

UPPER SAUCON TOWNSHIP MUNICIPAL AUTHORITY MINUTES

Meeting Held Tuesday, December 7, 2015

4774 Saucon Creek Road

Chairman Bruce Bush called to order the regular meeting of the Upper Saucon Township Municipal Authority at approximately 6:00 PM in the public meeting room of the Upper Saucon Township Water and Sewer Department office building, 4774 Saucon Creek Road, Upper Saucon Township, Lehigh County, PA.

NOTIFICATION:

All public sessions of the Upper Saucon Township Municipal Authority are electronically recorded. The recordings are maintained as part of the record of the meeting until the minutes are transcribed and approved by the Authority.

MEMBERS PRESENT:

Bruce Bush – Chairman
Mindy Moore - Vice Chairwoman
Joaquin (Jack) DeMatos - Secretary
Mark Sullivan – Asst. Treasurer

STAFF PRESENT:

Karl E. Schreiter Jr. P.E., Engineer
Chris Cope, UST Director of Water and Sewer Resources

STAFF ABSENT:

Gary A. Brienza, Esquire, Solicitor
Ronald Reybitz - Asst. Secretary and Treasurer
John Guignet, UST Assistant Director of Water and Sewer Resources

VISITORS:

None

PUBLIC COMMENT:

None

MINUTES:

A motion was made and seconded to approve the meeting minutes for November 2, 2015, with the following changes to the Engineering Report:
Sunset Drive/Ackerman's Lane Sewer Design will be moved from the 2016 to the 2017 budget because Tom Beil thinks Sunset Lane will not be repaved until 2017 so the sewer work cannot be done.

Motion passed unanimously.

CORRESPONDENCE COMMENTS:

Authority members may comment on the correspondence packets or the "Summary" which they received.

Date list was prepared or amended: 11/13/2015, 11/14/2015, 11/17/2015, 11/30/2015, 12/2/2015

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Date of letter: 10/29/2015

Letter from: Karl Schreiter, SEA

Letter sent to: Patricia Lang, UST

Subject: Posh Properties

Preliminary/Final Land Development Plan Review

We reviewed the Plan, Proposed Office Space and Daycare as prepared by Bohler Engineering, dated 6/8/2015 with revisions through 10/16/2015.

Proposed project will be built in the area northeast corner of the intersection of Saucon Creek Road and East Saucon Valley Road. Proposed project will include two 6,000 sf office buildings and a 10,000 sf daycare facility. The plan indicates that an existing residence will be demolished as part of the work.

(Karl had several comments on the Plans)

(Karl stated that all work must be completed in conformance with USTMA requirements and UST Ordinances)

Plan did not include any flow projections for the buildings. Developer must submit a Township Planning Module.

Developer must submit an IPP Wastewater Discharge Permit Application to document if any cooking facilities will be included with any of the buildings.

Date of letter: 10/30/2015

Letter from: Karl Schreiter, SEA

Letter sent to: Patricia Lang, UST

Subject: Borough of Coopersburg

Cooper Farm Subdivision Phase 2

We reviewed the PADEP Sewage Planning Module for Cooper Farms Subdivision - Phase 2, dated 10/23/2015.

Subdivision will be built in the Borough along Gun Club Road between West State Street and Mill Road. It will consist of 31 residential units. Twelve of the units will be serviced by existing sewers in Gun Club Road. The remaining 19 units will be serviced through the Borough's existing connection to the Mill Creek Interceptor via Hillside Drive.

The Borough has 70 future allocated connections. Based on this review the subdivision will utilize 31 of these allocated connections. The Borough will have connections remaining for other projects in the Borough. The Borough has now allocated a total of 66 of the future connections.

The latest SCP shows that there are two hundred and ninety five unallocated connections in Gun Club Road. The Township has recently agreed to allow the Brinley Court subdivision to utilize up to 220 of these connections. Therefore, this subdivision will utilize 12 of the remaining 75 unallocated connections.

