

UPPER SAUCON TOWNSHIP MUNICIPAL AUTHORITY MINUTES

Meeting Held Tuesday, July 5, 2022

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.

MEMBERS PRESENT:

Bruce Bush – Chairman

Joaquin (Jack) DeMatos - Vice Chairman

Mark Sullivan – Treasurer - ABSENT

Zachary Karasek – Secretary - ABSENT

John Guignet - Asst. Secretary and Asst. 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 June 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: 6/20/22, 6/22/22, 6/29/22,6/30/22

UPPER SAUCON TOWNSHIP MUNICIPAL AUTHORITY MINUTES

Meeting Held Tuesday, July 5, 2022

4774 Saucon Creek Road

Date of email: 6/6/22

Email from: Gary Brienza, Solicitor

Email to: Bruce Bush and Patrick Lambert, UST

Subject: Upper Saucon / Coopersburg Sewer System

Gary forwarded the email below dated 6/1/22 from David Busch regarding the subject.

Sorry for not getting back to you sooner regarding our call with Steve Hann about the possible acquisition of the Coopersburg sewer system by the Upper Saucon Township Municipal Authority. System acquisition or sales has to be the hottest topic across the state based upon the number of conversations I have had related to this issue and current clients considering future options.

During our call we talked about the information needed to complete a (feasibility) study of the possible acquisition of the Coopersburg system. We also talked about the pros and cons of conducting a system valuation study. Ultimately, I would recommend completing a Valuation Study for the system because these are public assets and any transfer of public facilities with the use of public funds should be documented. I have attached to this email a list of information we typically require to complete a valuation study. If only a feasibility study was considered, the focus would shift to address more of the financial aspects and less toward the physical assets.

The estimated cost of completing either a Feasibility Study or a System Valuation Study would be approximately \$15,000 each if done separately. The cost would be less if the efforts are completed at the same time due to some overlap in the information being studied as well as combined meetings to address both topics.

If you would like to discuss this further, I would be happy to schedule a meeting with you and the Authority. If you have any questions, please call, or email me.

Date of email: 6/7/22

Email from: Gary Brienza, Solicitor

Email to: David Busch, Keystone – Alliance

Subject: Upper Saucon/Coopersburg Sewer System

Dave

Thank you for the below. A few things...

First, you mentioned an attachment (list of information typically required to complete valuation study) but I did not see that. Can you please send that?

Second, your overall recommendation is to proceed with a Valuation Study. I appreciate your estimate of approximately 15k to complete. However, could you provide some bullet points on exactly what the Valuation Study encompasses; what are the goals of it; and what would be the timeline of that study? Feel free to include any other details you deem necessary.

Third, you mentioned that to a degree the Feasibility aspect could be done simultaneously with Valuation which would decrease the cost from 15k each due to some overlap. Do you believe BOTH studies are needed, or can we proceed with

UPPER SAUCON TOWNSHIP MUNICIPAL AUTHORITY MINUTES

Meeting Held Tuesday, July 5, 2022

4774 Saucon Creek Road

Valuation only? Is avoiding the Feasibility at this juncture merely putting off the inevitable? What would be the total cost if both were done simultaneously? What would happen to the timeline if done simultaneously?

I appreciate your consideration of these questions. We must have as much information as possible before the Authority proceeds to engage the Township on this issue.

Date of email: 6/7/22

Email from: David Busch, Keystone – Alliance

Email to: Gary Brienza, Solicitor

Subject: Upper Saucon/Coopersburg Sewer System

David listed the requested information that was missed from his previous email. (This was in response to Gary's email dated 6/7/22)

Because of the length of David's response, a copy of his email was sent to each member of the Authority.

