

UPPER SAUCON TOWNSHIP MUNICIPAL AUTHORITY MINUTES

Meeting Held Monday, June 7, 2021

4774 Saucon Creek Road

Vice Chairman Jack DeMatos called to order the regular meeting of the Upper Saucon Township Municipal Authority at approximately 6:03 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.

MEMBERS PRESENT:

Bruce Bush – Chairman - **ABSENT**

Joaquin (Jack) DeMatos - Vice Chairman

Ronald Reybitz - Asst. Secretary and Asst. Treasurer – absent at start of meeting

Ryan Holmes - Secretary

Mark Sullivan – Treasurer

STAFF PRESENT:

Gary A. Brienza, Esquire, Solicitor

Andrew T. Bohl, P.E., Engineer

Farley F. Fry, P.E., Engineer

Patrick Lambert, Director of Water and Sewer Resources

Ed Rasich, UST Asst. Director of Water and Sewer Resources

VISITORS:

None

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.

PUBLIC COMMENT:

None

MINUTES:

A motion was made and seconded to approve the May 2021 meeting minutes as presented.

Motion passed unanimously.

CORRESPONDENCE:

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

(NOTE: This is a summary of the correspondence prepared by the Chairman. Details must be obtained by reading the actual correspondence)

Date list was prepared or amended: 5/4/21, 5/11/21, 6/4/21

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Date of letter: 5/3/21

Letter from: Andrew Bohl, Hanover Engineering (email)

Letter sent to: Bruce Bush

Subject: Brinley Court Phase 1 --- Proposed Pump and Haul to UST

Find (attached) correspondence from the developer for Brinley Court regarding their request for a pump and haul interim procedure for the project if they need it.

(Note: a copy of Brinley's request was provided to each member of the Authority at the Authority meeting on 5/3)

Date of letter: 5/4/21

Letter from: Gary Brienza, Solicitor (email)

Letter sent to: Tom Dinkelacker, LV Law Practice

Subject: Brinley

Tom

It appears that the developer/contractor is requesting to do a pump and haul (interim). This was raised yesterday through emails between Andy Bohl and Brian Grant. A very preliminary discussion was held as part of the UST meeting last night. I would say that the Board is not necessarily thrilled with going in that direction, even if it is temporary. However, it is understood that the Township may have a different view. Specifically, Grant indicated that they are having an issue getting 3-phase electrical service set up by the development. This led to the Board/professionals wondering why it is problematic and if there was anything specific in the Developer's Agreement regarding the 3-phase electric. I would imagine there is nothing definitive on that in the Agreement but we would like to get a sense of how the sewage issues are addressed therein....including if 3-phase was required (I guess it is also possible that it was referenced on the plans which were incorporated into the Agreement). In addition to the clarification, it is important to note that any pump and haul (interim) would be subject to strict controls, parameters, and timelines. I believe that this would require either an amendment or addendum to the current Developer's Agreement....do you concur?

Date of letter: 5/4/21

Letter from: Gary Brienza, Solicitor (email)

Letter sent to: Tom Dinkelacker, LV Law Practice

Subject: Saucon Crossings

Wondering are all the easements and other documents recorded? If so, can I close this out?

Date of letter: 5/4/21

Letter from: Gary Brienza, Solicitor (email)

Letter sent to: Tom Dinkelacker, LV Law Practice

Subject: Blue Belle / Weyhill

Status of the FILO ?

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Date of letter: 5/4/21

Letter from: Gary Brienza, Solicitor (email)

Letter sent to: Tom Beil, UST

Subject: Coopersburg Ordinance

The Board requested that I seek an update from you regarding the suggestion to implement an ordinance similar to the one that has been enacted in Coopersburg.

Date of letter: 5/4/21

Letter from: Tom Beil, UST (email)

Letter sent to: Gary Brienza, Solicitor

Subject: Coopersburg Ordinance

I haven't had a chance to look at the ordinance. Kay Lehigh, the Comp Plan and the 537 Plan are higher priorities. Perhaps we can get to it by the end of the year.

Date of letter: 5/4/21

Letter from: Gary Brienza, Solicitor (email)

Letter sent to: Tom Beil, UST; Tom Dinkelacker, LV Law Practice; T. Sear, UST; P. Lang, UST

Subject: CO (Certificate of Occupancy) Issuance

The USTMA Board requested I reach out to ask, moving forward, if there will be any internal procedures or protocols either put in place or current ones modified to ensure that CO's are not issued where there are outstanding sewer issues.