(Two tables were a part of the letter:

-Estimated number available connections

-Summary of Unallocated Connections

Date of letter: 11/3/2015

Letter from: Gary Brienza, Solicitor (e-mail)

Letter sent to: Tom Beil, UST

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Subject: Cooper Farms

The Authority did approve the planning module for this development last evening. Pursuant to our conversation earlier yesterday, as well as your e-mail from just prior to the meeting, the approval was conditioned upon the developer paying all consultant review fees for the planning module and utility plan.

Date of letter: 11/3/2015

Letter from: Gary Brienza, Solicitor (e-mail)

Letter sent to: Tom Beil, UST

Subject: 2016

The "official approval" will not occur until the January reorganization meeting, the Authority members did confirm, informally, that the tentative schedule produced by Sandy would be acceptable.

Date of letter: 11/3/2015

Letter from: Karl Schreiter, SEA (e-mail)

Letter sent to: Jeffrey Ott, Ott Engineering

Subject: Oxford Ridge, Coopersburg Borough, Component 3 Planning Questions

The NPDES Permit number is PA 0053147.

Your client must post funds at the Township for review of the project. This must be done before any review can take place.

(This e-mail was in response to an e-mail from Ott requesting help in preparing the Component 3 Planning Module.)

Date of letter: 11/3/2015

Letter from: Karl Schreiter, SEA (e-mail)

Letter sent to: J Barbaz, VCEA

Subject: Cooper Farms PADEP Signed Forms
(Attached) are the signed forms for the PADEP Module

Date of letter: 11/9/2015

Letter from: Karl Schreiter, SEA (e-mail)

Letter sent to: Jim Mazeika, Barry Isett

Subject: DeSales University - Athletic Facilities - Partial Security Release Reduction

Complete the following form for the sewer escrow release. Once we review it, it will be presented to the USTMA at the December meeting.

Date of letter: 11/9/2015

Letter from: Karl Schreiter, SEA

Letter sent to: Patricia Lang, UST

Subject: MS Center Valley, LLC

Preliminary / Final Plan Review

We reviewed the Plan for MS Center Valley, LLC, Transitional Care Facility, prepared by Ott Consulting dated 11/3/2015.

Proposed subdivision appears to be comprised of one lot located near Center Valley Parkway. It will consist of a 2-story transitional care facility (46,749 sf with 100 beds).

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(Karl had a few comments on the Plans)

Developer must submit a Township Planning Module and a Industrial Pretreatment Wastewater Discharge/Application.

Any sewer flows would be part of the allocation for the Stabler properties as outlined in the Township's 537 Plan.

Date of letter: 11/9/2015

Letter from: Karl Schreiter, SEA (e-mail)

Letter sent to: Jim Mazeika, Barry Isett

Subject: DeSales University - Athletic Facilities - Partial Security Release Reduction

Complete the following for the sewer escrow release. After we review it, it will be presented to the USTMA at the December meeting.

Date of letter: 11/10/2015

Letter from: Bruce Bush (e-mail)

Letter sent to: Members of the Authority

Subject: 53 Unconnected Properties

(Attached) is the list of property owners that make up the "53".

(The attachment was a letter from Karl to Tom Beil dated 1/8/2014)

(Mindy had made the request for the information in an e-mail dated 11/6/2015)

Date of letter: 11/10/2015

Letter from: Karl Schreiter, SEA (e-mail)

Letter sent to: Lori Snyder, Ondra-Huyett

Subject: HMB Management Hotel and Banquet Center - Security Progress Release Request

We cannot approve any release of sanitary sewer escrow funds for the project. The sewers that were constructed have not been televised. Your contractor must make arrangements with C Cope to televise the lines. This task is normally completed once construction over the lines is completed and the Contractor is ready for paving.

Date of letter: 11/10/2015

Letter from: Karl Schreiter, SEA (e-mail)

Letter sent to: Tom Beil, UST and others

Subject: Draft Act 537 - Scope of Work

(Attached) is the draft scope of work for the project. Based on my discussions with D. Fritz at Wiles Barre, he said we must submit a formal scope of work along with a task/activity report for approval by his office. I revised the scope to better meet the current PADEP requirements. Once the scope is finalized, we must send it to PADEP for approval.

