

**APPROVED**

**WALLACE TOWNSHIP MUNICIPAL AUTHORITY  
MARCH 13, 2007**

The Wallace Township Municipal Authority meeting of Tuesday, March 13, 2007, was called to order at 7:05 PM in the Municipal Building by the Chairman.

Members present: Barbara D'Angelo, Chairman  
Tom D'Angelo  
Steve DePedro

Also in attendance: Steve Riley, Entech Engineering  
Tim Wloczewski, Township Building Inspector (arrived at 8:15 PM)

**PUBLIC COMMENT**

None.

**MINUTES**

On a motion by Mr. DePedro, second by Mrs. D'Angelo, the minutes of the February meeting were unanimously approved as written.

**CORRESPONDENCE**

1. Clean Water, Inc., dated 3/11/07, re: Operator's monthly report.
2. J. Keath Fetter, Esq., dated 3/09/07, re: Solicitor's monthly report.
3. Entech Engineering, Inc., dated 3/08/07, re: Engineer's monthly report.
4. Larry Hepner, dated 3/05/07, re: maintenance of drip irrigation fields for Hankin project.
5. Heritage Building Group, dated 1/25/07, re: Escrow Release Request #10 for Highspire Estates.
6. Memo from Entech Engineering, Inc., dated 2/28/07, re: review of revised plans submitted by E.B. Walsh & Assoc. for the Hankin project based upon 12/31/06 review letter issued by SC Engineers, Inc.
7. Entech Engineering, Inc., dated 3/09/07, re: review and approval of amended escrow release #10 for Highspire Estates.

**TREASURER'S REPORT**

The following bills were presented for consideration:

- a. Verizon - **\$58.70** for phone @ operations bldg.
- b. Clean Water, Inc. - **\$1,250.00** for operator services (February)
- c. Jan Bednarchik - **\$924.22** for secretarial services (February & postage)
- d. PECO - **\$859.05** for electric @ main pump station & Devereux
- e. Entech Engineering - **\$7,068.93** for engineering services (1/27 – 2/23/07)
- f. S C Engineers, Inc. - **\$597.57** for engineering services (12/04 – 12/31/06 Hankin)
- g. Swartz Campbell - **\$1,263.00** for legal services (February)
- h. Ink's Disposal Service - **\$350.00** for cleaning main pump stations & 401 Fairview
- i. Analytical Labs - **\$51.60** for lab testing (February)

- j. PreDOC - **\$660.00** for repairs @ 401 Fairview Road
  - k. Daily Local News - **\$215.20** for legal notices (rescheduled mtg., DASD & Hankin workshops)
  - l. Wallace Township - **\$2,094.00** for property insurance and labor (January)
- TOTAL: \$15,392.27**

Mr. DePedro moved to approve invoices “a” through “l” above as presented. The motion was seconded by Mrs. D’Angelo and was unanimously approved. The sum of \$15,392.27 will be reimbursed to the Municipal Authority from the various review/construction escrow accounts.

The two CDARS investment accounts at National Penn Bank matured on 2/08/07. The Secretary was directed to retain sufficient funds to cover the cost of the spray field improvement project and reinvest the remaining funds.

### **ELEMENTARY SCHOOL PROJECT**

Mr. Riley commented that the contractor is making good progress on the installation of the school’s sewer line across the spray field, and the installation should be complete by the end of next week. Mr. D’Angelo expressed some concern about the method being used to backfill the 10” pipe. The contractor is using a machine to backfill to grade and is not packing the loose fines underneath the pipe, so settling along the trench will likely occur. The plans require native fill to be used for backfilling rather than stone to prevent the migration of water along the trench. Mr. D’Angelo emphasized the importance of televising the line after it has had water in it, and recommended that Pipe Data View Services be utilized immediately to televise the line. He also strongly suggested that numerous photographs be taken of the installation, including the repairs and the bentonite water dams along the trench and at the manholes, and anything else that has a potential to cause a problem at a later time. The video and photographs should be formatted on a disk with a copy provided to the Authority for the project file. In addition, Mr. Riley will contact E.R. Stuebner, the General Contractor, to confirm they will be using the electrofusion coupling rather than the stainless steel full circle clamp for the pipe joints.

### **OPERATOR’S REPORT**

Flow and sampling data collected for the month of February indicate the plant was compliant with the permit conditions.

There were no emergency visits in February, but several emergency visits requiring repairs have been recorded so far in March.

An application for an Algicide Permit was completed and submitted to the PA Fish and Boat Commission for review and approval.

The Operator noted that storage capacity is limited and spray irrigation needs to start very soon. He is hopeful the spray field improvements will be completed by Guardian without further delay to allow spraying to begin by April 1<sup>st</sup> at the latest.