Date of email: 6/8/22

Email from: Andrew Bohl, Hanover Engineering

Email to: Timothy Paashaus, Borough of Coopersburg

Subject: Ashford Preserve (22 lot residential subdivision); Conveyance and Treatment Capacity Letter

Based on the projections contained in the PADEP Planning Module documents, the estimated sewage flows for the proposed residential subdivision will be 22 EDU's or 4972 gallons per day, which is based on the Township's equivalent dwelling unit flow of 226 gpd/EDU. Based on current information there is sufficient conveyance capacity to convey wastewater generated by the proposed 22 lot subdivision within the USTMA South Branch Interceptor. In addition, the UST WWTP has the capacity to treat the wastewater from the proposed subdivision and no overload conditions are expected to exist within the next five years.

Date of email: 6/8/22

Email from: Andrew Bohl, Hanover Engineering

Email to: Bruce Bush

Subject: Estates at Saucon Valley Residential Subdivision

Information regarding a video inspection of a portion of the sewers within the subject located in an easement between Merion Drive and Flint Hill Road. It should be noted, the sewer appears to be in acceptable condition, however, several manholes need their channels modified since the drop between the invert in and invert out exceeds 6 inches. Contractor is aware of this situation. Thus, any sanitary sewer upstream of these manholes should not be allowed to be used and no certificate of occupancy should be issued until the channels are modified and inspected.

UPPER SAUCON TOWNSHIP MUNICIPAL AUTHORITY MINUTES

Meeting Held Tuesday, July 5, 2022

4774 Saucon Creek Road

Date of email: 6/8/22

Email from: Justin Strahorn, W. B. Homes

Email to: Andrew Bohl, Hanover Engineering and T. Paashaus, Coopersburg Borough

Subject: Ashford Preserve (22 lot subdivision in Coopersburg Borough)

Thanks Andrew. I will be sending DEP hard copies of the application in the next few days and will copy everyone on the submission.

Date of email: 6/10/22

Email from: James DeNave, PH&C. LLC

Email to: Andrew Bohl, Hanover Engineering

Subject: Estates at Saucon Valley Residential Subdivision (Sanitary Video Review #2)

It is my understanding that the manholes that you have noted have had their channels modified and have been inspected. Advise if the model homes can be tied into the sewer system at this time.

Date of email: 6/13/22

Email from: Andrew Bohl, Hanover Engineering

Email to: Bruce Bush

Subject: Estates at Saucon Valley Sanitary Sewer Manhole Inspection

Hanover Engineering observed the modifications to the channels and benches for the following sewer manholes with the Estates at Saucon Valley Project. The manholes have been modified to provide a smooth transition from the invert (in) to the invert (out) in each manhole (1068, 1070, 1076 and 1078). The interior chimney seal still needs to be installed in all the sewer manholes as they are typically installed just prior to the installation of the wearing course.

Date of email: 6/14/22

Email from: Gary Brienza, Solicitor

Email to: Tom Dinkelacker, Norris-Law; Bruce Bush, Andrew Bohl, Hanover Engineering; Patrick Lambert, UST

Subject: Falls Township Lateral Inspection Ordinance

Please see (attached). I came across this version of a lateral inspection ordinance. I like the structure of this one as well as the others we have seen.

Date of email: 6/20/22

Email from: Andrew Bohl, Hanover Engineering

Email to: Bruce Bush

Subject: Old Saucon Subdivision Phase One Sanitary Sewer Video Inspection Review of Offsite Sewer Main

Hanover Engineering reviewed video clips from the television inspection of the sewer from proposed manhole 1015 to the connection to the Township's collection system

UPPER SAUCON TOWNSHIP MUNICIPAL AUTHORITY MINUTES

Meeting Held Tuesday, July 5, 2022

4774 Saucon Creek Road

located west of Route 378 that conveys sewage from the Old Saucon Subdivision. The most recent inspection was on 6/10/22.

The developer with the assistance of the site contractor, attempted to repair the positions that were deficient as outlined in our previous letters.

We offer comments regarding the video inspection review of all the video clips of the sewer line to provide a comprehensive assessment of the current condition of the sewer main. The letter then listed 8 comments. Many of the sections had an approximate ½" or more of sag and should be repaired. The balance of the sections appeared to be in acceptable condition. The total length inspected was 294 feet.

