

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

The regular meeting of the West Goshen Sewer Authority was held on Wednesday, September 6, 2023, at the West Goshen Township Administration Building. Those present were:

Authority

Theodore (Ted) Murphy
Shaun Walsh
Walt Wills
Tinamarie Smith
Carter Membrino

UTBF

Ryan Jennings

Administration

Mike Moffa

HRG

Cory Salmon
Josh Fox

- 1) The regular meeting of the Authority was called to order at 6:00 PM by Chair, Ted Murphy.
- 2) The Authority meeting minutes for the regular meeting of July 5, 2023, were motioned for approval by Tinamarie Smith. Seconded by Ted Murphy. Approved 3-0 (Walt Wills and Carter Membrino abstained as they were not present at the July meeting)
 - a) **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
 - b) **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) The regular meeting scheduled for August 2, 2023 at 6:00 PM was cancelled due to the death of the Public Works Director.
 - b) The agenda items from the August 2, 2023 meeting, (specifically items: 5 A-G; 6 A-J; and 7 A-B) were voted for approval through email, an established practice, by a vote of 5-0 between August 1 and August 2, 2023. In accordance with our established procedure these items needed to be address and the vote re-affirmed at the next in-person meeting. Item 5C was subsequently withdrawn by the Wastewater Treatment Plant Superintendent.
 - c) Ted Murphy announced the next regular meeting of the Authority will be held at the Township Administration Building Main Meeting Room on October 4, 2023, at 6 PM.
 - d) Shaun Walsh announced the WGSA was meeting with multiple media outlets to discuss recent successes in infrastructure investment by our public sewer authority
 - e) There was discussion and re-affirmation of the affirmative votes for agenda items : 5 A-B & 5D-G; 6 A-J treasurer; and 7 A-B engineer, from the August 2, 2023 agenda. Ted Murphy motioned to affirm, Shaun Walsh seconded, approved 5-0

4) Solicitor's Report dated May 31, 2023, was presented by Ryan Jennings, Esq.

a) Development

a) Woodlands at Greystone – Phase V.

On September 9, 2022, RLD Greystone, LLC filed its Phase V Phasing Plan Application for Greystone with West Goshen Township. Phase V consists of 121 units. The Plans have been reviewed and revised, and a resubmission was made by the Developer Applicant in May 2023. RLD was to proceed with entering into the customary Development Agreements for Phase V, along with the posting of requisite financial security. Ray Grochowski submitted the cost estimate for the sanitary sewer component on August 4, 2023.

Greystone requested the Sewer Authority act on Development-related documentation and approvals at its September 6, 2023 public meeting. Greystone anticipated West Goshen Township Board of Supervisors approval on September 19, 2023.

On August 28, 2023, RLD received draft Development documents for legal review from Woodlands' Counsel (Alyson Zarro). The draft documents requiring legal review included: a Deed of Rights-of-Way, Sanitary Sewer Construction Agreement, and Bond (in the amount of \$205,042.20). Ryan worked with Developer's Counsel to revise and finalize the Phase V Development documents. The materials are in finalized form and ready for approval and execution.

The Solicitor's Office recommended action by the Authority to accept and approve the Phase V Development documents (as it did for Phase I at its February 2021 public meeting, for Phase II at its May 2021 meeting, for Phase III at its November 2021 meeting, and for Phase IV at its May 2022 meeting). Acceptance and approval were recommended through the following motion language:

Motion to authorization the acceptance and execution of the Sanitary Sewer Construction Agreement, secured by Surety Bond in the amount of \$205,042.20, as between the RLD Greystone, LLC and the West Goshen Sewer Authority, dated September 2023.

Additionally, a Resolution for the acceptance of rights-of-way associated with Phase V is required per Ryan (as was previously done for Phases I, II, III, IV). Acceptance and approval were recommended through the following motion language:

Motion to adopt Authority Resolution 2023-02, as prepared by the Authority's Solicitor, for the approval of the Woodlands at Greystone Phase V sewer Deed of Rights-of-Way, as offered and to be conveyed by Jerrehian, LLC (as Grantor) to the West Goshen Sewer Authority (as Grantee).

