

township of



doylestown

Board of Supervisors

Barbara N. Lyons, Esq.
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Chairman
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Member
Member

425 Wells Road
Doylestown, Pennsylvania 18901-2717
(215) 348-9915 · FAX (215) 348-8729
www.doylestownpa.org

June 28, 2017

RE: Pebble Ridge/Woodridge and Vicinity Public Sewer Project Update

Dear Property Owner:

The last time we wrote we indicated that Bucks County Water and Sewer Authority (BCWSA) had engaged Gilmore and Associates to begin the design of the sanitary sewer system. The design has recently been completed and included the following major tasks; survey work, depth of the sewer outlet pipes, depth of the main pipe, core boring work, and other miscellaneous necessary information.

Upon completion of the design work there were multiple easements secured for the project. This process took much longer than anticipated, but the easements have all been obtained.

The next step in the process was to obtain the approval from the Township Zoning Hearing Board regarding the location of the pump station. On May 25, 2017, the Zoning Hearing Board granted the necessary variances associated with the pump station. The pump station will be located on Lower State Road between Old New Road and Bristol Road.

On July 18, 2017, the Board of Supervisors will consider the ordinance authorizing the construction of an extension to the sanitary sewage collection system serving 252 properties located in Pebble Ridge/Woodridge and the vicinity. It is anticipated that construction will begin during summer 2018 following final approval by the Pennsylvania Department of Environmental Protection.

To review a copy of the advertised ordinance, please go to the Township website at www.doylestownpa.org and click on:

Information => Sewer Information => Pebble Ridge/Woodridge and Vicinity Sewer
Project => Proposed Ordinance

The Township received a grant from the Commonwealth of Pennsylvania Financing Authority in the amount of \$252,000 for the construction of the pump station.

In addition, the Township has applied for a Community Development Block Grant for this project and is working to obtain a low interest loan for the project which will reduce overall costs to property owners through Penn Vest. Current Penn Vest rates are 1.644 % for loan years 1-5 and 2.129% for loan years 6-20. Property owners will be able to take advantage of the low interest loan or those who choose may pay for their share of the project after receipt of their invoice. Invoicing will occur at the conclusion of construction.

The Township received a proposal from BCWSA to complete the project. As was discussed previously the overall project costs will be shared equally amongst the 252 properties for the installation of the pump station and associated sewer line i.e. "pipe in the street." The current estimate is \$32,000 +/- per property. This estimate may fluctuate up or down somewhat between now and the end of the project. All of the costs associated with the project will **NOT** be assessed until the project is **COMPLETE**. The BCWSA estimates the time to complete the project to be 18-24 months.

Costs for connecting to the "pipe in the street" will be additional and are the responsibility of each property owner. The Township will be repaving the impacted roads as installation of the sewer system is completed.

We look forward to this project beginning in the very near future. If you have any further questions, please contact the administrative offices.

Sincerely,

Doylestown Township
Board of Supervisors

SJM/Jr

CC: BCWSA
PA DEP
PW&SAB

NOTICE

NOTICE IS HEREBY GIVEN that the Board of Supervisors of Doylestown Township will conduct a Public Hearing on July 18, 2017, at 7:00 p.m. at the Doylestown Township Municipal Building located at 425 Wells Road, Doylestown, Pennsylvania 18901. The purpose of the Hearing will be to consider the adoption of an Ordinance authorizing the construction of an extension to the sanitary sewage collection system serving portions of the Township in the area identified as the Pebble Ridge/Woodridge area, fronting on portions of Bristol Road, Old New Road, Lower State Road, Almshouse Road, Pebble Ridge Road, Willow Lane, Woodridge Drive, Doe Run Drive, Westaway Lane, Buck Road, David's Way, Linda Lane, Stony Lane, Stony Lane Circle, Pebble Crest Drive, Shady Brook Circle, Militia Hill Road, Forge Road, Anvil Lane, and Springdale Road, for the purpose of providing public sewer to the tax parcel numbers identified in section 1; approving plans and specifications of the consulting engineer for the construction of said extension; approving the estimated cost of the construction of the aforesaid extension; providing for the assessment of the cost of construction of the extension by an equal assessment on all properties abutting on and/or benefitting by the sewer extension in accordance with the provisions of the Pennsylvania Second Class Township Code; providing for the manner of collection; providing for the filing of liens; and providing for mandatory connection of certain tax parcels to the Township sewer system. The provisions of the Ordinance are as follows:

- Section 1. Establishment of parcels to be included in the sewer project.
- Section 2. Manner of assessing the cost of the project to parcel owners.
- Section 3. The process for determining assessments.
- Section 4. Payment of assessments.
- Section 5. Liens.
- Section 6. Properties required to connect the public sewer.
- Section 7. Payment of tapping fees.
- Section 8. Authorization.
- Section 9. Right to amend the Ordinance.
- Section 10. Authorization.

