Smith. Approved 5-0
 - c) Phil Corvo motioned to approve as Requisition #331 from the Bond Construction Fund, Application for Payment No. 5 as submitted by MOR Construction Services, Inc. in the amount of \$77,472.07 for work completed through June 24th, 2019 for Contract 18-2 (2018 Sanitary Sewer System Rehabilitation). Seconded by Dan Tierney. Approved 5-0

d) Dan Tierney motioned to approve for payment, as listed on the Treasurers Report, Requisitions #332 through #340 from the Bond Construction Fund; Tapping Fee Fund Requisitions (10 invoices) in the total amount of \$140,492.17; and Developers Invoices (4) in the total amount of \$2,535.60. Seconded by Phil Corvo. Approved 5-0.

9. Engineers Report dated July 8, 2019 was presented by Josh Fox (See report for details).

- a. Josh reported that the estimated cost of the WWTP Ph II project was now at approx. \$8M compared to the original \$7.2M estimated. Josh and the Authority members had a lengthy discussion on the reasons why the cost estimate has increased, what areas of additional cost uncertainty remain and what opportunities there were to pull back on scope or refine the estimate. It was agreed that Josh would provide a full report on the estimated cost breakdown for the August meeting of the Authority.
- b. Shaun Walsh motioned to authorize proceeding with public bids for the WWTP Ph. II project for i) WWTP19-1 General Construction; ii) WWTP19-2 Electrical Contract; iii) WWTP19-3 Mechanical Contract. Seconded by Tina Smith. Approved 5-0
Josh advised that there is a mandatory pre-bid meeting for all interested contractors at 10:00 am on July 24th. Given the level of interest in the project, it was suggested the meeting be held at the Township building instead of at the WWTP.
- c. Josh reviewed the information in the Interceptor MSI Evaluation memorandum prepared by HRG. The Authority members discussed the risks associated with Interceptor failures vs. the estimated costs to address the Priority A and Priority B pipes. Ted Murphy motioned to authorize HRG to proceed with the detailed design and costing for CIPP of the Priority A pipe and to include in scope any further sections of Priority A pipe identified from the final RedZone report when completed. Seconded by Tina Smith. Approved 5-0
- d. Robin Stuntebeck, Chair of the Township Board of Supervisors, requested that HRG update the previously provided table of future project costs (those known projects that were not included in the current Capital Improvement Plan) to include this new cost information on lining the Priority A & B Interceptor pipes. The table should be revised prior to the next joint team meeting. **Robin & Ted Murphy to coordinate the date/time for the meeting, which was tentatively scheduled for Tuesday (am) 13th August.**

10. Developers Activity Report, dated July 8, 2019 was described by Josh Fox (See report for details).

11. Any Other Business - None

Ted Murphy motioned to adjourn the meeting at 10:21 PM, seconded by Shaun Walsh. Approved 5-0

Respectfully submitted,

Shaun Walsh,
Secretary