

WEST GOSHEN SEWER AUTHORITY
REGULAR MEETING
May 3, 2023
6:00 PM

The regular meeting of the West Goshen Sewer Authority was held on Wednesday, May 3, 2023, at the West Goshen Township Administration Building. Those present were:

| <u>Authority</u> | <u>UTBF</u> | <u>Administration</u> | <u>HRG</u> |
|-----------------------|---------------|-----------------------|-------------|
| Theodore (Ted) Murphy | Ryan Jennings | Mike Moffa | Cory Salmon |
| Shaun Walsh | | Dave Woodward | Josh Fox |
| Walt Wills | | | |
| Tinamarie Smith | | | |
| Carter Membrino | | | |

- 1) The regular meeting of the Authority was called to order at 6:06 PM by Chair, Ted Murphy.
- 2) The Authority meeting minutes for the regular meeting of April 5, 2023, were motioned for approval by Shaun Walsh. Seconded by Tinamarie Smith. Approved 5-0
 - a) After minutes acceptance, Isaac Thomas presented options to the WGSA for purchasing Pollution Liability Insurance. Under the WGSA existing general liability coverage if adjacent properties are damaged by effluent, including by spills, overruns, etc., those events are expressly excluded. The board discussed the need to secure this additional coverage.

It was noted that an event occurring that would be covered by the extended policy and not by the existing policy would be extremely rare. No decision was made to purchase this existing coverage, though it is likely that this type of coverage will not be pursued.

- b) **WGSA** Develop a plan to address I&I concerns at private properties. See Minutes from December 7, 2022. This will be a continuing agenda item 2023. I&I continuing open item through the next several meetings
 - c) **WGSA, Solicitor and Engineer** – Develop a list of documents that require re-authorization. Board staff, engineer, and solicitor is going to keep working on this list with a goal to complete the list by the July 2023 meeting

3) Authority Chair and Member Announcements

- a) Ted Murphy announced the next regular meeting of the Authority will be held at the Township Administration Building Main Meeting Room on June 7, 2023, at 6 PM.
- 4) Solicitor’s Report dated April 26, 2023, was presented by Ryan Jennings, Esq.

a) Development

- a) No updates.

b) Miscellaneous Activities in February

- a) Taylor Mill Pump Station. There remain some outstanding, pre-settlement obligations being required by Seller’s mortgage company. On April 14th, following receipt of the updated property Appraisal, Mr. Jennings transmitted a detailed letter to Seller’s mortgage company, providing: (i) a \$250 Cashier’s Check; (ii) a letter

defining the scope of the transaction; and (iii) an update appraisal (as received by William Wood on April 12, 2023). Seller's mortgage company should have since commissioned the requisite survey of the property. WGSA have asked Seller to remain in regular contact with their mortgage company to shepherd this matter through the company's Document Administration Division.

WGSA is hopeful to close on the property in late May/early June. The First Amendment to the Agreement of Sale was executed and made effective as of April 5, 2023. It presently extends the Parties' Agreement of Sale through June 30, 2023.

- 5) Mike Moffa presented the Wastewater Superintendent Report for April 28, 2023.
 - a) General compliance status & miscellaneous operational data. The plant operated in compliance with the NPDES permit, with 108 million gallons of wastewater processed, at an average of 3.61 million gallons per day. 326 tons of dewatered sludge were processed. A total phosphates concentration of 0.028 mg/l was certified for March 2023; April expected to be <0.04 mg/l
 - b) Discussion and possible approval for closure and refund of Developer Review Escrow Account: DD285 – 1108 New Jersey Avenue - \$1,500. Carter Membrino motioned for approval, Tinamarie Smith seconded, approved 5-0
- 6) Treasurer's Report, dated May 3, 2023, presented by Walter Wills. Discussion and possible approval of requisitions/bills to be paid as set forth in the Treasurer's Report totaling \$1,126,782.52.
 - a) Discussion and possible approval to pay Mr. Rehab, LLC \$32,500.00 for CIPP Lining of 30-Inch sewer pipe at the Westtown Way Pump Station (bond fund requisition #828). Walt Wills motioned for approval, Ted Murphy seconded, approved 5-0
 - b) Discussion and possible approval of Application for Payment No. 12 for Contract WW-1 (Westtown Way Pump Station Improvements General Contract) to CFAS FBO Cuick, LLC in the amount of \$167,962.50 (bond fund requisition #829).
 - c) Discussion and possible approval to pay Help-Now, LLC \$600.00 for ethernet site wiring (bond fund requisition #833)
 - d) Discussion and possible approval of Application for Payment No. 1 for Contract PB-1 (Priority B Interceptor Project) to Mr. Rehab, LLC. in the amount of \$859,517.25 (tapping fee fund requisition #2215).
 - e) Discussion and possible approval to pay GMH Associates of America, Inc \$22,661.00 for installation of the Primary Clarifier No.1 Drive Unit and Mechanism Parts (tapping fee requisition #2216).
 - f) Discussion and possible approval to pay the remainder of the bills set forth in the Treasurer's Report, to include Bond Requisition numbers 830, 831, 832, Tapping Fee Fund requisition numbers 2213, 2214, 2217, 2218, 2219, and Developer's Invoices.