A copy of the Ordinance may be examined at the Doylestown Township municipal building located at 425 Wells Road, Doylestown, Pennsylvania 18901 during normal business hours. A copy of the Ordinance has been provided to this newspaper and to the Bucks County Law Library.

DOYLESTOWN TOWNSHIP
BOARD OF SUPERVISORS

By: _____
Stephanie J. Mason, Township Manager

By: _____
Jeffrey P. Garton, Esquire, Township
Solicitor

ORDINANCE NO. _____

DOYLESTOWN TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA

AN ORDINANCE OF DOYLESTOWN TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA, AUTHORIZING THE CONSTRUCTION OF AN EXTENSION TO THE SANITARY SEWAGE COLLECTION SYSTEM SERVING PORTIONS OF THE TOWNSHIP IN THE AREA IDENTIFIED AS THE PEBBLE RIDGE/WOODRIDGE AREA FRONTING ON PORTIONS OF BRISTOL ROAD, OLD NEW ROAD, LOWER STATE ROAD, ALMSHOUSE ROAD, PEBBLE RIDGE ROAD, WILLOW LANE, WOODRIDGE DRIVE, DOE RUN DRIVE, WESTAWAY LANE, BUCK ROAD, DAVID'S WAY, LINDA LANE, STONY LANE, STONY LANE CIRCLE, PEBBLE CREST DRIVE, SHADY BROOK CIRCLE, MILITIA HILL ROAD, FORGE ROAD, ANVIL LANE, AND SPRINGDALE ROAD, FOR THE PURPOSE OF PROVIDING PUBLIC SEWER TO THE TAX PARCEL NUMBERS IDENTIFIED IN SECTION 1; APPROVING PLANS AND SPECIFICATIONS OF THE CONSULTING ENGINEER FOR THE CONSTRUCTION OF SAID EXTENSION; APPROVING THE ESTIMATED COST OF THE CONSTRUCTION OF THE AFORESAID EXTENSION; PROVIDING FOR THE ASSESSMENT OF THE COST OF CONSTRUCTION OF THE EXTENSION BY AN EQUAL ASSESSMENT ON ALL PROPERTIES ABUTTING ON AND/OR BENEFITTING BY THE SEWER EXTENSION IN ACCORDANCE WITH THE PROVISIONS OF THE PENNSYLVANIA SECOND CLASS TOWNSHIP CODE; PROVIDING FOR THE MANNER OF COLLECTION; PROVIDING FOR THE FILING OF LIENS; AND PROVIDING FOR MANDATORY CONNECTION OF CERTAIN TAX PARCELS TO THE TOWNSHIP SEWER SYSTEM.

WHEREAS, the Board of Supervisors of the Doylestown Township (the "Township") has determined that it would be in the best interest of the residents of the Township to construct an extension to the sanitary sewage collection system serving the Township along certain portions of Bristol Road, Old New Road, Lower State Road, Almshouse Road, Pebble Ridge Road, Willow Lane, Woodridge Drive, Doe Run Drive, Westaway Lane, Buck Road, David's Way, Linda Lane, Stony Lane, Stony Lane Circle, Pebble Crest Drive, Shady Brook Circle, Militia Hill Road, Forge Road, Anvil Lane, and Springdale Road in the Township to provide public sewer to Tax Parcels 09-007-055, 09-007-058, 09-007-059, 09-007-063, 09-007-067, 09-007-071, 09-007-071-002, 09-007-077, 09-007-084, 09-007-084-001, 09-007-084-003, 09-007-085, 09-007-086, 09-007-086-001, 09-

007-087, 09-007-088, 09-007-088-001, 09-007-088-002, 09-007-088-003, 09-007-110, 09-007-110-001, 09-007-110-002, 09-007-110-004, 09-007-110-005, 09-007-110-007, 09-007-110-008, 09-014-001, 09-015-003 through 09-015-017, 09-015-022 through 09-015-041, 09-015-049 through 09-015-052, 09-016-001 through 09-016-005, 09-016-005-001, 09-016-005-002, 09-016-006, 09-016-007, 09-039-001 through 09-039-034, 09-040-001 through 09-040-012, 09-040-022 through 09-040-032, 09-040-037 through 09-040-040, 09-042-001 through 09-042-091, 09-042-093, 09-042-095 through 09-042-102, 09-042-104 through 09-042-114, 09-043-001 through 09-043-006 (said extension hereinafter being referred to as the "Project"); and