The developer and/or their contractor shall eliminate these deficiencies within the sewer line from Manhole 1015 to the existing Manhole. An option is for the developer to enter into a flushing program with the Township.

Date of email: 6/20/22
Email from: James DeNave, PH&C, LLC
Email to: Andrew Bohl, Hanover Engineering
Subject: Old Saucon (Offsite Sewer Line)

Can you or Patrick define the parameters of a flushing program as offered in your letter as an alternative to satisfy the Township, so I can discuss this option with the owner?

Date of email: 6/22/22
Email from: Patrick Lambert, UST
Email sent to: Jim DeNave, PH&C LLC
Subject: Old Saucon (Offsite Sewer Line)

Was the access road through the field ever discussed with the owners so we can access manholes with our equipment?

Date of email: 6/22/22
Email from: Jim DeNave, PH&C LLC
Email sent to: Patrick Lambert, UST
Subject: Old Saucon (Offsite Sewer Line)

This is the first I'm hearing of a request for an access road. Do you have any specifics?

Date of email: 6/22/22
Email from: Patrick Lambert, UST
Email to: Jim DeNave, PH&C LLC
Subject: Old Saucon (Offsite Sewer Line)

I thought we discussed this in a phone call earlier in the year, as part of the flushing program for Old Saucon, with the ability to access the manholes. Currently we cannot

UPPER SAUCON TOWNSHIP MUNICIPAL AUTHORITY MINUTES

Meeting Held Tuesday, July 5, 2022

4774 Saucon Creek Road

access the manhole without an access road when the field is wet. The nature of the operation must allow the large flush truck and video truck to the site for flushing.

Date of email: 6/22/22

Email from: Jim DeNave, PH&C LLC

Email to: Patrick Lambert, UST

Subject: Old Saucon (Offsite Sewer Line)

I don't recall that, but if you can provide me with some specifics for that the Township wants to see, I can start the conversation with the owners.

Date of email: 6/23/22

Email from: Andrew Bohl, Hanover Engineering

Email to: Bruce Bush

Subject: TOA – Locust Valley Residential Community Punchlist for the Sanitary Sewer Pump Station and related improvements

Hanover Engineering and Paragon Engineering Services performed a site visit to determine the status of the subject. The developer's contractor, MGK Industries, Inc and the Township Sewer Dept. Staff were present for the visit.

The letter then listed the 12 things that needed attention before final acceptance by the Township.

Date of email: 6/23/22

Email from: Andrew Bohl, Hanover Engineering

Email to: Bruce Bush

Subject: Brinley Court Subdivision Final Plan Phase 1 Punchlist for the Sanitary Sewer Pump Station and related improvements

Hanover Engineering and Paragon Engineering Services performed a site visit to determine the status of the subject. The developer's pump station contractor, MGK Industries and the Township Sewer Dept. Staff were present for the visit.

The letter then listed the 7 items that needed attention before final acceptance by the Township.

Date of email: 6/23/22

Email from: Tom Dinkelacker, Norris-Law

Email to: Jim DeNave, Patrick Lambert, UST

Subject: Old Saucon (Offsite Sewer Line)

I assume that we have or will have an easement for the sewer line. Patrick, what are you looking for in terms of a road?

UPPER SAUCON TOWNSHIP MUNICIPAL AUTHORITY MINUTES

Meeting Held Tuesday, July 5, 2022

4774 Saucon Creek Road

Date of email: 6/23/22

Email from: Tom Dinkelacker, Norris-Law

Email to: Patrick Lamber, UST; Jim DeNave; Joe Piperato, Law

Subject: Old Saucon (Offsite Sewer Line)

Thanks Patrick. Jim – let me know if this presents any issues. At a minimum we need to get the easement recorded. I ask Joe to call me at his convenience.

