

TOWNSHIP OF FALLS AUTHORITY

REGULAR MEETING

August 26, 2015

The regular monthly meeting of the Township of Falls Authority was held on Wednesday, August 26, 2015, in the conference room at 557 Lincoln Highway, Fairless Hills, PA, at 7:30 P.M.

Salute to the Flag

Roll Call – Anthony Rosso, Chairperson, James Goodwin, Vice Chairperson, John Palmer, Treasurer, Bill Beier, Secretary and Brian Binney, Board Member were present. Edward Zanine, Authority Solicitor, Tom Beach and Vanessa Nedrick, Authority Engineers, Timothy Hartman, Executive Director, Edna Miller, Business Manager and Megan O’Neill, Recording Secretary were also present.

Item #1 – Solicitor’s Report on the Executive Session – Edward Zanine reported the Executive Session consisted of personnel matters and administrative actions.

Item #2 – Approve Meeting Minutes of July 22, 2015 – Bill Beier made a motion to approve the July 22, 2015 minutes. John Palmer seconded the motion.

Poll of the Board:

Brian Binney	Yes
Bill Beier	Yes
John Palmer	Yes
James Goodwin	Yes
Anthony Rosso	Yes

Motion Carried 5-0.

Item #3 – Public Comment – John Palmer made a motion to open Public Comment. Bill Beier seconded the motion.

Amy Fox (726 Beaumont Road), Melanie Bidlingmaier (636 Chatham Road), Debbie Mazzochi (954 Trenton Road), Michael Hofmann (275 North Olds Blvd), Michael Brown (279 North Olds Blvd), Ian Hartnett (271 North Olds Blvd), and Joe Stines (815 Auburn Road) spoke to the Board regarding the discolored water they have been experiencing in their home.

The Authority Engineers Vanessa Nedrick and Tom Beach addressed the attendees about iron in drinking water and consulted water system maps to better understand where the problems are occurring.

The Board informed the customers they will look into the issue. The Board directed Timothy Hartman to keep the customers informed bi-weekly.

John Palmer made a motion to close Public Comment. Bill Beier seconded the motion.

Item #4 – Solicitor’s Report – Edward Zanine had nothing to report.

Item #5 – Engineer’s Report –

Headley Pump Station – Vanessa Nedrick presented the Board with Change Order # 1 in the amount of \$5,099.74 for additional work done.

Bill Beier made a motion to accept Change Order #1 in the amount of \$5,099.74. John Palmer seconded the motion.

Poll of the Board:

Brian Binney	Yes
Bill Beier	Yes
John Palmer	Yes
James Goodwin	Yes
Anthony Rosso	Yes

Motion Carried 5-0.

