

**PUBLIC WATER AND SEWER ADVISORY BOARD**  
**Meeting Minutes**  
**February 16, 2012**

**In Attendance:** Chairman, Ed Harvey; Committee Members; Joe Krumenacker, Genevieve Querin, Dave Williams, Wallace Pattyson, Gary Munkelt, Joseph Delikat; Board of Supervisors Liaison, Rick Colello; Visitor, Chris Bonner; Director of Operations, Richard John and Assistant Township Manager, Sandra Zadell.

Mr. Harvey welcomed and introduced the newest Committee member Mr. Delikat.

On motion by Mr. Krumenacker, seconded by Mr. Williams the amended meeting minutes were approved.

Mr. Harvey gave an update on the feasibility study; the Township has not received it. Mrs. Zadell stated that Stephanie Mason did call Bucks County Water and Sewer Authority on Tuesday and has not heard back from them yet.

Mr. Krumenacker asked why the Township can't contact the Bucks County Water and Sewer Authority as we are there customers.

Mr. Colello stated that we do contact them, the Township Manager has been contacting them as the Boards representative, and we have no response at this time.

Mr. Colello also indicated that he could speak about this issue at the upcoming Board of Supervisors meeting during Supervisor Comments and discuss the committees' frustration with the lack of response from Bucks County Water and Sewer Authority.

Mr. Krumenacker stated that he would also come to the meeting to speak about the delay.

Mr. Harvey stated that the would be getting the 537 Plan, the Boucher & James Study and the Public Water and Sewer Advisory Committee report to Mr. Delikat.

Mr. Harvey then introduced Chris Bonner, who owns Cornerstone Lending which is located in Southampton, PA. They do residential and commercial lending, mostly to do with mortgages.

Mr. Bonner started by discussing one lending option that would be good for residents over the age of 62 who may have owned their homes for a long time. Reverse mortgages enable senior citizens to pay no monthly payments and it pays off their mortgage at the same time in a reverse manner. Mr. Bonner then discussed another option which is a FHA 203K renovation loan. This type of loan enables the homeowner to finance up to 96.5% of the value of their home for renovation programs, he believes the connection to public water and sewer qualifies as a renovation. The interest rates on these types of loans are currently around 4%.

Home Equity Loans and Line of Credits are another option for the homeowners; Mr. Bonner stated that residents can check these options out with your own banks. Some banks have low rates such as 1.9%. There is always the option of the cash out refinance since interest rates are so low right now as well.

The committee asked questions about what types of credit ratings you would have to have to qualify for some of these loans and Mr. Bonner stated that they can do a loan with a score as low as 580.

Mr. Krumenacker asked about liens on the homes as another option for making this project happen. Mr. John answered that if too many people get liens, Bucks County Water and Sewer will still be carrying the project for probably another 20 years without any payment for it. It could be a long time that people live in their homes with a lien.

Mr. Delikat asked if there was any government funding available.

Ms. Querin answered that Senator McIlhinney said that if the project was small they could possibly find financing to help the residents finance the project. Mrs. Zadell also stated that a lot of this type of funding has dried up over the past few years.

Mr. Williams stated that until we have a project approved it is hard to ascertain what our funding options would be at this time, you really need the feasibility study to know the project scope and cost and the Board's approval of an actual project to be able to go out there and seek out grant opportunities.

Mr. John stated that there is another option. We could install the pipe in the road, making connection to it a secondary cost. However, everyone would be mandated to pay for the pipe in the road immediately. They could make small payments of \$50 to \$100 per quarterly sewer bill in order to make that happen.

Mr. Krumenacker asked if we are going to be moving ahead with the sewer project in Pebble Ridge do we also try to move forward with the public water project.

Mr. John answered that if 2/3's of the people in the neighborhood don't sign up or are not interested in signing up for public water they usually don't do the project. It does take about a year to install public water.

Mr. Pattyson asked if we have to do an update to our 537 Plan soon.

Mrs. Zadell answered that usually one is done every 10 years but we have been waiting on ours since we have this pending project. If we do the project we would definitely do an update to the 537 Plan.

Mr. Harvey stated his intention to put together a notebook of what the committee has done over the past few years and distribute it to the committee so that everyone is on the same page.

Mr. Williams asked what that status of the survey for the Cycle Two residents was.

Mr. Harvey answered that they need to get it approved by the Board of Supervisors, but he is waiting because would like to continue focusing on the Pebble Ridge area, finish that project and then move on to the next.

Mr. Harvey stated that they could also ask for a feasibility study from the Board of Supervisors for Cycle Two rather than do the survey.

Mr. Krumenacker stated that if the feasibility study cost comes in too high it could potentially kill the project.

On a motion made by Mr. Krumenacker, seconded by Ms. Querin the committee adjourned at 6:10pm.

Respectfully submitted by Sandra B. Zadell.