



Pocopson Township

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Board of Supervisors Work Session Meeting Minutes Wastewater Treatment Facility (WWTF)/The Preserve at Chadds Ford Thursday, 1:30 P.M., November 20, 2014

In attendance: Supervisors – Ricki Stumpo, Georgia F. Brutscher, Barney Leonard; Craig Kologie, Castle Valley Consultants, Inc., Sewage Consultant; Ross Unruh, Esquire, Township Solicitor.

1. Call to Order: Stumpo called the Work Session to order at 1:30 P.M.

2. Castle Valley Consultants: Kologie reviewed the following documents:

- a) Draft content for the proposal for purchase or lease of the WWTF;
- b) Annual CPI 2000 to 2009
- c) Major Equipment Schedule of Values
- d) Capital Reserve Fund Estimate
- e) Sewer Construction and Easement Agreement
- f) WWTF Estimated Budget/Projected Monthly Rate

Kologie reported that the Delaware County Regional Water Quality Control Authority (DELCORA) is doing a satisfactory job operating the WWTF. Kologie and Unruh provided historical background with regard to the Township's acquisition and sale of the Riverside at Chadds Ford WWTF. By way of comparison, they also provided information on the rate structures for a number of facilities in Chester County. In part, the rate structure is an economy of scale given the expense factors for each facility, i.e., electricity, maintenance, etc. Capital reserve components are critical and often difficult for the end users of the facility to understand, particularly, if an end user/resident plans to reside in a dwelling for, say just 5 years. In addition, end users/residents must understand that WWTF sewer rates are flat rates and not metered usage.

Kologie and Unruh answered questions with regard to identifying responsible parties in the event of a failure of a WWTF. Kologie noted that ultimately, in the view of the PA Department of Environmental Protection, the Township is the responsible entity.

It was reported that Toll Brothers has nearly completed the WWTF punch list items. They are ready to offer dedication of the WWTF as a public improvement. Kologie suggested a concurrent process that includes the following:

- A. drafting an agreement of sale for the WWTF that will formalize: i) actual closing date dependent upon Toll Brothers satisfying the terms of the Sewer System Agreement between Toll Brothers and the Township; ii) payment of the purchase price and all legal, engineering, and administrative costs as same relates to the sale of the facility to be paid in full at closing; and

- B. contacting DELCORA to have them prepare their offer for the facility.

Questions and comments to be addressed specific to The Preserve WWTF transfer:

1. To what extent is the open space tied into the WWTF agreement?
2. Can the Township accept dedication of the WWTF if the open space and trails are not complete, specifically if outstanding issues for open space and trails will not be resolved until spring 2015?
3. The WWTF was designed to include capacity for the Baily Farm and a number of residents on Corinne and Locust Grove Roads with no tapping fees anticipated. What is the status of the Baily Farm hook-up?
4. Is it feasible to include in the closing roadbed repair costs for a portion of Locust Grove Road? Brutscher will check with Mark Knightly, Public Works Director, with regard to costs to remediate a portion of Locust Grove Road damaged by construction vehicles.
5. Board agrees to include in the transfer documents a requirement for semi-annual township inspections of the facilities.

3. Adjournment: At 2:30 P.M., Brutscher moved, Leonard seconded, to adjourn the meeting; motion unanimously approved.

Susan Simone, Administrative Secretary

Ricki Stumpo, Chair