Date of letter: 5/4/21

Letter from: Tom Beil, UST (email)

Letter sent to: Tom Dinkelacker, LV Law Practice; T. Sear, UST; P. Lang, UST; Gary Brienza, Solicitor

Subject: CO Issuance

CO's are not issued until sewer issues are addressed. In this instance, it's my understanding that Bob, the sewer inspector, mistakenly approved the installation.

Date of letter: 5/4/21

Letter from: Tom Dinkelacker, LV Law Practice (email)

Letter sent to: Gary Brienza, Solicitor

Subject: Brinley

There are two agreements. The first is for phase one land development, and the second is for the off-site utilities. I am (attaching) both. You will note that they incorporate the plans, the resolutions, and the settlement agreement. They do not specifically address detailed design issues. I am (attaching) both for your review. My thought would be to NOT do an amendment to these agreements because they are recorded. I would propose a separate pump and haul agreement. If this is ultimately agreed to, I'm not certain whether we are dealing with Brinley LLC (Brian Grant) for Lennar on this one. Note the assignment agreements (also attached).

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Date of letter: 5/4/21

Letter from: Tom Dinkelacker, LV Law Practice (email)

Letter sent to: Gary Brienza, Solicitor

Subject: Saucon Crossings

Got everything. Final docs to be recorded today or tomorrow.

Date of letter: 5/4/21

Letter from: Tom Dinkelacker, LV Law Practice (email)

Letter sent to: Gary Brienza, Solicitor

Subject: Blue Belle / Weyhill

Nothing yet. Weyhill Estates has fallen into that black-hole. I have nothing since last communication.

Date of letter: 5/4/21

Letter from: Andrew Bohl, Hanover Engineering

Letter sent to: Patricia Lang, UST

Subject: Estates at Saucon Valley - Flint Hill Road

We reviewed the Plans dated 12/13/19, last revised 4/20/21. Have one comment – Sewer Manhole 1057 rim elevation is incorrect, the profile and structure schedule shall be revised accordingly.

Date of letter: 5/4/21

Letter from: A. Bohl, Hanover Engineering

Letter sent to: Patricia Lang, UST

Subject: Old Saucon Final Subdivision Plans – Phase 2

We reviewed the Final Subdivision Plans dated 11/24/20, last revised 3/26/21 and the response letter from Bohler Engineering dated 3/26/21.

The letter then listed 6 comments regarding Hanover's review.

Date of letter: 5/20/21

Letter from: Andrew Bohl, Hanover Engineering

Letter sent to: Patricia Lang, UST

Subject: Estates at Saucon Valley, Preliminary / Final Plan

We reviewed the plans dated 12/13/19, last revised 5/14/21 and have no further comments.

Date of letter: 5/24/21

Letter from: Andrew Bohl, Hanover Engineering

Letter sent to: Patricia Lang, UST

Subject: Wawa Food Market and McDonald's Restaurant, Route 309 and Passer Road

We reviewed the various plan sheets dated 8/11/17, last revised 5/14/21 and offer the following comments:

Grease Trap -

Three external Bitumastic Coating with minimum dry film thickness of 32.0 mils must be applied. Two internal coats of epoxy paint (paint to be applied to provide a final dry film thickness of 12 mils. Interceptor shall be a minimum size of 1000 gallons and design

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calculations shall be provided, especially considering the proposed use is a Fast-Food Restaurant.

All sewers to be constructed for this project will be privately owned and the responsibility of the developer to operate and maintain.

Date of letter: 6/4/21

Letter from: Tom Beil, UST (email)

Letter sent to: Bruce Bush

Subject: Brinley Court Phase 1, By-Pass Pumping

Brinley Court would like to be on the agenda for the 7/6 Authority meeting.

See the following request:

I would like to attend the upcoming USTMA meeting on June 7th (Tom Beil rejected the request for the 6/7 meeting because it was received too late) to discuss the option of utilizing By-Pass Pumping for Phase one sewage flows with the Board. Our goal would be to have this as a backup tool for a very brief time to be utilized only in the event that permanent power has not been completed to the pump station in time to open Lennar's model home on Lots 59-66 and Lots 1-5 that are projected for October. This request from Brian Grant, VP, Select Properties, dated 6/4/21.