WHEREAS, the Consulting Engineer has prepared plans and specifications for the extension of the sewer lines dated January 1, 2015, last revised June 3, 2016; and

WHEREAS, the Township, in accordance with law, intends to contract with the Bucks County Water and Sewer Authority to construct the sewer extension, in accordance with the plans and specifications of the Consulting Engineer; and

WHEREAS, the Consulting Engineer has estimated the cost of the Project to be Ten Million, Forty-Six Thousand, Three Hundred Four (\$10,046,304.00) Dollars for the public portions of the project and additional costs will be imposed for private construction, which will be based upon each individual property owner's separate arrangement; and

WHEREAS, the Township Board of Supervisors has determined that the cost of the Project shall be assessed against the properties by an equal assessment on all properties abutting, benefitted, improved, and accommodated thereby in accordance with the provisions of the Pennsylvania Second Class Township Code, 53 P.S. Section 67508(2); and

WHEREAS, the Township desires to approve the construction of the sewer extension and the assessment method set forth herein and to provide for the payment of the cost of the Project in

accordance with the terms of the Pennsylvania Second Class Township Code.

NOW, THEREFORE, the Board of Supervisors of Doylestown Township, Bucks County, Pennsylvania hereby ordains and enacts as follows:

Section 1. The Township hereby approves and authorizes the construction of a sanitary sewer system extension in the Pebble Ridge/Woodridge area to provide public sewer to Tax Parcels 09-007-055, 09-007-058, 09-007-059, 09-007-063, 09-007-067, 09-007-071, 09-007-071-002, 09-007-077, 09-007-084, 09-007-084-001, 09-007-084-003, 09-007-085, 09-007-086, 09-007-086-001, 09-007-087, 09-007-088, 09-007-088-001, 09-007-088-002, 09-007-088-003, 09-007-110, 09-007-110-001, 09-007-110-002, 09-007-110-004, 09-007-110-005, 09-007-110-007, 09-007-110-008, 09-014-001, 09-015-003 through 09-015-017, 09-015-022 through 09-015-041, 09-015-049 through 09-015-052, 09-016-001 through 09-016-005, 09-016-005-001, 09-016-005-002, 09-016-006, 09-016-007, 09-039-001 through 09-039-034, 09-040-001 through 09-040-012, 09-040-022 through 09-040-032, 09-040-037 through 09-040-040, 09-042-001 through 09-042-091, 09-042-093, 09-042-095 through 09-042-102, 09-042-104 through 09-042-114, 09-043-001 through 09-043-006, in accordance with the plans, drawings, and specifications prepared by the Consulting Engineer, dated January 1, 2015, and last revised June 3, 2016, and to be approved by the Pennsylvania Department of Environmental Protection, on the land and in the highways, streets, roads, and rights of way as therein set forth.

Section 2. The Project cost shall be charged and assessed equally against all of the properties abutting and benefitted by the sanitary sewer extension in accordance with the provisions of the Pennsylvania Second Class Township Code at 53 P.S. Section 67508(2).

Section 3. Assessments shall be made in the following manner:

A. Whenever the construction of a sewer extension has been completed, the

Consulting Engineer shall file with the Township a statement certifying that such sewer extension has been completed and approved by them for assessment purposes, stating the date of such completion and describing such sewer or sewers in reasonable detail.

B. Upon receipt by the Township of any certificate of the Consulting Engineer, as provided above, the Township shall examine the same and shall determine the property or properties abutting upon said sewer or sewers described in said certificate which are benefitted, improved, or accommodated thereby, shall determine the amount or amounts of the proposed assessment or assessments, computed in accordance with the provisions of this Ordinance and the Second Class Township Code, and shall determine the name or names of the owner or owners of such property or properties. Thereupon, the Consulting Engineer shall certify that such proposed assessment or assessments, together with all assessments theretofore made by the Township under the provisions hereof and together with the estimated amount of all assessments thereafter to be made under the provisions hereof will not exceed the actual cost of the Project. After making such determination and receiving the certificate of the Consulting Engineers as provided for in this paragraph, the Township shall direct the preparation of a proper assessment bill for the amount charged against each property.

C. The assessment bills so prepared thereupon shall be collected from the owner or owners of each of the properties against which such assessments are charged and assessed thereby.

