

TOWNSHIP OF LOWER MAKEFIELD  
SEWER AUTHORITY  
MINUTES – JUNE 22, 2017

The regular meeting of the Sewer Authority of the Township of Lower Makefield was held in the Municipal Building on June 22, 2017. Chairman Tyler called the meeting to order at 7:30 p.m.

Those present:

Sewer Authority:           Phil Tyler, Chairman  
                                  Richard Gauck, Vice Chairman  
                                  Scott Ferrante, Secretary

Others:                     Terry Fedorchak, Township Manager (joined meeting in progress)  
                                  Kelley Watson, Sewer Administrator  
                                  Greg Hucklebridge, Public Works Director  
                                  Barbara Kirk, Sewer Authority Solicitor  
                                  Fred Ebert, Sewer Authority Engineer  
                                  David Fritchey, Supervisor Liaison

Absent:                     Joseph Chirichella, Sewer Authority Member

APPROVAL OF MINUTES

Mr. Ferrante moved, Mr. Gauck seconded and it was unanimously carried to approve the Minutes of April 27, 2017 as written.

ENGINEER'S REPORT AND AUTHORIZE GOING OUT TO BID FOR HEACOCK FORCE MAIN

Mr. Ebert stated with regard to Morrisville Municipal Authority Wastewater Treatment Plant, all the Board members are invited to tour the Treatment Plant tomorrow at 10:00. Mr. Ebert stated there will also be a meeting at Lower Makefield Township at 10:00 on Tuesday; and in attendance will be Yardley Borough, Falls Township, Board members from Morrisville, possibly Waste Management, and members of the Lower Makefield Sewer Authority if they are able to attend. Mr. Ebert stated the Lower Makefield Board of Supervisors will also be in attendance, and Mr. Fedorchak has advertised the meeting so that a quorum will not be a problem. Mr. Tyler asked if Mr. Warenda will be present, and Mr. Ebert stated Mr. Warenda is leading the meeting.

Mr. Ebert stated Mr. Fedorchak has asked him to do a short presentation on the options Morrisville could do at the existing Treatment Plant that he believes are viable. Mr. Ebert stated one of the options is a Membrane Bioreactor (MBR) treatment plant which does everything from treatment through filtration. He showed a Plan as to how this option would work.

Mr. Fedorchak joined the meeting at this time.

Mr. Ebert described other options including one which he is in favor of which involves building one of the reactors at approximately 5 million gallons per day which would allow them to keep the south treatment plant working as is, take the north side off and retrofit that to a traditional treatment plant so that when they get very high flows they can divert the flows to the other treatment plant since the two clarifiers are already sized to handle this hydrologic surge. Mr. Ebert stated the advantage of the MBR is that they can easily treat all of the Waste Management Waste. He stated the estimated cost would be between \$30 million to \$40 million. He stated once this construction takes place he noted areas on the site which could be demolished which would allow the area to be used for future equalization, sludge holding, a garage, etc.

With regard to the option of building a new plant at the U.S. Steel site, Mr. Ebert showed an aerial of the site; and he stated while he does not know exactly where they are proposing to build on the site, he was told they were looking at the north end. He stated they are looking to purchase thirty acres on the north end at a cost estimated to be \$4.5 million. He stated they would then have the cost to run the lines which would be approximately \$5 million to \$6 million. He stated they would be at \$11 million before they construct the treatment plant.

Mr. Tyler stated while Mr. Ebert has described a good plan, Mr. Warena wants to build a new plant; but he is relying on Lower Makefield to pay for it. Mr. Fedorchak stated he does not feel the plan for the new treatment plant will happen unless Lower Makefield agrees to pay for it. Mr. Fedorchak stated the current Agreement does not bind Lower Makefield to any new scenarios, and Lower Makefield is only bound to them at the existing treatment facility.

Mr. Ebert stated there are options to use the existing site which would involve phasing. Mr. Ebert stated he will present his options at the meeting. He stated he does need to find out if there is anything under the ground he is proposing to use on the Morrisville site that he does not know about. Mr. Tyler stated he does not feel they will find much there although it is possible there could be contaminated soil on the U.S. Steel site.

