

**DOYLESTOWN TOWNSHIP MUNICIPAL AUTHORITY**  
**Minutes of Meeting**  
**May 15, 2014**

A meeting of the Doylestown Township Municipal Authority was held at 4:00 p.m. on Thursday, May 15, 2014 in the Township Building with the following members in attendance: C. Edward Hege, Vice-Chairman; Richard Bach, Secretary; Edward Harvey, Treasurer and Frank LaRosa, Assistant Secretary/Treasurer. Also present at the meeting was Alfred S. Ciottoni, Municipal Authority Engineer; Richard D. Magee, Jr., Authority Solicitor; Richard E. John, Executive Director and Rick Collelo, Board of Supervisors Liaison to the Doylestown Township Municipal Authority.

**ACTION ITEMS**

**CASA BELLA SUBDIVISION WATER UTILITY: DISCUSSION**

Mr. Chris Pisani and proposed property owner Danielle Davis addressed the Municipal Authority with a presentation of his proposed plans to develop a four (4) lot sub-division off Sandy Ridge Road. Instead of using public water, Mr. Pisani stated they were proposing thermal heating in which ground water would be used and as such a house hold supply could be taken from the thermal well supply. He felt it was not reasonable to connect to public water but did agree he would extend the public water along Sandy Ridge as required.. Following some discussion of the proposal, Mr. Bach reminded everyone the Township Sub-division & Land Development Ordinance required new developments to connect to public water systems when available and financially feasible. It was then suggested by the Authority that in lieu of connecting to public water the water main be extended from the Happ site to Pine Valley Road thereby exposing the water main to four other existing properties. The Authority stated that even if Mr. Pisani did not connect to public water he was responsible to extend the Sandy Ridge Road water main across the frontage of the Happ Tract adjacent the right of way and, secondly, he would need to extend the new main into the property in order to provide a fire hydrant with in the required distance to the dwelling. The Authority suggested the developer review the options and costs and provide the Authority his findings of fact by the June meeting. Mr. John also referenced Mr. Rick Colello's memo of April 30 relative to this topic.

**MINUTES APPROVAL: April 17, 2014**

Upon a motion by Mr. LaRosa, seconded by Mr. Hege and unanimously approved by the Authority, the Minutes of the April 17, 2014 meeting were approved as submitted.

### **BILL'S LIST: May 15, 2014**

Mr. Bach made a motion to approve the May 15, 2014 Bills List for the General Fund Account in the amount of \$103,643.65; the Developers Escrow Fund in the amount of \$1,950.15; the Debt Service Reserve Fund in the amount of \$-0-; the Repair and Replacement Fund in the amount of \$5,423.54; the Capital Improvement Fund in the amount of \$6,855.60 and the Prepaid Invoices in the amount of \$2,371.43. Mr. LaRosa seconded the motion and the motion was unanimously approved by the Authority.

### **TREASURER'S REPORT: May 15, 2014**

Mr. LaRosa made a motion to approve acceptance of the May 15, 2014 Treasurer's Report as submitted. Mr. Bach seconded the motion and the motion was unanimously approved by the Authority.

### **CENTRAL PUMPING STATION: ELECTRICAL IMPROVEMENTS BID**

Mr. LaRosa made a motion authorizing an Intent to Award a contract to the low bidder, Blooming Glen Contractors, Inc., for electrical improvements to the Central Booster Station subject to review and approval of the bid documents by Authority staff. Mr. Bach seconded the motion and the motion was unanimously approved by the Authority.

Mr. Harvey made a motion to approve an Award of Contract for electrical improvements to the Central Booster Station in the amount of \$82,365.00 to Blooming Glen Contractors, Inc., located in Blooming Glen, Pa, 18911 subject to review and approval of the Authority staff. Mr. Hege seconded the motion and the motion was unanimously approved by the Authority.