D. Within thirty (30) days after the filing with the Township of any certificate provided for in Paragraph A above, the assessment bills, so dated and executed, shall be served by the Township upon the owner or owners of such properties by registered mail. If the owner or owners of such properties cannot be served by registered mail, then the assessment bill shall be posted upon the premises or a copy thereof left with the occupant, if there be one, and shall further be mailed to the owner or owners or his, her, or their agent or attorney at his, her, or their last known address by first class mail.

Section 4. All such assessments shall be payable forthwith to the Doylestown Township, unless the owner or owners shall have been granted the privilege of providing payments in installments and shall have entered into a stipulation and agreement with the Township providing for same and the entry of a municipal lien against the properties affected for the purpose of securing said payments.

Section 5. If any owner or owners against which such an assessment shall have been made, refuse or neglect to pay such assessment within sixty (60) days after service thereof shall have

been made in the manner as set forth in Section 3 hereof or, to, within said time frame, enter into an agreement in a form acceptable to the Township for the installment payment of said assessment, the Township shall forthwith proceed to file a municipal claim or lien thereon, which shall include interest at the maximum legal rate per annum from the date of completion of the work. Thereafter, the Solicitor shall proceed to collect the same under the general law relating to the collection of municipal claims, including if so directed by the Township, the filing of suits in assumpsit.

Section 6. The Township hereby ordains, directs and requires that the owners of Tax Parcels Nos. 09-007-055, 09-007-058, 09-007-059, 09-007-063, 09-007-067, 09-007-071, 09-007-071-002, 09-007-077, 09-007-084, 09-007-084-001, 09-007-084-003, 09-007-085, 09-007-086, 09-007-086-001, 09-007-087, 09-007-088, 09-007-088-001, 09-007-088-002, 09-007-088-003, 09-007-110, 09-007-110-001, 09-007-110-002, 09-007-110-004, 09-007-110-005, 09-007-110-007, 09-007-110-008, 09-014-001, 09-015-003 through 09-015-017, 09-015-022 through 09-015-041, 09-015-049 through 09-015-052, 09-016-001 through 09-016-005, 09-016-005-001, 09-016-005-002, 09-016-006, 09-016-007, 09-039-001 through 09-039-034, 09-040-001 through 09-040-012, 09-040-022 through 09-040-032, 09-040-037 through 09-040-040, 09-042-001 through 09-042-091, 09-042-093, 09-042-095 through 09-042-102, 09-042-104 through 09-042-114, 09-043-001 through 09-043-006, which have been identified by the Bucks County Board of Health as having failed or marginal on-lot sewer disposal systems, shall be required to connect to the Township public sewer system extension to be constructed pursuant to this Ordinance within three (3) months from the date of issuance of the Consulting Engineer's certification that the sewer extension has been completed and approved by said Engineer.

Section 7. The Township hereby ordains, directs, and requires that the owners of all of the tax parcels benefitted and accommodated by the sewer extension authorized herein, which have

homes erected thereon, shall be required to have said homes connected to the Township public sewer system prior to any sale or transfer of said homes to any other person or entity, unless the owner provides a written statement and/or certification from the Bucks County Board of Health, or a certification from a third party, whose certification is accepted by the Bucks County Board of Health, that the sanitary sewer system located on the tax parcel is not a failing or marginal on-site sewage disposal system.

Section 8. Nothing contained herein shall alter the responsibility of the owners of the properties benefitted and accommodated by this sewer extension with respect to payment of the applicable sewer tapping fee to the Bucks County Water & Sewer Authority upon said owners' connection to the sewer system of the Bucks County Water and Sewer Authority.

Section 9. The proper officers of the Township are hereby authorized and directed to do all matters and things required to be done by the Acts of Assembly and by this Ordinance for the purpose of carrying out the purposes hereof.

Section 10. Township reserves the right to make any modifications, supplements, or amendments to this Ordinance.

Section 11. Notwithstanding the provisions of Section 3 hereof, the Township may make settlements with property owners as to the amount of their assessments, and municipal claims or liens may be filed pursuant to such settlements or pursuant to stipulations entered into between the Township and the property owner or owners benefitted by the aforesaid sewer extension.

[SIGNATURE PAGE FOLLOWS]

This Ordinance was duly ORDAINED and ENACTED this ____ day of _____,

2017.

**DOYLESTOWN TOWNSHIP BOARD OF
SUPERVISORS**

By: _____
Barbara N. Lyons, Chairman

By: _____
Richard F. Colello, Vice-Chairman

By: _____
Ryan Manion, Member

By: _____
Ken Snyder, Member

By: _____
Shawn Touhill, Member