**SOLICITOR'S REPORT**

A hearing is scheduled for April 10<sup>th</sup> to consider a confirmation plan in the Nancy McDonough bankruptcy proceeding. It does not appear that she will be able to present an acceptable payment plan. Delinquent notices have been sent to Baum, Bright, Hammond, N. McDonough, Souden, Strange, J. Trego, and Williams for nonpayment of the first quarter user fees. Municipal claims will be filed in mid-April against those who remain unpaid.

There has been no activity on the Hankin project since the last report. The sewer construction agreement is awaiting approval by the Township.

Heritage's attorney will be providing the final sewer construction and escrow agreements for the Brandywine Hill project for the Authority's approval. There are a few minor omissions, but the Solicitor finds them to be in order for signature.

Regarding the escrow required for the pump and haul operation at Highspire Estates, Mr. Fetter clarified that a letter of credit is basically the equivalent of cash, whereas a bond is essentially an insurance policy. Per the discussion at the last meeting, Mr. Fetter gave notice to Heritage's attorney that the Authority will accept \$10,000 cash if the balance of \$15,000 is secured by letter of credit. Heritage's attorney, Mike Wodotinsky, has again requested permission to pay \$10,000 in cash and post a \$15,000 bond along with a pledge that, if it becomes necessary, Heritage will pay any amount over \$10,000 within thirty days rather than make the Authority file a claim against the bond.

The consulting services agreement with Entech has been reviewed and recommendations were provided in a separate memorandum.

Mrs. D'Angelo mentioned that Mike Kimble of The Hankin Group requested the Authority Solicitor attend the next Township meeting on Thursday, March 15, to answer any remaining questions the Supervisors may have about the sewer construction agreement. This request was forwarded to Mr. Fetter via e-mail.

Mr. D'Angelo advised he spoke to Mr. Yuhas prior to the meeting to discuss the pump and haul escrow for Highspire Estates, and Mr. Yuhas concurs with the Solicitor's suggestion to require the escrow to be funded in cash or letter of credit. Mrs. D'Angelo moved to require the entire \$25,000 escrow for the Highspire Estates pump and haul program to be posted in the form of cash or letter of credit as recommended by the Solicitor. Mr. DePedro seconded the motion, and it was unanimously approved.

**ENGINEER'S REPORT**

Highspire Estates/Rorke Project –Construction on the treatment plant building continues. A site meeting was held on 2/26/07 with Metz Engineers, Pikeland Construction, Heritage, Evans Mill Environmental, and Tim Wloczewski. Pikeland Construction will be providing weekly updates of completed and planned work to be performed. A follow-up meeting was held on 3/05/07 to

review additional escrow values in advance of the March meeting, and all parties are now in agreement with the figures in the current escrow release request. Mr. Riley noted that two issues came up at the February 26<sup>th</sup> meeting that require the Authority's input. The first involves the propane tank for the pump station generator. The original plan showed the propane tank below grade, and now Heritage has requested permission to install the tank above grade. The tank will not be visible from any of the dwellings, and the Township Inspector said he has no objection from a codes perspective. The other matter concerns a suggestion to consider the installation of security bars on the windows at the treatment plant. This comment was offered due to some security issues involving the construction trailer on the site. The Authority agreed with the suggestion to install security bars on the windows due to the remote location of the treatment plant. The security bars will be installed on the exterior to allow the windows to be opened for ventilation. The security issue prompted the Chairman to ask whether the propane tank would also need to be secured. Mr. D'Angelo questioned the reason why Heritage is requesting this change. Mr. Riley will get more information about the propane tank for further discussion.

Hankin Project – Mr. Riley completed a review of the water distribution and sanitary sewer system plans for the project as a follow-up to the third review letter issued by SC Engineers in December, and a review memo was provided in advance of the Township Planning Commission meeting. A cursory review of the Design Engineer's Report and plans prepared by Ebert Engineering for the wastewater treatment plant and pumping stations has also been completed, and comments will be forwarded to Ebert Engineering. Mr. D'Angelo commented that shrink wrap should be required around all of the manholes to seal the lids, and this requirement should be added to the Authority's Standard Specifications. Mr. Riley will also pull Entech's standards on vacuum testing for the Authority's consideration. Mrs. D'Angelo noted the Planning Commission did vote to recommend approval of the preliminary plan, and that recommendation includes locating the water line for the northwestern portion of the property along Little Conestoga Road with fire hydrants along the road for the benefit of the residents. The Planning Commission has been unable to get a response from the Fire Marshal about whether the water pressure is adequate for the hydrants. Therefore, Mrs. D'Angelo agreed the Municipal Authority would address this issue. Mr. Riley advised he requested a hydraulic analysis of the entire water distribution system, and that will answer the question about water pressure in the fire hydrants. With regard to management of the drip fields, a letter was received from Larry Hepner, Soil Scientist, in response to the request of Natural Lands Trust that the fields not be mowed from March 15 through July 15 in order to protect nesting birds. In his letter of 3/05/07, Mr. Hepner noted the growth will begin early in the spring and will be much more vigorous in the drip field than in the surrounding fields due to the additional moisture and nutrients from the wastewater. He stressed the importance of regularly mowing the field, at least monthly, to prevent smothering of the vegetation by the clippings.

