

WEST GOSHEN SEWER AUTHORITY  
REGULAR MEETING  
January 5, 2011

The regular meeting of the West Goshen Sewer Authority was held on Wednesday, January 5, 2011 at the STP Administration Building. Those present were:

<u>Authority</u>	<u>Supervisor</u>	<u>Unruh, Turner</u>
Mike Arnold	Dr. Robert White	Ross Unruh
Kevin Snoke		
Frank Biasi		
John Windle		
Dave Johnson	<u>Administration</u>	<u>Glace Associates, Inc.</u>
Ron Rothrock, alt.	John Scott	Max Stoner

Ken Fuller was absent. Jack Yahraes, East Goshen, was in attendance. John Hall and Bill Hall were in attendance to review the TMDL issues and status.

The regular meeting of the Authority was called to order at 7:30 P.M. by 2010 Vice-Chairman, Mike Arnold. The Vice-Chairman then called for approval of the minutes from the December 1, 2010 meeting. On motion by John Windle, seconded by Dave Johnson, the minutes were unanimously approved.

The 2010 Vice-Chairman called for the annual reorganization of the West Goshen Sewer Authority. Kevin Snoke nominated Mike Arnold for Chairman, seconded by Frank Biasi, Mike Arnold was appointed Chairman. Mike Arnold announced the proposed Board Members, Advisors, Consultants and Pay Scales for 2011 and requested the approval on the following recommendations:

**Board Members:**

Chairman	Mike Arnold
Vice – Chairman	Dave Johnson
Treasurer	John Windle
Secretary	Kevin Snoke
Asst. Secretary	Frank Biasi
Recording Secretary	Tina Collins
Member	Ken Fuller
Member	Ron Rothrock

**Board Advisors and Consultants for 2011:**

Consulting Engineer	Glace Associates, Inc.
Solicitor	Unruh, Turner, Burke and Frees
Auditors	Barbacane, Thorntoon and Company
Trustee	Fulton Financial Advisors, NA
Financial Advisor	Gordon Walker, PFM

**Pay Scale for 2011 Board Officers, Consultants and Advisors:**

Recording Secretary	\$270.00/quarter
Treasurer	\$250.00/quarter
Glace Associates, Inc.	\$250.00/quarter
Barbacane, Thornton & Co	Estimated at \$12,700 for 2010 audit
Fulton Financial Advisors	Fees billed periodically
Gordon Walker, PFM	Billed as needed
Unruh, Turner, Burke & Frees	General Authority work @ \$180.00/hr.

Meetings are set for the 1<sup>st</sup> Wednesday of every month.

John Windle motioned to approve, seconded by Frank Biasi, the motion passed unanimously.

Ross Unruh presented the Solicitor's Report for the month. The EHB hearings have been completed and the transcript is ready. The grinder pump agreement has been prepared and sent out for Liberty Tools and he is awaiting a response. The bonds have been paid, Ross is getting suggestions as to where to invest the money to receive more interest than it is currently making. The LOC for Greystone South has been received.

Frank Biasi made a motion to approve the Fee Engagement Letter from Steve Hann with fees to be billed monthly, seconded by Kevin Snoke, motion unanimously approved.

Max Stoner gave the Engineers report dated January 5, 2010: (See report for details)

1. Current Items

a) Pumping Station Nos. 1 & 6 Upgrade

General construction work has a few minor items to be done at PS#1 by the plant staff. The closeout paperwork has come back from Brandywine Electrical.

b) Goose Creek Stream Study/TMDL Permit Issues

The TMDL issues are winding their way through the court system and EHB.

c) Washington Street Pump Station

Blooming Glen Contractors continue to work at the station on punch list items. The electrical contract paperwork has been completed.

2. The Arbours at West Goshen –  
Nothing New This Month
3. Goshen Leisure Development  
Nothing New This Month
4. West Goshen Business Park  
This is a proposed 115 unit age restricted apartment complex on a lot in West Goshen Business Park. A letter of sewer capacity was required for a conditional use hearing.
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  
Glace has started to review the sanitary sewer plans for the proposed 598 unit development. They are still proposing two (2) pumping stations. They have provided preliminary plans. We are considering possible tie-ins to Hamilton Woods and portions of the Caswallen development. The review has been completed with no major issues on the proposed design, the review letter was sent out last month. An engineering firm contacted Max about requirements for two proposed sewage pumping stations that are required for the development.  
  