(Note: a copy of this e-mail was sent to each member of the Authority on 11/17/2015 by e-mail)

Date of letter: 11/11/2015

Letter from: L Snyder, Ondra-Huyett (e-mail)

Letter sent to: Karl Schreiter, SEA

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Subject: HMB Management Hotel and Banquet Center

We understand and agree that the televising of the sewers should only be done when the sewer work is 100% complete. We will complete the required process when that work is complete.

Date of letter: 11/12/2015

Letter from: Karl Schreiter, SEA (e-mail)

Letter sent to: Lori Snyder, Ondra-Huyett

Subject: HMB Management Hotel and Banquet Center

We don't release any sewer escrow monies until the sewers have been televised. You must revise your request to eliminate the sewer line items.

Date of letter: 11/14/2015

Letter from: Karl Schreiter, SEA

Letter sent to: Ed Di Lello, Muschlitz Excavating

Subject: Weyhill Estates (aka Blue Belle Farms)

Sewer submittal review

We reviewed the Transmittal from Muschlitz dated 11/13/2015.

We approved the two products listed for use on this project (48" dia. manhole and Macropoxy 6-46 Potable Water Epoxy)

Date of letter: 11/14/2015

Letter from: Karl Schreiter, SEA

Letter sent to: Ed Di Lello, Muschlitz Excavating

Subject: Weyhill Farms (aka Blue Belle Farms)

Sewer Submittal Review

We reviewed the Transmittal from Muschlitz dated 11/6/2015.

(Karl had approved some of the items and disapproved some items. See letter from more details.)

Date of letter: 11/16/2015

Letter from: Karl Schreiter, SEA

Letter sent to: Ed Di Lello, Muschlitz Excavating

Subject: Weyhill Estates

Sewer Submittal Review

We reviewed the Transmittal from Muschlitz dated 11/16/2015.

Karl approved the Concrete Grade Rings.

Date of letter: 11/17/2015

Letter from: Chris Cope, UST (e-mail)

Letter sent to: Bruce Bush

Subject: North Branch Prohibition Lifted

Yesterday the (attached) letter was received stating that PaDEP has lifted the prohibition on connections in the North Branch Drainage Basin (at MH#262). They also stated that it is no longer required to submit the North Branch CAP report. PaDEP

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would, however, like the Authority to address the annual reports that have not been received from the Mobile Home Parks.

Date of letter: 11/18/2015

Letter from: Gary Brienza, Solicitor (e-mail)

Letter sent to: Karl Schreiter, SEA and others

Subject: JC Sons-Demo --- Jelly Bean Houses

Spoke with Kaitilyn Kumerinsky, about the current demo project and the failure to properly cap the old/existing lines. She promised to contact the foreman at the site to get an update. She believes that they are aware of the problem and either fixed it or was in the process of addressing it. She promised to give me an update asap.

Date of letter: 11/18/2015

Letter from: Chris Cope, UST (e-mail)

Letter sent to: Gary Brienza, Solicitor

Subject: JC Sons -Demo --- Jelly Bean Houses

Confirm that they will cap the lateral at the curb line.

Date of letter: 11/20/2015

Letter from: Karl Schreiter, SEA

Letter sent to: Patricia Lang, UST

Subject: High Hotels LTD - Stabler Lot 10

Capacity Certification

We reviewed the letter from J. Harman of Rettew, dated 11/19/2015.

Project will include construction of a 82,363 sf (132 room) hotel building.

Based on the data in the letter, they estimate the annual average flow from this facility to be 19,800 gpd. A further review of the data indicates that the maximum monthly flow could be as high as 24,600 gpd. We recommend that the flow projections be revised to 24,600 gpd to coincide with projected maximum monthly flows from the facility as shown in the data provided with the letter.

Developer must submit a Township Planning Module and an Industrial Pretreatment Program Wastewater Discharge Permit Application to document if the facility will have restaurant facilities or other cooking facilities.

