

WEST GOSHEN SEWER AUTHORITY
REGULAR MEETING
March 2, 2011

The regular meeting of the West Goshen Sewer Authority was held on Wednesday, March 2, 2011 at the STP Administration Building. Those present were:

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

Ken Fuller was absent. Jack Yahraes from East Goshen was present.

The regular meeting of the Authority was called to order at 7:30 P.M. by Chairman, Mike Arnold. The Chairman called for approval of the minutes from the February 2, 2011 meeting. On motion by Frank Biasi, seconded by Kevin Snoke, the minutes were unanimously approved.

Ross Unruh presented the Solicitor's Report for the month.

Frank Biasi made a motion to authorize the chairman and secretary to execute Addendum 3 to the WGT/WGSA/Westtown Sewer Agreement, which will release the WCASD's Westtown / Thornbury Elem. School from the WGSA service area in Westtown so the school may connect to the Westtown sewer system and treatment plant, seconded by Dave Johnson, motion passed unanimously.

Frank Biasi made a motion to authorize Ross Unruh to prepare an amendment to the WGSA/WGT lease to eliminate the WGT requirement to pay WGSA 110% of the debt service which the WGSA is obliged to pay Del Val, seconded by Mike Arnold, motion passed unanimously.

Frank Biasi made a motion to authorize Ross Unruh to prepare an agreement among WGSA/WGT/Del Val and Fulton Bank to eliminate Fulton as Trustee and to permit WGT to pay directly to Del Val's bank (Wells Fargo) the WGSA debt service payments which WGT is obligated to pay per the lease, instead of routing the debt service payment through Fulton which is now required by the 1998 loan documents, seconded by Mike Arnold, motion was unanimously passed.

John Windle made a motion to authorize Ross Unruh to contact Gannett Fleming to provide a cost to perform sampling/monitoring of the Stream Assessment for nutrient contamination, seconded by Kevin Snoke, motion was unanimously passed.

Max Stoner gave the Engineers report dated March 2, 2011: (See report for details)

1. Current Items

a) Washington Street/Westtown Way Pumping Stations

Draft specifications have been prepared for the supply & delivery of a communitor.

b) Goose Creek Stream Study/TMDL Permit Issues

The TMDL issues are winding their way through the court system and EHB. The Paxson Creek has been delisted.

c) Washington Street Pump Station

The closeout paperwork needs signed.

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

Glance 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. Max and John Scott met with representatives from Horizon Engineering today to go over their plans for the two pumping stations.

Small Tract

Site work has been started. They are currently working on getting the area ready for sewer lines.

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 / Quaker Ridge

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. 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. It is recommended that the sewer main manhole section to serve off-site properties be bid separate from the development itself.

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. An approval letter was sent out.

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

ADMINISTRATIVE EXPENSES:

PAYEE	PURPOSE	AMOUNT
Unruh	General Representation	\$ 335.50
John Windle	Quarterly Pay	\$ 250.00
Tina Charron	Quarterly Pay	\$ 270.00

DEVELOPER ACCOUNTS:

PAYEE	DEVELOPER	AMOUNT
Unruh, Turner	South Concord Road – Glen White	\$ 36.00
Glace & Assoc.	Greystone South	\$ 132.00
Glace & Assoc.	Graystone Manor	\$ 489.00
Glace & Assoc.	Chester County Hospital Addition	\$ 289.82

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

TAPPING FEE FUND:

REQUISITION #	PAYEE	PURPOSE	AMOUNT
1425	Glance & Associates	Washington St. PS, P.S. #6 Upgrade TMDL	\$ 2,090.50
1422	Hall & Associates	Periphyton Group NPDES Permit Chester Creek TMDL	\$ 4,114.80
1423	Unruh, Turner, Burke & Frees	Appeal to EHB	\$ 1,534.50
1424	Hamburg, Rubin, Mullin, Maxwell & Lupin PC	TMDL Issues	\$ 648.00

TRUSTEE BALANCES (as of January 31, 2011)

Tapping Fee - \$ 5,054,672.16

John Scott – new date needed for luncheon for Walt Hoover

Dr. White – reported on status of township

Frank Biasi made a motion to move Ken Fuller from member to alternate, seconded by Dave Johnson, motion passed.

There being no further business, on motion by Frank Biasi, seconded by Kevin Snoke, the meeting was adjourned at 9:03 PM.

Respectfully submitted,

Tina Charron, Recording Secretary