Ms. Kirk stated the Sewer Authority wanted to take a back seat and wait to see what was happening, and she asked if the Township is taking a position to listen to what Morrisville is saying while looking at other options. Mr. Fritchey stated they will show Morrisville Lower Makefield's option which will cost 40% of what Morrisville is proposing with a new plant adding Lower Makefield's option actually works and is on land that Morrisville already owns as opposed to spending more than twice as much on a site that they do not own and no way forward of getting financing to buy the site let alone build a plant. Ms. Kirk asked if they are still exploring other options, and it was noted that they are. Mr. Tyler stated while they had been taking a back seat, it is now time to move forward. Mr. Tyler stated they should advise Morrisville that Lower Makefield paid their engineer to come up with this scenario that they feel is the best way to proceed, and they are not going to go to U.S. Steel.

Mr. Fedorchak stated he would like to have Mr. Ebert come to the next Board of Supervisors meeting to get the message out to the public, and they could invite Mr. Warendt to attend as well. Mr. Fedorchak stated the Supervisors' next meeting is July 19. Mr. Tyler stated it should be noted that construction could be started on Mr. Ebert's option now versus years from now when they may be able to build a new plant.

Mr. Ebert stated this could be the basis of the 537 Plan. He stated the MBR manufacturer is Kubota, and they have met with Pennoni a number of times. Mr. Ebert stated he feels Pennoni realizes this proposal is feasible. Mr. Ebert stated he will fine tune his estimates before the meeting next Tuesday. Ms. Kirk asked if legal counsel should be in attendance at that meeting, and Mr. Fedorchak stated they should.

Mr. Ebert stated he recognizes that his proposal will require more energy costs, but it would not be anywhere near what it would cost to finance an entire new plant on a site that Morrisville does not own.

Mr. Ebert stated with regard to the Heacock Force Main, the design has been done, and he will need authorization to go out to Bid subject to review by the Solicitor's office. He reviewed what will be done on this project. He noted that some of the property owners asked to meet with him; and after the meeting on Tuesday, he will set up a meeting with those residents. Mr. Tyler asked the estimated cost, and Mr. Ebert stated he has estimated it to be \$250,000 but he feels he is high; and he hopes it will come in at approximately \$185,000.

Mr. Gauck moved, Mr. Ferrante seconded and it was unanimously carried to authorize going out to Bid for the Heacock Force Main subject to review by the Solicitor's office and approval by the Board of Supervisors.

Mr. Ebert stated with regard to the Oxford Valley and Stony Hill Road project, the Board of Supervisors asked him to look at this again at the request of the residents. He stated he has come up with a phased project; and while they would design and Permit for the entire project, they would only go to construction on the first phase which is for nine houses at a location he showed on the Plan. He noted the location on the Plan of the property owner who was driving the project who had attended prior meetings. Mr. Ebert stated the property owner who lives across the street from that individual has also asked for this. Mr. Ebert reviewed how the project would be phased and constructed. He stated he is only proposing to do temporary paving since the Township will come through with the second half of their paving which had been stopped at Stony Hill Road, and this will save approximately \$46,000 in paving costs by having the Township pick that up as part of their Road Paving Program. Mr. Ebert stated the estimated cost for the project for the nine residents would be approximately \$12,500 per residence.

Mr. Watson stated they have heard from three residents in this area, and Mr. Fedorchak stated he feels they should reach out to all the residents in the area to see if they could get five to six of the nine residents to indicate that they want this project to proceed. Mr. Fedorchak stated if there are fewer residents interested in hooking up right now, they could work on an assessment arrangement for the rest; and there are a variety of ways to minimize the cost. He stated in some cases, they could put a lien on the property; and when the house is sold, they would pick up the assessment. He stated at some point, they would need to assess everyone. He feels four to five people would be sufficient to move ahead with the project. Mr. Ebert stated as the first group pays the Township back, it would then permit them to move ahead with those funds to go to the next phase.

Mr. Ebert stated the Township will send out a letter to the residents giving the estimated cost and the project details, and ask them to either attend a meeting or advise the Township of their interest.

Mr. Ferrante stated he would need more information before he could comment on the project. He asked if someone did not want to hook up now and then goes to sell their property would they be required to hook up at that time. Mr. Ebert stated that would be a decision for the Township. Mr. Fedorchak stated he feels the answer would be yes.

Mr. Ebert stated with regard to the Stackhouse pump station, they are exploring an additional pump station location rather than proceeding with the low-pressure as that did not work out as they hoped it would. He stated he will report on this to the Sewer Authority at their next meeting.