Springton Manor School – An on-site meeting was held on 2/21/07 with the DASD design team and Tom D'Angelo to discuss options for installation of the sewer line. Revisions were agreed to and formalized by memo to DASD. These changes have been incorporated into the design drawings. Revised drawings for construction were issued and construction began on 3/06/07 with completion expected by the end of the month.

Glenmoore Treatment & Disposal System – Castle Valley was used to assist with marking out the existing location of the spray field piping, and the Township Road Crew was used to excavate test pits to locate the existing spray field lines. All of the connection points were exposed in the field to allow Guardian to begin work. Entech, Castle Valley and Guardian met at the site on March 5, and Guardian was scheduled to begin work on Monday, March 12. Earlier today, however, Guardian faxed a letter requesting permission to utilize the services of a subcontractor, Cloudburst, for the completion of the piping work. They anticipate mobilizing at the site on Thursday, March 15. Mr. Riley said he would be willing to consider a subcontractor, but not to start this Thursday because of the time required for background checks and to obtain the necessary insurance certificates. He will contact Guardian to provide references and the insurance certificates for Cloudburst and advise that the project will need to be postponed until early June when the need to spray is not as critical. Guardian also provided another letter in response to the Engineer's request for a credit due to the deletion of the contract requirement for furnishing and installing ball valves on the spray risers since they were previously installed by the Operator. Guardian has offered a credit of only \$1,000 for the seventy-one ball valves. The Engineer will also ask Guardian to revisit this issue and refine its calculations based on the actual value of the 1 ½" brass ball valves plus labor costs. A Change Order will be prepared to extend the project completion date.

Chapter 94 Report – Work has begun on the 2006 Chapter 94 Report. Issues identified by DEP in their review letter of the 2005 Chapter 94 Report will be addressed in the 2006 Report, such as the inclusion of a map of the facility. The Engineer is obtaining GIS data from Chester County to prepare the map. The report will be completed and delivered to the Chairman for signature prior to the filing deadline of March 31.

Brandywine Hill – A pre-construction meeting is scheduled for Tuesday, March 20, at 1:00 PM in the Township Building.

### **OLD BUSINESS**

Tim Wloczewski, Township Building Inspector, inquired about the status of the escrow for the pump and haul operation at Highspire Estates. He advised that Heritage has requested a final inspection next week for Lot #5, and he will not issue a Use & Occupancy Permit if the escrow is not in place. The Chairman advised the Authority will require Heritage to provide the \$25,000 escrow in the form of cash or letter of credit.

Mrs. D'Angelo moved to approve the final sewer construction agreement and escrow agreement from Heritage Building Group for the Brandywine Hill Subdivision as recommended by the Solicitor. Mr. DePedro seconded the motion, and it was unanimously approved.

Mr. Riley has begun looking into modifying the Authority's Standard Specifications as discussed at the last meeting regarding plantings, easements, and vertical separation between water and sewer lines. In addition, consideration will be given to adding or amending provisions regarding vacuum testing and requiring shrink wrap around the manholes to seal the lids.

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The Solicitor provided a memorandum with his comments on the consulting services agreement proposed to be used by Entech Engineering. Mr. Riley explained that Entech uses the agreement for its municipal clients to define the scope of work, schedule, and budget for various projects. The Solicitor's comments as well as Mr. Yuhas' comments will be provided to Entech for its consideration in modifying the agreement to address the Authority's concerns.

Statement of Financial Interests forms are due by May 1, 2007.

### **NEW BUSINESS**

Ms. D'Angelo moved to approve Escrow Release #10 from the construction escrow for the Highspire Estates project in the amended amount of \$101,200 per the recommendation of the Consulting Engineer. Mr. DePedro seconded the motion, and it was unanimously approved. The escrow balance is \$529,815.

The Pennsylvania Municipal Authorities Association announced the following upcoming events:

- Spring Management Workshop on 4/23/07 in Hershey (\$85).
- Fall Dinner Meeting on 4/19/07 at Fisher's Tudor House in Bensalem (\$35).
- PMAA Annual Conference & Trade Show will be held on Sept. 23-26 at the Penn Stater Conference Center in State College.

Mrs. D'Angelo reported she attended the PMAA Board Member Workshop in Bethlehem on March 8 and found it to be very useful and informative.

### **ADJOURNMENT**

Mrs. D'Angelo moved to adjourn the meeting at 8:35 PM. Mr. DePedro seconded the motion and it was unanimously approved. The next meeting is Tuesday, April 10, 2007.

Respectfully submitted,

Jan C. Bednarchik  
Secretary