

WEST GOSHEN SEWER AUTHORITY
REGULAR MEETING
December 4, 2013

The regular meeting of the West Goshen Sewer Authority was held on Wednesday, December 4, 2013 at the STP Administration Building. Those present were:

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

Ron Rothrock and Frank Biasi were absent. Ed McAssey from East Goshen Township was in attendance.

The regular meeting of the Authority was called to order at 7:32 P.M. by Chairman, Mike Arnold.

Dave Johnson motioned to approve the November 6, 2013 meeting minutes, seconded by Dr. White, motion approved.

Ed MacAssey from East Goshen Township was in attendance.

Dave Johnson made a motion to move January 1, 2014 meeting to January 8, 2014, seconded by Dr. White, motion approved.

Ross Unruh presented the Solicitor's Report for the month. Ross discussed what has been transpiring with DOJ & EPA. We are very close to an agreement. We are still waiting on EPA & DOJ. There is a meeting scheduled for 1/3/14 with the Judge. We expect that the Settlement Agreement should be signed before the meeting with the Judge.

Dr. White made a motion to approve the Cash Escrow Agreement with the Traditions Development Corp., seconded by Dave Johnson, motion passed.

Max Stoner gave the Engineers report dated December 4, 2013: (See report for details)

1. Current Items

a) Goose Creek Stream Study/TMDL Permit Issues

The TMDL issues are continuing on. The federal suit against EPA was filed in federal court.

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. Suggests 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 Dr. White seconded by Dave Johnson and unanimously approved:

ADMINISTRATIVE EXPENSES:

PAYEE	PURPOSE	AMOUNT
Unruh	General Representation	\$ 270.00
Tina Charron	4 th quarter – Recording Secretary	\$ 270.00
Ron Rothrock	4 th quarter - Treasurer	\$ 250.00
Ron Rothrock	Reimburse – Office Supplies	\$ 222.98

DEVELOPER ACCOUNTS:

PAYEE	DEVELOPER	AMOUNT
Unruh	Wrights Lane	\$ 37.00

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

TAPPING FEE FUND:

REQUISITION #	PAYEE	PURPOSE	AMOUNT
1568	Glance & Associates	TMDL	\$ 264.00
1569	Unruh, Turner, Burke & Frees	Appeal to EHB	\$ 555.00
1567	Hall & Assoc.	TMDL	\$ 564.62
1566	Hangley	TMDL	\$ 2,292.00
			\$

Dr. White made a motion to approve the revised requisition (#1563) in the amount of \$978.50 from the November 2013, seconded by Dave Johnson, unanimously approved.

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 8:17 p.m.

Respectfully submitted,

Tina Charron, Recording Secretary