***** end of correspondence for June

CORRESPONDENCE COMMENTS:

Jack DeMatos informed the Authority that Brinley Court representatives will not be at the meeting tonight as scheduled. They will likely attend the July meeting. Andy Bohl noted that he is not sure why they are attending. He asked them to submit a "Pump Around" agreement, but they have not submitted anything to date. The electrical service still seems to be the issue since they have already tied into the force main.

Jack DeMatos also asked Andy Bohl for a status update on the CO issue on Majestic. Andy stated that the contractor submitted a cut sheet for an adaptor that he would like to use between the SDR pipe and whatever the other pipe is that they plan on using. He told the contractor that he would like more details on the materials they plan on using. The contractor plans to use pipe bursting to connect the pipes.

Jack DeMatos asked Gary Brienza for an update on the "Coopersburg Ordinance". Gary informed him that even though it would be very easy to approve a similar ordinance, it does not appear at the present time that Tom Beil intends to take this ordinance to the Board of Supervisors for approval.

SOLICITOR'S REPORT:

The Solicitor's Report dated June 7, 2021 was presented by Solicitor Brienza.

Attorney Brienza noted that there was no Mount Trexler meeting in May and nothing is scheduled yet for June. Andy Bohl is still working on the location and design of the pump station.

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ENGINEER'S REPORT:

Andrew Bohl, PE, presented the Engineer's report dated June 3, 2021.

Mr. Bohl noted that the plans for the new location of the proposed pump station are complete and he is preparing all necessary easements. The pump station design can be completed once the subdivision and easements are finalized. He is still waiting on Mt. Trexler to provide a contribution agreement stating what they plan to contribute.

Mr. Bohl said that there was a pre-construction meeting held for the Oakhurst project. He said the contractor informed everyone that there will be an 8-12 week delay due to the inability to get construction materials. He is also waiting for the contractor to submit one additional legal document and then he can issue the Notice to Proceed.

Mr. Bohl told the Authority that he is working on the project manual and electrical plans for the Executive Parkway project. He hopes to be done by the end of the month so it can go out to bid.

Mr. Bohl said that last month Coopersburg only had three days where they exceeded their allocation. Two of the days were over the holiday weekend when we had significant rainfall. Although the Valley Manor repair is complete it did not make as significant an impact as hoped.

Mr. Bohl said that the developer for Old Saucon has requested a quote to flush and video their sewer lines. There have already been about 15 homes built and only one CO has been issued. Therefore, those homes that are occupied without a CO are not being charged for sewer usage.

Mr. Bohl told the Authority that there was a pre-construction meeting for Estates at Saucon Valley, and they just need to finish up the legal side of things before they can begin.

Mr. Bohl said that there are a few IPP inspections scheduled to take place this week.

Mr. Bohl indicated that the ACT 537 is on hold until a few things get ironed out.

SUPERINTENDENT'S REPORT:

Mr. Lambert noted that he will have a meeting with Andy and Farley to review Karl Schreiter's proposal and discuss future plans to try and figure out whether I&I is a big issue, or we need a new plant due to the projected growth in the Township.

Mr. Lambert told the Authority that the Sewer Department has been out in Coopersburg flushing and videoing their sewer lines and they are finding a lot of issues. So far, they have 6 repairs lined up to do for them. Some of the pipes had been previously lined but the lining is pulling away and the pipe is leaking again. We do not have the equipment necessary to make those types of repairs.

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TREASURER'S REPORT:

Mr. Sullivan reported that there were no disbursements this month so with interest, the balance stands at \$507.31. The report needs approval this month.

A motion was made and seconded to approve the Treasurer's Report for June 7, 2021, as presented.

Motion passed unanimously.

MOTION (S):

UNFINISHED BUSINESS:

A. Unconnected Sewer Analysis

Gary discussed this with Tom Beil and noted that if the Mt. Trexler project goes through it could bring this issue to a head.

B. Sewer Tapping Study – This continues to be an unresolved issue.

C. Authority recommendation sent to Tom Beil to adopt an Ordinance similar to what Coopersburg recently adopted, addressing lateral inspection at time of sale and sump pump inspections.

NEW BUSINESS:

ANNOUNCEMENTS:

The next scheduled meeting of the Authority will be **Tuesday**, July 6, 2021 @ 6:00 PM at the Water and Sewer Building.

ADJOURNMENT:

With there being no further business to discuss, the meeting of the Upper Saucon Municipal Authority was unanimously adjourned at approximately 6:30 pm.

Respectfully submitted,

Ryan Holmes
Secretary