### **MUNICIPAL RECORDS RETENTION: DESTRUCTION OF FINANCIAL FILES**

Mr. LaRosa made a motion to destroy certain financial records from 2002 thru 2006 per Senior Accountant, Koun Lim's memo dated April 8, 2014 in accordance with the MUNICIPAL RECORDS MANUAL dated December 16, 2008. Mr. Bach seconded the motion and the motion was unanimously approved by the Authority.

### **CARRIAGE HILL OFFSITE WATER UTILITY: AS BUILT PLAN APPROVAL**

Following an update from Mr. Ciottoni regarding this topic, Mr. LaRosa made a motion to approve acceptance of the AS BUILT Offsite Water Utility plans dated February 21, 2012 and last revised March 3, 2014 and recommended for approval by SC Engineers in a letter dated April 21, 2014. Mr. Harvey seconded the motion and the motion was unanimously approved by the Authority.

## **TRUCK PURCHASE: Cost vs Budget**

Mr. John reviewed a request for the purchase of a replacement vehicle for the Doylestown Township Municipal Authority priced at \$49,000 versus the budgeted amount of \$35,000. Mr. Bach made a motion to approve the purchase of the replacement vehicle/truck priced at \$ 49,000.00. Mr. LaRosa seconded the motion and the motion was unanimously approved by the Authority.

## **LAWN MAINTENANCE: BID AWARD CONSIDERATION**

Mr. Bach made a motion for approval to award an extendable lawn maintenance contract to Land-Tech Enterprises, Inc. in the amount of \$26,740. Mr. LaRosa seconded the motion and the motion was unanimously approved by the Authority.

## **OTHER ITEMS -**

### **PROJECT STATUS:**

Bailey's Square – Commercial center under construction with anticipated opening date of spring 2014. Water main and fire hydrant relocation completed. Meter pit remains to be installed. Number of units and associated tap in fees is unknown at this time. Water use has been suggested to be 1,260 gallons per day.

Carriage Hill – Continues to build with over 256 units sold. Expect another 106 units to be sold in 2014 out of the approved 463 units. Tap in fees paid to date: \$607,172.00.

Cross Keys Project – Authority still seeking approval of Cross Keys fire hydrants by ISO. There has been little response from ISO in trying to bring this to closure. Mr. Bach has been involved in trying to bring this to conclusion as have the Water Superintendent, Scott Miele and Doylestown Fire Chief, Sam Cramer. Executive Director made contact with DTMA insurance carrier seeking another agency that can complete review of the DTMA's application for hydrant capabilities in fire suppression.

Doylestown Greene – Under construction.

Furlong Area – Due to the proposed development of a water system for the Pavilion site, Mr. John believes that the DTMA should begin discussion of how we might better serve the Furlong area, especially as it relates to mitigating the contamination issue in the local on-site wells.

Goetzberger Tract – Location is Lower State Road across from the CB YMCA. Development will consist of restoring the existing residence, rehabbing the existing barn into townhomes and constructing four additional new townhomes with public water.

Stone Barn Manor (360 Old Dublin Pike) – This will be a subdivision with the existing house being restored, the barn being converted to a house and six additional single family homes being constructed. All will be serviced with public water.

Pavilion at Furlong – Sketch plan submitted March 11, 2014. The new plan consists of the following proposed units:

1. Retail Unit "A" multi-tenant (24,043 sq. ft.)
2. Retail Unit "B" multi-tenant (12,500 sq. ft.)
3. Free Standing Bank Building (3,060 sq. ft.)
4. Free Standing CVS Building (10,794 sq. ft.)
5. Free Standing Day Care Bldg. (10,272 sq. ft.)

Silver Maple Farms – Lower State Road at the Parkway) – Developer to construct the ten residential units in 2014.

**ANNOUNCEMENTS:** The next meeting of the Doylestown Township Municipal Authority will be held on Thursday, June 19, 2014 starting at 4 pm.

**ADJOURNMENT:** There being no further business to come before the Authority, Mr. LaRosa made a motion to adjourn the meeting at 5:00 pm. Mr. Bach seconded the motion and the motion was unanimously approved by the Authority.

Respectfully submitted,  
Richard E. John  
Executive Director

  
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6/19/2014  
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Date