Items 6B thru 6F - Ted Murphy motioned to approve items 6B through 6F, Walt Wills seconded, approved 5-0

g) Discussion of CD and T-bill Investments. - The CD/T-bill ladder has progressed as expected. This ladder will continue in the near term.

h) Shaun Walsh motioned to move accrued interest from the developer fees account to the Tapping Fee Fund in the amount of \$418.03. Tinamarie Smith seconded, approved 5-0

7) Engineer's Projects Report, dated April 28, 2023, presented by Cory Salmon from HRG.

- a) WESTTOWN WAY PUMP STATION UPGRADE (7608.0464): The General Contractor (CPS) has been working intermittently throughout the past month and has worked on painting and installing some discharge piping in the dry well as well as the base pavement for the driveway. They are still awaiting the delivery of the equipment (VFDs) in order to progress with construction as planned. The VFDs have been delayed again (current delivery date is tentatively July 28, 2023). Alternative options are being evaluated and were discussed at the Job Conference on Monday, April 3, 2023. In addition to the work by CPS, Mr. Rehab completed the lining of the influent pipe to the pump station this month.
- b) PRIORITY B INTERCEPTOR REPAIRS PROJECT (7608.0458): The Contractor (Mr. Rehab) continued with the CIPP lining portion of the work and has completed the rehabilitation of all eight (8) sewer sections included in the Scope of Work. The CIPP lining work included approximately 1,950 LF of CIPP lining for the 21-inch and 24-inch diameter Interceptors. Post-rehabilitation CCTV has been submitted and reviewed for all of the CIPP lining work and the installations have been found to be acceptable. Manhole rehabilitation has continued with epoxy lining of nine (9) sanitary sewer manholes. The epoxy lining has been applied to all nine (9) manholes and testing has been performed this week. The Contractor started to demobilize the temporary bypass pumping system and piping, and they will perform site restoration upon completion of their demobilization. It is anticipated that the manhole rehabilitation will be completed by the end of the week of May 8, 2023, and a site walk through to assemble a preliminary punch-list will be performed with HRG, Township Staff, and the Contractor. HRG also prepared and submitted a CFA grant extension request letter to DCED for this project in case this project is closed out beyond the expiration date.
- c) PUMP STATION PHASE II IMPROVEMENTS (7608.0441) AND PUMP STATION PHASE III IMPROVEMENTS (7608.0460): HRG met with Township Staff to review the final comments. HRG has made final edits to the bidding documents, and the project will be advertised for public bidding prior to the Authority's May 2023 meeting. The Bid Opening is scheduled for June 6, 2023, and HRG will review the bids and will be prepared to make a recommendation at the Authority's June 2023 meeting. In order to hinder some of the electrical lead time issues similar projects have been experiencing recently, submittal/ordering milestones as well as additional "equal" product alternatives have been incorporated into the Contract Documents.

Shaun Walsh asked HRG and Mike Moffa about capital projects expected to undergo planning, designs and bidding within the near term (12 months): Screw pumps are the next expected project, Ellis and Washington Pump stations are the next to undergo renovation. HRG will update on the capital plan and outline the next expected projects for design and development

8) Developments Report, dated April 28, 2023, presented by Cory Salmon from HRG.

- a) DD 126: GREYSTONE PARTNERS (LD-9-2022): Developer did reach out to HRG in regard to completing punch list items. HRG expects progress to be made this month and will report in June 2023
- b) DD 245: ISLAMIC SOCIETY OF CC: The Developer has coordinated with the West Goshen Staff to schedule and attend a Pre-Construction Meeting for May 4, 2023. It is anticipated that construction will begin in May 2023.
- c) DD 267: 504 S. CONCORD ROAD (SLD-07-2020): The As-Built Drawings have been received and reviewed. Carroll Engineering plans to forward over the CCTV completed for HRG's review.
- d) DD 273: 300 SNYDER AVENUE (SLD-8-2021): The Developer coordinated with West Goshen Staff to attend a Pre-Construction Meeting on May 3, 2023. Note that easement agreement(s) shall be obtained, reviewed, recorded, and executed prior to any sewer connection to the Authority's sewer system.
- e) DD 274: 1004 SAUNDERS LANE (SLD-9-2021): HRG received and reviewed the Land Development Plan (Submission 1) with the provided supplemental information. A letter containing our comments was sent to the Township on April 20, 2023. There are no outstanding sanitary sewer related comments that need to be addressed.
- f) DD 281: 909 PAOLI PIKE – WEST GOSHEN SHOPPING CENTER REDEVELOPMENT (LD-12-2022): HRG has received and reviewed the updated Land Development Plan (Submission 2) on December 15, 2022. The updated Land Development Plan did not include any sanitary sewer related plans. The Developer is working to resubmit the updated Land Development Plan which will include the proposed sanitary sewer work. The Developer has reached out to HRG for clarifications on review comments and a revised submission is anticipated in May 2023. A PADEP Sewage Facilities Planning Module Exemption Letter was also received and reviewed for the development.
- g) 981 N. NEW STREET (DD 285): HRG has received and reviewed the revised Land Development Plan (Submission 2). A letter containing HRG comments was sent to the Township on April 20, 2023. Outstanding Item(s): The developer sent an updated land development plan. HRG plans to review and complete a letter with comments to the Township in May 2023.

9) New business

- a) An executive session will take place ahead of the June 2023 meeting to discuss security proposals from Optimum Controls Corporation.

10) Shaun Walsh motioned to adjourn the meeting at 7:39 PM, seconded by Tinamarie Smith, approved 5-0.

Respectfully submitted,

Carter Membrino,
Secretary