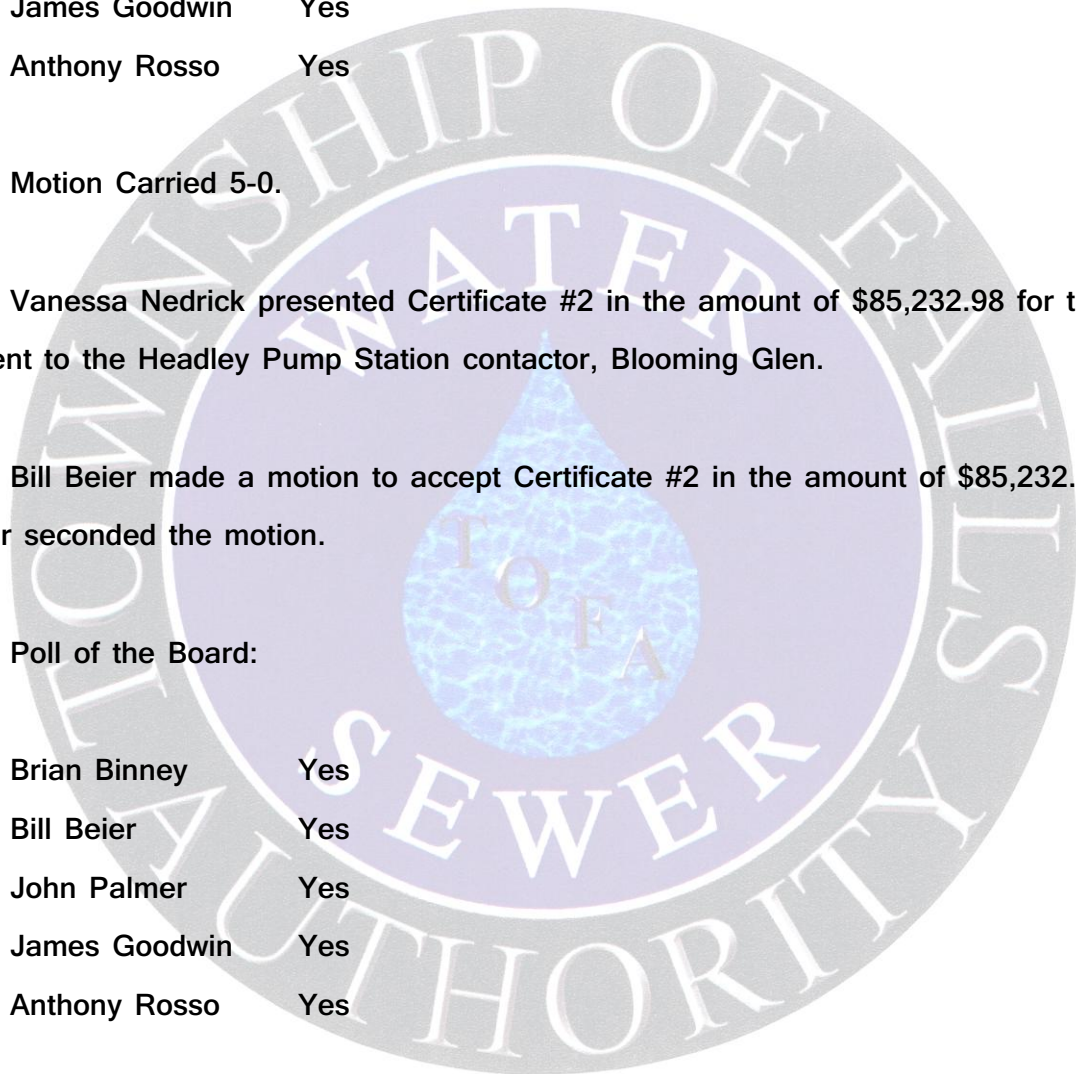
Vanessa Nedrick presented Certificate #2 in the amount of \$85,232.98 for the final payment to the Headley Pump Station contactor, Blooming Glen.

Bill Beier made a motion to accept Certificate #2 in the amount of \$85,232.98. John Palmer seconded the motion.

Poll of the Board:

Brian Binney	Yes
Bill Beier	Yes
John Palmer	Yes
James Goodwin	Yes
Anthony Rosso	Yes

Motion Carried 5-0.



Queen Anne Interceptor Investigation – Vanessa Nedrick informed the Board that the plumber has been making repairs at Levittown Trace Apartments to remove surface water from TOFA's sewer system.

Facilities Needs Study – Vanessa Nedrick presented the Board with the Facilities Needs Study for their review.

Deon Square – Vanessa Nedrick informed the Board the contractor is ready to move forward with the project.

Draft agreement with BCWSA – Vanessa Nedrick reported that she and Edward Zanine conferred to make changes to the agreement.

Edward Zanine will forward the agreement to the Falls Township Solicitor for comment.

Falls Township Act 537 Plan Update – Vanessa Nedrick informed the Board that Authority Staff and Professionals have met with the Falls Township Manager, Solicitor and Engineers regarding the outstanding issues.

Vanessa Nedrick informed the Board that the Act 537 Plan will be presented to the Township next month.

Item #6 – Executive Director's Report – Tim Hartman presented the Board with a proposal for three temporary meters to be installed at the Neshaminy Interceptor.

Bill Beier made a motion to install temporary flow meters for 30 days at a cost of \$9,700.00. John Palmer seconded the motion.