Small Tract  
Site work has been started.
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.
10. Village of Shannon – Shadeland Woods  
They are continuing to construct units in this development.
11. Lincoln Independence Park  
Nothing New This Month

12. South Concord Road / Glenn White Subdivision

This is a 20-lot single family residential subdivision of a portion of the Rolling Green Cemetery north of Amelia Drive. The site and sanitary sewer improvements have been started. There are some existing homes which may be able to connect to their proposed gravity collection system. The developer has agreed to provide a right of way to serve existing homes in the area. As per the Authority's previous policy the Authority would reimburse the developer for the actual cost of the sewer main extension. Ross has provided the developer's agreement and letter of credit forms to the developer's attorney. The developer has provided the right of way plats and descriptions as well as post construction escrow as well as the easements and minor revisions to the plans. The clearing and grubbing of the site has begun.

13. DLH Development – Reservoir Property

Waiting for as-built drawings and dedication documents. D.L. Howell relocated their office to one of these buildings earlier this month.

14. Domestic Violence Center

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

15. Gavin Property – 415 Goshen Road

Nothing New This Month

16. 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.

17. 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.

18. 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.

19. R.E. Michel

This is a proposed 14,542 s.f. warehouse/storage/office HVAC facility to be constructed on the existing R.E. Michel property on the south side of Westtown Road. No major issues with the sewer for this proposed project. This project is currently under construction.

20. Fame Fire Company Expansion

Proposed 4,000 s.f. addition located at S. Matlack & Rosedale Ave. This does not significantly affect the Authority's system. A review letter was sent out in December.

The following invoices and requisitions were moved for approval by John Windle, seconded by Kevin Snoke, and unanimously approved:

**ADMINISTRATIVE EXPENSES:**

<b>PAYEE</b>	<b>PURPOSE</b>	<b>AMOUNT</b>
Unruh	General Representation	\$ 344.50
Glance Assoc.	1 <sup>st</sup> Quarter Retainer	\$ 250.00
Fulton Financial	Bond Payoff Fee	\$ 1,500.00
PMAA	Dues	\$ 950.00
Comm. Of Pa.	Corporate Name	\$ 70.00

**DEVELOPER ACCOUNTS:**

<b>PAYEE</b>	<b>DEVELOPER</b>	<b>AMOUNT</b>
Unruh, Turner	South Concord Road – Glen White	\$ 90.00
Glance & Assoc.	Greystone South	\$ 66.00
Unruh, Turner	Greystone South	\$ 1,116.00
Glance & Assoc.	Glen White – Quaker Ridge	\$ 66.00

On a motion by John Windle, and seconded by Frank Biasi, the following bills were approved for payment.

**BOND REMEMPTION & IMPROVEMENT FUND:**

<b>REQUISITION #</b>	<b>PAYEE</b>	<b>PURPOSE</b>	<b>AMOUNT</b>
1415	Glance & Associates	Act 537 Plan, Washington St. PS, P.S. #6 Upgrade TMDL	\$ 1,125.64
1416	Hall & Associates	Periphyton Group NPDES Permit Chester Creek TMDL	\$ 2,748.14
1417	Unruh, Turner, Burke & Frees	Appeal to EHB	\$ 1,756.00

Dave Johnson made a motion to appoint Ron Rothrock as a full member, seconded by John Windle, motion unanimously approved.

John Windle made a motion to have Mike Arnold, Kevin Snoke and Dave Johnson added to the signature cards with him for check signing at the bank, seconded by Frank Biasi, motion passed unanimously.

TRUSTEE BALANCES (as of November 30, 2010)

Tapping Fee - \$ 6,845,615.91  
BR&I - \$ 1,390.07

Dr. White – Greystone has started excavation. There are two new members on the ZHB.

There being no further business, on motion by Frank Biasi, seconded by Ron Rothrock, the meeting was adjourned at 9:27 PM.

Respectfully submitted,

Tina Charron, Recording Secretary