Date of letter: 11/20/2015

Letter from: Karl Schreiter, SEA

Letter sent to: Bruce Bush

Subject: Preston Lane Sewer Rehabilitation Project

Review of video inspection

We reviewed the videotapes from a television inspection of the sewer that was lined by National Water Main Cleaning Company on 11/6/2015.

Lining was completed between MH#48 to MH#47.

We concur that the work was completed in a satisfactory manner. The invoice for this work should be approved by the Township for payment.

*****end of correspondence for December

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Mr. DeMatos asked Mr. Schreiter about receiving a reply from the PADEP concerning the North Branch. Mr. Schreiter said it took a year but they sent a letter that states it has lifted the prohibition on connections in the North Branch Drainage and that the Township is no longer required to submit the North Branch CAP report.

Mr. Bush asked why the zinc mine homes are called jelly bean houses. Mr. Cope said because the homes were originally painted in colors that resembled jelly beans.

SOLICITOR'S REPORT:

The Solicitor's Report dated December 7, 2015 was presented with no additional comments.

ENGINEER'S REPORT:

Karl Schreiter, PE presented Engineer's report dated December 4, 2015.

Concerning the overuse of Sewer Allocations, Mr. Schreiter reminded the Authority that Coopersburg used the 26 EDUs that were for given to them for Oxford Ridge for another use. Currently Coopersburg does not have enough units to complete the Oxford Ridge project. Mr. Schreiter is working with Dave Busch to determine the market value of an EDU. Then a cost per unit can be determined in order to sell Coopersburg Borough the additional units needed. Mr. Schreiter said he notified Coopersburg Borough's Manager via letter on the EDU situation.

Mr. Schreiter said the Township does not have standards on how to cap an existing lateral that is being put out of service. He created drawings on the process and would like them to be approved at tonight's meeting.

Mr. Schreiter said they received preliminary plans for Saucon Crossing Mobile Home Park but are waiting for their engineer, Lehigh Engineering, to send the specs. The plan cannot be approved without having the specs. They are looking at redoing the whole sewer system. Mr. Schreiter said the Authority may want to modify the proposed resolution on the prohibitions of connections or rescind it not to include mobile home parks. Tom Beil said that it should not be rescinded but Solicitor Brienza is not at tonight's meeting to give advice. Mr. Bush said they can rescind later if Solicitor Brienza does not think it is proper.

Mr. Schreiter updated the Authority on Lanark Commons, a proposed bank and office building. They want to tap into the South Branch on Valley Road rather than bore under Route 309 to connect because they don't want to spend the money. Mr. Schreiter said we technically cannot stop them from connecting to Valley. Mr. Schreiter said he has a meeting with the developer on Tuesday to discuss this issue. Mr. Cope said if they only have one EDU and it is a low flow establishment, connecting via Valley should not be a problem. Mr. Schreiter is concerned that another building, possibly a nursing home, may be going in near this site. Mr. Bush asked if there will be problems at this location. Mr. Schreiter said historically there have been. The cause of a backup on East

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Hopewell Road was never determined. They think the problem has been corrected due to the bypass that was installed but not sure.

Tom Beil said the Township will give them tapping fee credits if they connect via Route 309. Mr. Cope is concerned about future maintenance if Route 309 is used to connect. They would have to close a lane of 309 for maintenance. He thinks the bank and office building could handle connecting via Valley but if an assisted living facility went in, that is another story.

Mr. Schreiter said there has only been one bad rainstorm since the bypass went in, but there have been no issues at Valley. Mr. DeMatos asked what Mr. Schreiter is looking for from the Authority. Mr. Schreiter said he wants guidance on how to proceed at Tuesday's meeting. The Authority is in agreement that they are not married to the idea of connecting via Route 309 but to get what you can from the developer.

Mr. Schreiter notified the Authority that Brinley has sent another new proposal for their development. This time it is for 225 units.