Poll of the Board:

Brian Binney	Yes
Bill Beier	Yes
John Palmer	Yes
James Goodwin	Yes
Anthony Rosso	Yes

Motion Carried 5-0.

557 Lincoln Highway Lease - Dick Trimble gave a presentation to the Board on how the rental space and utilities would be listed.

Tim Hartman recommended the Board hire Dick Trimble to list the rental space at 557 Lincoln Highway for one year.

Bill Beier made a motion to hire Dick Trimble to list the rental space. John Palmer seconded the motion.

Poll of the Board:

Brian Binney	Yes
Bill Beier	Yes
John Palmer	Yes
James Goodwin	Yes
Anthony Rosso	Abstained

Motion Carried 4-0-1.

Home Serve USA - Dan Guest from Home Serve USA gave a presentation on what his company offers to both the customer and the Authority.

Tim Hartman recommended the Authority partner with Home Serve USA to offer customers insurance on the homeowners' water and sewer lines.

James Goodwin made a motion to partner with Home Serve USA, Bill Beier seconded the motion.

Poll of the Board:

Brian Binney	Yes
Bill Beier	Yes
John Palmer	Yes
James Goodwin	Yes
Anthony Rosso	Yes

Motion Carried 5-0.

Tim Hartman recommended the Board hire Concord Financial to be the Authority's financial advisors.

Bill Beier made a motion to hire Concord Financial at a rate of \$175.00 an hour. James Goodwin seconded the motion.

Poll of the Board:

Brian Binney	Yes
Bill Beier	Yes
John Palmer	Yes
James Goodwin	Yes

Anthony Rosso Yes

Motion Carried 5-0.

Tim Hartman recommended that the Board to enter into a three year agreement with BCWSA for sewer and water line repairs at the Authority's sole discretion.

Bill Beier made a motion to enter into an agreement with BCSWA for line repairs. James Goodwin seconded the motion.

Poll of the Board:

Brian Binney	Yes
Bill Beier	Yes
John Palmer	Yes
James Goodwin	Yes
Anthony Rosso	Yes

Motion Carried 5-0.

Item #7 - Review of Bill List - Bill Beier made a motion to approve the bill list for August 26, 2015, in the amount of \$460,465.79. Brian Binney seconded the motion.

Poll of the Board:

Brian Binney	Yes
Bill Beier	Yes
John Palmer	Yes
James Goodwin	Yes
Anthony Rosso	Yes

Motion Carried 5-0.

Item #8 – Board Comment –Bill Beier would like to thank everyone.

Adjournment –John Palmer made the motion to adjourn the meeting at 9:05 P.

M. Bill Beier seconded the motion. All were in favor. The motion carried 5-0.



Township of Falls Authority
Engineering Status
August 26, 2015

New Business:

- 1) **I-95/Turnpike Interchange:** The Pennsylvania Turnpike Commission (PTC) is proposing the construction of an interchange connecting I-95 and I-276. The proposed construction affects the Authority's Queen Anne Interceptor at two locations. On November 8th, Authority staff met with the Turnpike's Engineers and Project Managers to discuss the impacts. All conflicts were addressed and the Turnpike will design and construct the resolutions to the conflicts. Costs are still being worked out. Progress/Project Status meeting was held on July 17, 2014. The PTC is currently working on the design of the next phase of the project. RVB is reviewing plans for the I-95 section of the project. PTC is requested TOFA sign affidavit so interceptor work can be incorporated into the project at no-cost to TOFA. RVB and Staff met with contractors on Phase I of project on December 8, 2014. RVB reviewed final design for Phase II of project. PTC approved incorporation of RVB Inspection Costs in Phase II of the project. RVB provided inspection costs to PTC's Project Manager. Reimbursement agreement was sent to Executive Director for signature. **Phase II will be starting construction in October. Will coordinate with PTC to attend pre-construction meeting.**
- 2) **Norfolk Southern Morrisville Intermodal Yard:** Plans were approved at last month's board meeting. Applicant must enter into service agreement with Authority and pay all applicable connection fees and post inspection and construction escrows. Norfolk Southern provided cost estimate for review and approval. Escrow amounts were determined. Preconstruction meeting held on October 16, 2014. Construction of water and sewer work will begin in a week. **Construction is on-going. Nothing to report at this time.**
- 3) **Headley Pump Station:** Discussion on assessing penalties and fines for businesses who violate TOFA's regulations on industrial waste discharges and/or Philadelphia's Industrial Pretreatment Program. Penalties and fines are recommended to subsidize TOFA's costs to repair equipment (pumps, force mains, wet wells, etc.). Meeting with Siemens was held on March 27th. Siemens was contacted to request an update of their investigation. Second meeting was held on May 23rd. Requested operation records for all sampling dates provided. Sampling began on June 19th and will occur twice a month. Laboratory was directed to reduce monitoring frequency to quarterly sampling. Directed laboratory to include chloride sampling with current

