

WEST GOSHEN SEWER AUTHORITY
REGULAR MEETING
January 8, 2014

The regular meeting of the West Goshen Sewer Authority was held on Wednesday, January 8, 2014 at the STP Administration Building. Those present were:

<u>Authority</u> Mike Arnold Dave Johnson Ron Rothrock Phil Corvo	<u>Supervisor</u> Dr. Robert White	<u>Unruh, Turner</u> Ross Unruh
	<u>Administration</u> John Scott	<u>Glance Associates, Inc.</u>

Frank Biasi was absent.

The regular meeting of the Authority was called to order at 7:30 P.M. by Chairman, Mike Arnold.

The 2013 Chairman called for the annual reorganization of the West Goshen Sewer Authority. Dr. White nominated Mike Arnold for Chairman, seconded by Phil Corvo, Mike Arnold was appointed Chairman for 2014. Mike Arnold announced the proposed Board Members, Advisors, Consultants and Pay Scales for 2014 and requested the approval on the following recommendations:

Board Members:

Chairman	Mike Arnold
Vice – Chairman	Dave Johnson
Treasurer	Ron Rothrock
Secretary	Phillip Corvo
Recording Secretary	Tina Charron
Asst. Secretary	Dr. Robert White
Alt. Member	Frank Biasi

Board Advisors and Consultants for 2014:

Consulting Engineer	Glance Associates, Inc.
Solicitor	Unruh, Turner, Burke and Frees
Auditors	Barbacane, Thornton and Company

Depositor

Fulton Bank

Pay Scale for 2014 Board Officers, Consultants and Advisors:

Recording Secretary	\$270.00/quarter
Treasurer	\$250.00/quarter
Glace Associates, Inc.	\$250.00/quarter
Barbacane, Thornton & Co	Fees to be billed for 2013 audit
Gordon Walker, PFM	Billed as needed
Unruh, Turner, Burke & Frees	General Authority work @ \$190.00/hr.

Meetings are set for the 1st Wednesday of every month.

Dave Johnson motioned to approve the proposed members, advisors, consultants and pay scale for 2014, seconded by Ron Rothrock, Dr. White and Phil Corvo voted nay for the pay scale for UTBF, motion passed with 3 yea – 2 nay for UTBF pay scale all others passed unanimously.

Ron Rothrock made a motion to appoint John Scott Compliance Officer for the West Goshen Sewer Authority, seconded by Dave Johnson, motion passed unanimously.

Dave Johnson motioned to approve the December 4, 2013 meeting minutes, seconded by Dr. White, motion approved.

Ross Unruh presented the Solicitor's Report for the month. On 1/3/14 all signatures were complete for the Settlement Agreement with EPA. The judge agreed to put the case in civil suspense and signed the order on 1/6/14.

John Scott gave the Engineers report dated January 8, 2014: (See report for details)

1. Current Items

a) Goose Creek Stream Study/TMDL Permit Issues

The TMDL issues are continuing on. The settlement agreement with EPA was signed.

b) Taylor Run Pumping Station – New Comminutor

The comminutor bid was opened at this meeting. The agreement was sent out to start the shop drawing and manufacturing process. Looking at 12/20/13 delivery date.

2. The Arbours at West Goshen –

They are continuing to build a few more homes. There are some changes proposed in the mixture of types of homes to be constructed due to a changing market.

3. Goshen Leisure Development – C&D Inc

Plans for 6 office/warehouse type buildings. Two buildings are under construction.

4. West Goshen Business Park

The developer has submitted plans for a 114 one-bedroom age restricted apartment complex to be constructed on Lot 8, there are no major concerns with the sanitary sewer system.

Construction is underway.

5. Zarelli Subdivision 825 Goshen Road

Nothing new this month.

6. Margarita's Site Development

Waiting for as-built plans. Nothing new this month.

7. Wexford Mews

Waiting for as-built plans. Nothing new this month.

8. Jerrehian Estate

Large Tract – Woodlands at Graystone

Glance has finished the initial review the sanitary sewer plans for the proposed 598 unit development. They are still proposing two (2) pumping stations. They have provided preliminary plans. There are some concerns with deep gravity sewer lines and pump station wet wells. Suggestions were made to minimize depths and the developer's engineer agreed to the changes. Revised plans have not been received yet.

Wrangley Court - Plans for 14 lot development were reviewed and approved. The pre-construction conference was held. Installation of the off-site sewer mains and laterals is underway. A release of escrow funds has been requested and recommended.