- b) There was discussion on a motion to authorize the acceptance and execution of the Sanitary Sewer Construction Agreement, secured by Surety Bond in the amount of \$205,042.20, as between the RLD Greystone, LLC and the West Goshen Sewer Authority, dated September 2023. Ted Murphy motioned, Walt Wills seconded, approved 5-0
- c) There was discussion on a motion to adopt Authority Resolution 2023-02, as prepared by the Authority's Solicitor, for the approval of the Woodlands at Greystone Phase V Sewer Deed of

Rights-of-Way, as offered and conveyed by the Jerrehian, LLC (as Grantor) to the West Goshen Sewer Authority (as Grantee). Ted Murphy motioned for approval, Tinamarie Smith seconded, approved 5-0

b) Miscellaneous Activities in August - None

5) Mike Moffa presented the Wastewater Superintendent Report for September 1, 2023.

- a) General compliance status & miscellaneous operational data. The plant operated in compliance with the NPDES permit, with 109.4 million gallons of wastewater processed, at an average of 3.53 million gallons per day. 297 tons of dewatered sludge were processed. A total phosphates concentration of 0.06 mg/l was certified for July 2023; August 2023 expected to be ~0.064 mg/l
 - b) Chris Kulick, Chelsea Pearce, and Mike Moffa met with neighbors to Taylor Run Pump station to walk through the site and discuss the upcoming work. There were questions about the generator and pumps. WGSA is planning to install plants to help screen the building and equipment
 - c) There is a planned meeting on September 21, 2023, with WGSA and WG Township at the sewer plant and includes West Goshen, East Goshen, Westtown, West Whiteland, and Thornbury to go through the capital improvement plan
 - d) Carter Membrino noted the generators may be used to enroll sewer authority buildings in a demand response program. Carter to look more into how that enrollment would go and if the SA would be eligible
 - e) Discussion and possible approval of a COSTARS quote from Xylem Water Solutions USA, Inc. in the amount of \$69,378.20 for two, 6" Submersible Pumps for the Ellis Lane Pump Station. Shaun Walsh motioned for approval, Walt Wills seconded, approved 5-0
 - f) Discussion and possible approval for WM Dunleavy, Inc. to replace the shingled roof of the Equalization Tank Blower Building for an amount of \$7,200.00. Carter Membrino motioned for approval, Tinamarie Smith seconded, approved 5-0
 - g) Discussion and possible approval of a quote from PRM Filtration in the amount of \$5,670.54 for a utility water MagStrainer (Magnetic Filtration System) for the Sludge Dewatering Building. Tinamarie Smith motioned for approval, Carter Membrino seconded, approved 5-0
 - h) Discussion and possible approval of a quote from Xylem Water Solutions USA, Inc. in the amount of \$25,204.46 for partial rebuild of a Flygt dry pit submersible pump at the Taylor Run pump station. Approval is contingent upon the availability of a new set of pumps being replaced ahead of the scheduled project start date. Shaun Walsh motioned for approval, Ted Murphy seconded, approved 5-0
- 6) Treasurer's Report, dated September 6, 2023, presented by Walter Wills. Discussion and possible approval of requisitions/bills to be paid as set forth in the Treasurer's Report totaling \$61,692.19.
- a) Discussion and possible approval to pay Northeast Technical Sales, Inc. \$7,431.37 for a Toshiba

Electromagnetic Flow Meter for the Ellis Lane Pumping Station (tapping fee fund requisition \$2250).

- b) Discussion and possible approval to pay Optimum Controls Corporation \$19,950.00 for HMI Development Professional Services (tapping fee fund requisition #2251).
- c) Discussion and possible approval to pay the remainder of the bills set forth in the Treasurer's Report, to include Bond Requisition numbers 849-852, Tapping Fee Fund requisition numbers 2248, 2249, 2252, 2253, and Developer's Invoices.

Walt Wills motioned to approve items 6A, B, and C, Ted Murphy seconded, approved 5-0

- d) Discussion of CD and T-bill Investments. Walt Wills sent an email earlier detailing a correction to the sum of the investments in the laddering document. \$5,189, 988.49 is the correct total (incorrect amount noted on previous treasurer's report was \$5,848,423.99)

7) Engineer's Projects Report, dated September 1, 2023, presented by Cory Salmon from HRG.