sampling Board directed RVB last month to assess the station and recommend repairs or upgrades. RVB met with Authority staff on March 11th to discuss current issues and necessary repairs/upgrades. Report was distributed to Board Members on May 7, 2014. Design and specifications are in review with Authority staff. Bid opening was held on November 12th at 10:00 AM. Notice of Intent to Award was issued on November 19th to Advanced Rehabilitation Technology (ART) in the amount of \$83,000.00. RVB evaluated ART's documents to determine if the contractor met the responsible contractor requirements. RVB determined that Advanced Rehabilitation Technology is not a responsible contractor. Blooming Glen is the next lowest bidder with a bid amount of \$98,755.00. Blooming Glen is a responsible contractor and has provided documentation to confirm it meets the requirements. Board awarded project to Blooming Glen Contractors on January 17, 2015. Notice To Proceed was issued for work to begin May 26, 2015. Recommended approval of Payment Certificate #1 in the amount of \$18,621.76. **Project is completed pending addressing any punch list items. Recommend payment of CO#1 in the amount of \$5,099.74 and Payment Certificate #2 Final in the amount of \$85,232.98.**

- 4) **Queen Anne Interceptor Investigation:** Based on the high flows recorded by BCWSA meters, RVB with the assistance of Authority staff, located creek crossings along the interceptor that may explain the increase of flows. Received quote from Flow Assessment Services for Flow Monitoring. Waiting to receive quote from Tri-State Grouting for Televising the Interceptor. Flow meters were installed on July 2, 2014. Authority Staff was provided access to BCWSA flow monitoring records. RVB was able to compare readings. Tri-State televised the interceptor September 29th to October 3rd. Manhole lining work will began the week of November 17th. Tri-State televised the Bristol connections with heavy flows on November 7th. RVB has not been able to access flows from BCWSA's meters since December 2015. RVB followed up with Bristol Township regarding communication with Levittown Trace Apartments. Letter was issued to Bristol Township Manager for signature and mailing. RVB spoke with management of Levittown Trace Apartments. RVB forwarded copies of the inspection video and pictures to management. A site meeting will be scheduled once management reviews the materials. **Site meeting was held and work began the week of August 10th.**
- 5) **Facilities Needs Study:** RVB was asked by the Board to provide a proposal to inspect and evaluate the Authority's sewage pump stations, potable water interconnects, and elevated potable water tanks and provide a report on recommended improvements and/or upgrades with costs. RVB submitted proposal to Authority for review. Grant opportunities are available for energy reduction projects. RVB has completed site inspections and has begun writing the report. Will discuss Nottingham Pump Station at meeting. **Report is being finalized.**