Mr. Ebert stated the Township Planning Commission has asked for concurrence with the Planning Modules for the Matrix Development. He stated there is sufficient capacity for them. He stated the Bucks County Planning Commission did not have any negative comments. He stated they are also going through the process with the Board of Supervisors. Mr. Ebert stated they are looking for approximately 15,500 gallons per day of wastewater. He stated they want to make sure that the Sewer Authority is supportive of servicing this Land Development Plan with public sanitary sewer. He stated it is in the existing sanitary sewer service area. He is not sure what option they would have other than to implement the existing 537. Mr. Ebert stated he will let Mr. Majewski know that this project has the support of the Sewer Authority and takes no opposition.

Mr. Ebert stated his inspectors went out and did the final punch list inspection of Orleans at Brookshire Phases I and II, and they have a punch list of items they have to address. He stated they provided Record drawings that his office is currently reviewing, and he will report on this next month at the Sewer Authority meeting. Mr. Ebert apologized to Mr. Watson that his inspectors did not advise him of the inspection, and that will not happen again.

Mr. Gauck asked if Mr. Ebert ever looked into the extension down to the plant at Lower Bucks, and Mr. Ebert stated there have been meetings between himself and Yardley; and there will be a meeting set up in the future with members of Lower Bucks. Mr. Gauck asked to be advised when they have the next meeting. Ms. Kirk asked if there is any further information about Bucks Water and Sewer looking at alternative facilities, and Mr. Ebert stated there is an official offer on a property at U. S. Steel although no action has yet taken place.

#### SOLICITOR'S REPORT

Ms. Kirk stated the Planning Commission has been fine tuning the update to the Comprehensive Master Plan, and at one of their last meetings there was a concern that the information dealing with sewer was deleted out of the final version. She stated it has been sent back to the Sewer Authority to review and provide more updated information. She stated Mr. Majewski is changing some of the language, and he will then be forwarding it to Mr. Ebert. Mr. Ebert stated Mr. Majewski already did this, and he has sent it back to Mr. Majewski who is reviewing the language again. Mr. Ebert stated this should be ready for review by the Sewer Authority at their next meeting. Ms. Kirk stated they would like to get this completed so that it can go to the Board of Supervisors.

Ms. Kirk stated the Sewer Authority is aware that Morrisville sent a Right-To-Know request to Mr. Fedorchak asking for all the names and addresses of individual sewer customers for Lower Makefield. Mr. Tyler stated they had previously advised they should reply that the customer is Lower Makefield Township. Ms. Kirk stated they responded that there was no public interest in disclosing names and addresses of private customers, and Morrisville filed an Appeal with the Office of Open Records; and her office has prepared the appropriate response. Mr. Tyler stated Morrisville wants the names of Lower Makefield customers so that they can send out a flyer. Mr. Fedorchak stated Morrisville is directing their energies in this way rather than trying to get everyone together moving in the same direction.

Ms. Kirk asked if there is any further information about the Grey Nuns. Mr. Ebert stated Mr. John Swenson contacted him but indicated he had not had a chance to review the records, and will get back to him.

Mr. Ebert stated with regard to the Scudders Falls project, their engineer advised him that they are considering adding additional flows; and he wanted to know what the process was. Mr. Ebert stated he advised him that he was meeting with Yardley, and he could present this to them. He explained to the engineer how the process works with regard to release of flows. Mr. Ebert stated he is also responding to his review letter, and Mr. Ebert had advised he needed to see the design of the pump station; however the Scudders Falls engineer indicated that he could not design it until he knew the amount of flow; and Mr. Ebert responded that he would not issue an approval letter.

#### OTHER BUSINESS

Mr. Fedorchak stated he will have Mr. Ebert attend one of the next two Board of Supervisors meetings, and he asked that the Sewer Authority attend that meeting as well when it occurs.

Mr. Ebert stated significant progress has been made with Bucks County, and Falls Township is close to getting an Agreement with them. He stated Bucks County is taking the position that if you are in there, you cannot pull out. He stated what he wants to see is that if he had growth in there, and there was a Moratorium, that in order to allow for future growth, that he would be able to pull existing flows out so that he could have infill happen in there; and they were agreeable to that. He stated he will discuss this with Ms. Kirk's office after he sees the final Agreement.

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There being no further business, Mr. Ferrante moved, Mr. Gauck seconded and it was unanimously carried to adjourn the meeting at 8:15 p.m.

Respectfully Submitted,

Scott Ferrante, Secretary