The proposed three (3) lot subdivision which was an existing home and two (2) new lots, there were a few minor comments. Horizon Engineers called and discussed both reviews and agreed to make the requested changes. The WCASD has signed an agreement to dedicate the gravity lines and right of way to the existing small pumping station at the athletic fields to the Authority. Ross is handling the paperwork.

Graystone South

The sewer work is substantially complete. They submitted a video of the pipe installation. They have provided as built plans and dedication documents as well as a sanitary sewer easement to Max and Ross for review. The easement was approved and sent by our office to Ross. Ross received the signoff from the Jerrehians.

9. Greenhill Corporate Park – Lot 11

Drury Development Company is proposing a 2 ½ story 34,480 s.f. office building at 1171 McDermott Drive. There are no major issues with the sewer for this proposed project. this was approved at the planning commission in July, 2009.

10. Village of Shannon – Shadeland Woods

The developer has contacted John Scott about finalizing the sewer portion of the project.

11. Lincoln Independence Park

Nothing New This Month

12. DLH Development – Reservoir Property

Waiting for as-built drawings and dedication documents. A neighboring property has tied into the line. A right of way from the adjoining property has been obtained and recorded by Ross.

13. Domestic Violence Center

Need record drawings of the tie-in to the system. Nothing new this month.

14. Gavin Property – 415 Goshen Road

A home is currently being built and connected to an existing lateral.

15. Liberty Tools

This property will be served by a grinder pump. They have proposed to tie a few other lots into the low pressure system. John Scott has agreed with this concept which was done on Delaware Avenue and Wexford Mews. Ross has been discussing individual grinder pump agreements for each property that will connect to the system with the attorney for Liberty Tools. Nothing new this month.

16. Kirkland Woods

This is a new 7 lot sub-division on 4.3 acres, located at Kirkland Avenue and Ashbridge Road. The sanitary sewer main needs extended but no rights of ways are involved. A developer's agreement will need to be entered into between the Authority and the developer. The plan received approval from the Township and they have contacted Ross and our office to establish a construction escrow account. They reviewed and approved the construction escrow account.

17. QVC Warehouse

QVC is planning an approximately 60,000 s.f. addition to its warehouse. There appear to be no significant issues with the sanitary sewer system for the proposed addition.

18. Chester County Hospital

The plans were revised to address all the review comments. They will need to dedicate a small portion of the sewer line in Goshen Road to the Authority. A request for additional EDU's was received last month.

19. Best Line Leasing, Inc.

Site of the former Davis Lumber Company, will be constructing a commercial building. There will be an extension to the sewer lateral and installation of a commercial/industrial monitoring manhole. Construction is complete.

20. 817 Roslyn Avenue

Two lot subdivision in a residential neighborhood. The existing home will remain and there will be a new building lot created. No issues are anticipated.

21. Driving Range

Hagarty Blvd. proposing to have 7 office buildings constructed on it. There is a concern with the old landfill and the stability of the soil under the new mains and laterals.

22. AAA Land Development Plan

This is for a new AAA Building located at 707 East Gay Street. Appears to be no issues.

The following invoices were moved for approval by Dave Johnson seconded by Phil Corvo and unanimously approved:

ADMINISTRATIVE EXPENSES:

PAYEE	PURPOSE	AMOUNT
Unruh	General Representation	\$ 483.83
Glance	Retainer	\$ 250.00
PMAA	Annual Dues	\$ 950.00
		\$

DEVELOPER ACCOUNTS:

PAYEE	DEVELOPER	AMOUNT
		\$

On a motion by Dave Johnson and seconded by Phil Corvo, the following requisitions were approved for payment.

TAPPING FEE FUND:

REQUISITION #	PAYEE	PURPOSE	AMOUNT
1571	Glance & Associates	TMDL	\$ 462.38
1572	Unruh, Turner, Burke & Frees	Appeal to EHB	\$ 1,110.00
1570	Conestoga - Rover	TMDL	\$ 1,124.50
1573	JWC	Comminutor – Taylor Run	\$ 46,839.60
			\$

The Authority members discussed the tapping fee and would like Max Stoner to evaluate the tapping fee.

FULTON FINANCIAL BALANCES (as of November 30, 2013)

Total all accounts - \$ 6,672,189.14

There being no further business, on a motion by Dave Johnson seconded by Dr. White, the meeting was adjourned at 8:42 p.m.

Respectfully submitted,

Tina Charron, Recording Secretary