Date of email: 6/23/22

Email from: J. Piperato, Eastburn and Bray, PC

Email to: Tom Dinkelacker, Norris-Law; Patrick Lambert, UST; Jim DeNave

Subject: Old Saucon (Offsite Sewer Line)

Can we please have the specs for the proposed road and the proposed flushing program. If a meeting is necessary to discuss these issues, we will be happy to accommodate. This matter predates my involvement in this project. Therefore, it may be best to schedule a meeting to discuss further.

Date of email: 6/24/22

Email from: Tom Dinkelacker, Norris-Law

Email to: J. Piperato, Eastburn – Gray; Patrick Lambert, UST; Jim DeNave

Subject: Old Saucon (Offsite Sewer Line)

I would rely on Andy Bohl and Kevin Chimics to address the issue, and I will pass the baton to them.

Date of email: 6/28/22

Email from: Andrew Bohl, Hanover Engineering

Email to: Bruce Bush

Subject: Traditions of America at Locust Valley Security Release Request 3

This letter recommends a release of \$131,367.30 to the letter of credit for the sanitary sewer improvements installed for TOA-Locust Valley land development project.

Date of email: 6/28/22

Email from: Andrew Bohl, Hanover Engineering

Email to: Bruce Bush

Subject: Brinley Court Phase One Off-site Water and Sanitary Sewer Improvements Security Release Request 1

This letter recommends a release of \$311,285.67 to the letter of credit for the offsite sanitary sewer improvements installed for Brinley Court.

Date of email: 6/28/22

Email from: Andrew Bohl, Hanover Engineering

Email to: Bruce Bush

Subject: Good Shepherd Rehab Hospital Security Release 2 – Sanitary Portion

This letter recommends a release of \$18,257.25 to the letter of credit for the sanitary sewer improvements installed for Good Shepherd.

UPPER SAUCON TOWNSHIP MUNICIPAL AUTHORITY MINUTES

Meeting Held Tuesday, July 5, 2022

4774 Saucon Creek Road

Date of email: 6/28/22

Email from: Andrew Bohl, Hanover Engineering

Email to: Bruce Bush

Subject: Estates at Saucon Valley Security Release Request 8 for 2759 and 3131 Flint Hill Road

This letter recommends a release of \$ 44,572.00 to the letter of credit for the sanitary sewer improvements installed for the subject project.

*****end of correspondence list for the July meeting

CORRESPONDENCE COMMENTS:

None

SOLICITOR'S REPORT:

The Solicitor's Report dated July 5, 2022, was presented by Solicitor Brienza.

Solicitor Brienza said that the Mt. Trexler Manor cost sharing agreement should be finalized this month. He is hoping to schedule a meeting with the developer to coordinate the public meetings that will be held in the fall.

Solicitor Brienza said that it looks as though the Township may enter into a flushing agreement with Old Saucon. Gary will be preparing the agreement once he has all the requirements.

ENGINEER'S REPORT:

Andy Bohl, PE, presented the Engineer's report dated June 30, 2022.

Mr. Bohl said that the Mt. Trexler Manor plans for part 2 are almost ready to submit to the state for the pump station alignment. The Ohl's subdivision approval will be on the agenda for the next Board of Supervisors meeting.

Mr. Bohl told the Authority that for the Oakhurst sewer extension the punch list and final payment are the only outstanding items.

Mr. Bohl said a pre-construction meeting was held June 21 for the Corporate Parkway project but a Notice to Proceed will not be issued until the insurance documents are approved by the Township Solicitor.

Mr. Bohl noted that Coopersburg had no exceedances during June.

Mr. Bohl indicated that a walk-through with the Electrical Engineer at the Brinley pump station was done on June 21 so a punch list for the pump station has been issued. He has a request for release of security for off-site improvements.

Mr. Bohl told the Authority that TOA is also asking for a release to be approved tonight.