- a) General update included information regarding the Westtown Way pump station VFDs (HRG has not heard back from Eaton or BSI regarding an update on equipment delivery), Taylor Run pump station went through several reviews of design documents, and there was no update on the CFA grant application
- b) Discussion and possible approval of HRG's COA (confirmation of assignment) for the Transformer and Medium Voltage Switch Replacement Project at the Treatment Plant. Shaun Walsh made a motion to approve COA to provide electrical and structural engineering services for an amount not to exceed \$31,800 without prior authorization from the WGSA for the medium voltage switch replacement project, Tinamarie Smith seconded, approved 5-0
- c) Discussion and possible authorization to issue the Notice of Intent to Award to the apparent low bidder, Eastern Environmental Contractors, Inc. for Contract No. SP-1. Ted Murphy motioned to approve, Carter Membrino seconded, approved 5-0
- d) Discussion and possible authorization to issue the Notice of Award/Notice to Proceed for Contract No. SP-1 to Eastern Environmental Contractors, Inc. (Eastern) upon receipt of the properly executed bonds and agreement forms from Eastern Environmental Contractors. Inc. Shaun Walsh motioned to authorize a notice to award/notice to proceed to Eastern upon receipt of properly executed bonds and agreement forms to the satisfaction of the solicitor ensuring compliance with the responsible contractor resolution, Tinamarie Smith seconded, approved 5-0
- e) Discussion and possible approval of Sigma Controls quote for Taylor Run and Fern Hill Control Panels. Approval of \$88,749 contingent upon quote to have already included freight. Shaun Walsh motioned for approval, Tinamarie Smith seconded, approved 5-0

8) Developments Report, dated September 1, 2023, presented by Cory Salmon from HRG.

- a) DD 126: GREYSTONE PARTNERS (LD-9-2022) HRG met with the Contractor onsite in July to verify that all of the punch list items have been completed for each pump station. Other than obtaining the keys for the pump stations, all outstanding items have been completed. No further documentation or requests for dedication have been provided to HRG to-date. HRG reviewed the

Financial Security documents for Phase 5 related to the sanitary sewer and takes no exception to the estimates provided with no additional comments.

Other Outstanding Item(s): The developer has yet to request final release for Performance Security reduction under the Andrew Drive Development

- b) DD 245: ISLAMIC SOCIETY OF CC - On August 22, 2023, the contractor has begun the sewer construction for this development. HRG will complete inspection of this construction as needed.

Outstanding Item(s): The project is currently in construction.

- c) DD 276: 820 E. WASHINGTON ST (SLD 4-2022) - The Authority has reviewed the request for additional sanitary sewer capacity generated by the proposed development. The additional waste load does not appear to create a hydraulic overload, organic overload, or a 5-year projected overload for the Authority's Wastewater Treatment Facilities.

Outstanding Item(s): Planning determination letter from PADEP.

- d) DD 279: 895 FERNHILL ROAD (SLD-7-2022) - HRG has received the land development resubmission (Submission 3) on the August 21, 2023. HRG is currently reviewing the submission and is working to confirm some items with the Developer. HRG anticipates completing and sending a review letter to the Township in September 2023.

Outstanding Item(s): HRG is currently working on reviewing the Submission 3 from the Developer.

- e) DD 281: 909 PAOLI PIKE – WEST GOSHEN SHOPPING CENTER REDEVELOPMENT (LD-12-2022) - HRG has received the land development resubmission (Submission 3) on August 22, 2023 and has provided a review letter back to the Township and developer.

Outstanding Item(s): Planning determination from PADEP and grease trap calculations.

- f) DD 284: 328 WESTTOWN ROAD - WEST CHESTER KIA (LD-13-2022)- HRG has received and reviewed the revised Land Development Plan (Submission 3). A letter containing HRG comments was sent to the Township on August 17, 2023.

Outstanding Item(s): Construction Schedule.

9) New business

- a) Discussion and possible approval to seek a proposal from BBD to perform the 2023 WGSA audit. Ted Murphy motioned for approval, Shaun Walsh seconded, approved 5-0. Walt Wills going to reach out through Christine Raffey to solicit the proposal.

10) Shaun Walsh motioned to adjourn at 8:04 PM, seconded by Carter Membrino, approved 5-0

Respectfully submitted,

Carter Membrino,
Secretary