- 6) **Freeman's Farm:** A proposed 15-unit townhome development located in Lower Makefield Township. The project is located in TOFA's contract and retail service areas. Project was approved by the Board in June 2012. Project is ready to begin construction but sanitary sewer agreement is not in place. RVB requested cost estimate to determine escrows for agreement. Applicant provided cost estimate. Sanitary sewer agreement has been executed and tapping fees were paid. **Construction is underway.**
- 7) **640 Lincoln Highway:** An existing garage and 1-bedroom apartment building will be demolished and a proposed 2-story building will be constructed. The building will consist of a commercial use on the first floor and 3 apartments on the second floor. RVB reviewed the plans. Applicant revised the plans to include a commercial use with 3 apartments on the first floor and 4 apartments on the second floor. **Nothing to report at this time.**
- 8) **550 W. Trenton Avenue (Rite Aid Pharmacy):** Former Acme Supermarket site is being redeveloped to include a, Rite-Aid Pharmacy, and a two fast food restaurants. RVB reviewed the plans and issued a review letter in June. Applicant is working on revising the plans and resubmitting to the Township and TOFA. **Revised plans were submitted to TOFA and reviewed by RVB.**
- 9) **Deon Square:** New land development includes the construction of a CVS Pharmacy and a bank. RVB determined that 5 EDUs are needed to support the project. DEP approved the phased development of the site. Bristol scheduled a preconstruction meeting for May 26, 2015. **Authority Solicitor is drafting water and sewer service agreement.**
- 10) **Flow Monitoring Installation and Maintenance Project:** Upon evaluating the flows of the Queen Anne Interceptor on a temporary basis to determine sources of inflow and infiltration, RVB recommended that the Board install temporary and permanent flow meters to further target and evaluate known sources of I/I, determine the effectiveness of previous I/I projects, and to monitor flows in areas prior to I/I work. RVB generated bid documents to purchase and install 2 permanent flow meters and to rent 6 temporary meters. The bid opening will occur on December 17th at 10:00AM. RVB recommends the installation of 1 permanent flow meter. **Meter was installed on August 6th. RVB submitted proposal to coordinate and manage the installation of 3 temporary flow meters per DEP's recommendation. Will discuss at meeting.**
- 11) **915 Old Lincoln Highway:** Extra Space Storage facility is proposing a 1,200SF building for office space. The application is for water and sewer service. **Will discuss at meeting.**

12) Viking Associates: The project, located along Trenton Avenue consists of a 40-unit townhome development. RVB performed two reviews for the proposed water and sewer connections. Plans were approved at July's meeting. Reviewed Water/Sewer Service Agreement and Letter of Credit. Reviewed Component 3 Planning Module for Applicant for submission to PADEP. RVB reviewed submittals. Held preconstruction meeting with Contractor. **Construction is on-going.**

13) Chatham Road Water Investigation: RVB was asked to investigate the rusty water complaints on Chatham Road with Authority staff and provide a recommendation based on the investigation. Witnessed the flushing operation of Auburn, Trenton, South Queen Anne, and South Olds Boulevard on November 1, 2013. Authority staff will perform directional flushing in the area. Directional flushing occurred on April 15, 2015. **Nothing to report at this time.**

14) Draft Agreement with BCWSA: BCWSA is in the process of negotiating new agreements with all municipalities, townships, and authorities tributary to the Neshaminy Interceptor. Annual Average and Peak Flows will be restricted under the new agreement. RVB has noticed an increase in flows to the Neshaminy Interceptor from 2010 to 2012 despite TOFA's I/I reduction efforts. RVB recommends TOFA request the actual daily flow records and calibration records of the two meters that monitor TOFA flows from BCWSA. RVB would evaluate these records to determine if the metering data is accurate and if the new flows TOFA would subject to not exceeding are reasonable. This information would also assist TOFA in determining if the expansion of the scope of I/I work is necessary. Requested flow meter records and locations from BCWSA on June 6, 2014. RVB continues to evaluate flow data from 2008 to present. BCWSA and DEP held a meeting on April 14, 2015 regarding the signing of the agreement and what it means now that the March 31, 2015 deadline has passed. DEP held another meeting on May 12th. All agreements must be signed by October 1, 2015 in order for 2016 and 2017 connections to be released. Philadelphia and DEP could issue a moratorium on connections if all agreements are not signed. Authority Staff, RVB, and Authority Solicitor met with Newtown Bucks Joint Sewer Authority on June 16th to discuss issues with draft agreement and how to move forward with documenting concerns to BCWSA. **RVB and Solicitor met to draft revisions to the agreement on July 24th. Authority met with Township on August 18th to discuss agreement. Will discuss at meeting.**