UPPER SAUCON TOWNSHIP MUNICIPAL AUTHORITY MINUTES

Meeting Held Tuesday, July 5, 2022

4774 Saucon Creek Road

Mr. Bohl noted that the Old Saucon development still has sags in the sewer line. They're asking for a dollar amount for the flushing program. There is no way to accurately estimate this since the development is less than 50% complete. Any estimates or figures given will be a complete guess. The Township Solicitor wants a caveat in the agreement that once this development is built out, if the current issue gets worse or additional issues arise the developer will be held responsible for all repairs.

Mr. Bohl said that a section of sewer line at Estates at Saucon Valley has been TV'd, reviewed and accepted. The sewer lines look very good compared to other developments currently under construction. They are also looking for a security release tonight.

Mr. Bohl also noted that Good Shepherd is looking for a security release tonight as well.

Mr. Bohl told the Authority that he is hoping to have a rough draft of the 537 completed this month.

SUPERINTENDENT'S REPORT:

Mr. Lambert told the Authority that there is also a sag in the sewer line at TOA and they may look to do a flushing program as well.

Mr. Lambert informed the Authority that after meeting with the new Director of Roads they are trying to work together to coordinate road replacement projects with areas where water or sewer lines need to be upgraded or replaced before they redo the road.

Mr. Lambert said that the Oakhurst extension has a few residents interested in connecting in the near future.

Mr. Lambert informed the Authority that a sewer meter was installed on the Locust Valley line and two new meters were installed in Coopersburg but since then, we haven't had any rain.

Mr. Lambert said that the new garage retention basins issues and outstanding punch list items have been discussed with Charlie at Hanover Engineering. The retention basins aren't draining, and the punch list items remain unresolved. Ankewicz has been totally unresponsive, and their bond expires at the end of July so Hanover will have to go after their bond company to get these issues fixed.

TREASURER'S REPORT:

John Guignet presented the treasurer's report for Mr. Sullivan. He reported that there were no disbursements this month so with interest the balance stands at \$778.55. The report does not need approval.

Motion was made and seconded to approve the Treasurer's Report of July 5, 2022, as presented.

UPPER SAUCON TOWNSHIP MUNICIPAL AUTHORITY MINUTES

Meeting Held Tuesday, July 5, 2022

4774 Saucon Creek Road

Motion passed unanimously.

MOTION (S):

A motion was made and seconded to approve Bruce Bush to submit the ordinance letter to Tom Beil and the Board of Supervisors for adoption.

Motion passed unanimously.

A motion was made and seconded to release letter of credit funds in the amount of \$131,367.30 to TOA Locust Valley. REF: Hanover Engineering letter dated 6/28/2022.

Motion passed unanimously.

A motion was made and seconded to release letter of credit funds for Brinley Court off-site sanitary sewer improvements in the sum of \$311,285.67. Ref: Hanover Engineering letter dated 6/28/22.

Motion passed unanimously.

A motion was made and seconded to release letter of credit funds for the Estates at Saucon Valley in the sum of \$44,572.00. Ref: Hanover Engineering letter dated 6/28/22.

Motion passed unanimously.

A motion was made and seconded to release letter of credit funds for Good Shepherd Rehabilitation Hospital in the sum of \$18,257.25. Ref: Hanover Engineering letter dated 6/28/22.

Motion passed unanimously.

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. Bruce noted that this has been hanging out there since at least 2018. Patrick noted that he has included the sewer tapping fee review in next year budget.

NEW BUSINESS:

ANNOUNCEMENTS:

The next scheduled meeting of the Authority will be Monday, August 1, 2022 @ 6:00 PM at the Water and Sewer Building.

UPPER SAUCON TOWNSHIP MUNICIPAL AUTHORITY MINUTES

Meeting Held Tuesday, July 5, 2022

4774 Saucon Creek Road

ADJOURNMENT:

With there being no further business to discuss, the meeting of the Upper Saucon Municipal Authority was unanimously adjourned at approximately 6:45 pm.

Respectfully submitted,

Zachary Karasek
Secretary