Mr. Schreiter said that Traditions of American and the Locust Valley Golf Club want to meet with the Township again on developing the golf course. They have 125 units on their plan and must connect via Gun Club Road. Township Solicitor Dinkelacker said the issue is if the Board of Supervisors will give them an AQC overlay. 30 acres of the land is in Springfield Township and this would need an inter-municipal agreement.

Concerning Olympus' request to discharge two potentially toxic chemicals into the system, they now want to discharge all in one day rather than over several days. Mr. Schreiter is afraid because it is not known what is in the 7% anti-microbial agent so he will not let them discharge until this is resolved. He is also concerned if they discharge at night, there may not be enough dilution. Mr. Schreiter said he needs paperwork, proof and strict tests before he would approve the request to discharge.

Mr. Schreiter has two motions required at tonight's meeting.

SUPERINTENDENT'S REPORT:

Mr. Cope said that Liberty Village is seeking a quick dedication so they are going to go through and TV the lines again, check the cleanout statuses and pop manholes. Mr. Cope has concerns. Mr. Schreiter added that most of the problems are located behind the curb lines. He added that the paver was not careful and made chips on the frames and covers of manholes plus paved over when he should not have. Mr. Schreiter explained that for the escrow release, it only must be approved to the curb line. Mr. Cope said there is a huge dispute between the homeowners association and the developer. Mr. DeMatos said to take a hard line on replacing the manholes as this is not acceptable. Mr. Cope said they are on a tight schedule to get this done. He doesn't know why they are obligated to this deadline.

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Mr. Cope made the Authority aware of a problem between a homeowner and contractor at Oakhurst. The homeowner's grinder pump was installed at too high of an elevation because the sub-contractor hit rock. The contractor never notified the homeowner. Our inspector said that is it fine as is but the homeowner is not happy and went to the state representative. He added that this is just a heads-up in case she involves the Township. It is an issue between the homeowner and contractor. Mr. Cope said the homeowner was given a kit that will take the pump to grade by cutting and lowering the lid. Hopefully this solves the issue.

Mr. Cope announced that the Township has been awarded the Collection System Award from the Eastern PA Water Pollution Control Operators Association. John Cziraki was awarded as an outstanding employee. Mr. Cope attended the award luncheon on November 20 to accept the award with pride.

Mr. Cope said the spray-lining of manholes will not be done until 2016 because the contractor cannot work on this project yet.

TREASURER'S REPORT:

Assistant Treasurer Mark Sullivan submitted the report.

Motion was made and seconded to approve the treasurer's report as presented and to authorize a check to be written to Mr. Bush for a total of \$43.45 for postage and copies.

Motion passed unanimously.

MOTION (S):

Motion was made and seconded to approve rescinding the prohibitions of connections in the portion of the Township sewer collection system upstream of MH#262: Ref: PADEP letter dated November 12, 2015, with the exception that the prohibition still applies to Saucon Valley Mobile Home Park and Center Valley Mobile Home Park.

Motion passed unanimously.

Motion was made and seconded to add drawings DX-17 – Capping of existing Sewer Lateral Pipe (TC Pipe) and DX-18 – Capping of existing Sewer Lateral Pipe (PVC Pipe) to the Township Standard Sewer Specification; Ref: SEA Engineer's Report dated December 4, 2015.

Motion passed unanimously.

UNFINISHED BUSINESS:

A. Unconnected Sewer Analysis

Reference SEA's letter dated 1/8/2014. Study identified 53 potential properties that should be connected to the sanitary sewers. Update of the status of the letter that the Authority recommended be sent to the "53".

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Mr. Bush said this is on hold until January when the Authority meets with the Public Works Committee at a date to be determined. Tom Beil will schedule.

B. Sewer Tapping Study – update

NEW BUSINESS:

None

ANNOUNCEMENTS:

Next scheduled meeting of the Authority will be Monday, January 11, 2016 @ 6:00 PM at the Water and Sewer Building. This will be the re-organizational meeting.

ADJOURNMENT:

With there being no further business to discuss, the meeting of the Upper Saucon Municipal Authority was unanimously adjourned at approximately 7:16 pm.

Respectfully submitted,

Jack DeMatos, Secretary