15) BCWSA Neshaminy Interceptor Analysis Report: Per the settlement of the lawsuit with DEP, BCWSA had to analyze the Neshaminy Interceptor based on the existing and future flows of all of its customers (municipalities/authorities) to determine what improvements to the interceptor are necessary to meet the future needs of its customers. BCWSA's selected the alternative to line the 30", 33", and 36" sections of the

interceptor for an estimated cost of \$7.6 Million. RVB recommended TOFA meets with BCWSA and their consultant to discuss concerns and issues with the analysis. In May 12th meeting, RVB outlined TOFA's concerns regarding the analysis. DEP stated that all municipalities must provide BCWSA with a 10 year projection on the amount of I/I reduction by May 22, 2015. TOFA must provide BCWSA with 10 year and 20 year flow projections. On May 27th the 10 year I/I reduction projection and 20 year flow projections were sent to BCWSA. **Nothing to report at this time.**

16) Water and Sewer Audits: Per the Board's direction, RVB and Authority staff were tasked to visit businesses or locations where the use of the space changed or the business changed and the volume of water and/or sewage flow increased. These visits were to determine if additional EDUs for water and sewer are owed. Audits were performed on June 5th. Technical memo was drafted. **RVB reached out to Goldenberg Management to obtain more water consumption records for the shopping center.**

17) Rental of Center Space: The Authority is looking for a tenant to rent the center space of the Administration Building. RVB sent a letter to Falls Township Code and Zoning Department requesting a determination of the allowable uses of the center space. Township responded that all uses zoned for Highway Commercial and Neighborhood Commercial can occupy the center space. **Nothing to report at this time.**

Old Business:

1) **Old Bristol Pike Public Sewer:** Project to provide a public sewer to residents and businesses on Old Bristol Pike with failing septic systems. Sewage from this area would be pumped to Lower Bucks County Joint Municipal Authority or Morrisville Municipal Authority for treatment. H2O PA Grant awarded in the amount of \$168,652.00 on May 5, 2011. Grant expires on June 30, 2013. Meeting with Lower Bucks County Joint Municipal Authority was held on April 10th. Met with Morrisville Municipal Authority on May 24th. Follow up meeting with LBCJMA was held on July 30th. Extension was approved for grant funds. Grant funds expired. **Discussed project with Township on August 18th. Will discuss at meeting.**

2) **Bucks County Water & Sewer Surcharge Billing:** We requested additional documentation on their sampling locations and to demonstrate how they arrived at their surcharge costs. BCWSA provided the formula used to calculate surcharges and the actual sampling records. Will compare TOFA's daily sampling records

for one month to BCWSA sampling records. Reviewed surcharge bill for first Quarter 2012. RVB requested backup documentation. Letter requesting site meeting was sent on June 28, 2012. Site meeting was held on August 15th. **Nothing to report at this time.**

- 3) **CVA Warehouse Expansion in Falls Township: We recommend approval of the water main extension, water service, and sewer connection from this land development located on Central Avenue in Falls Township.** Project approved at April 2011 board meeting. Applicant must enter into a water and sewer service agreement with TOFA and pay all applicable connection and tapping fees along with posting construction and inspection escrows. RVB provided Solicitor a construction cost estimate and amounts for construction, inspection, and legal escrows. **Nothing to report at this time.**
- 4) **Mercer Court:** The project, located along Lincoln Highway, consists of a 50-unit townhome development. RVB performed one review for the proposed water and sewer connections. Township approved the plans for land development in December. Awaiting revised plans from Applicant's Engineer to perform review. Performed revised review on May 13th. Accompanied Authority Staff to meeting with the Township Fire Marshal and Engineer on June 3rd to discuss water main layout for firefighting purposes. Reviewed Water/Sewer Service Agreement and Tripartite Agreement. Pre-Construction Meeting was held on November 25, 2013. Construction began the week of January 13, 2014. Water main installation and sanitary sewer installation is complete. TOFA authorized release of escrow funds from third party bank in the amount of \$142,676.78.00 (Escrow Release #2) for water and sanitary sewer improvements last month. **Nothing to report at this time.**
- 5) **Falls Township Act 537 Plan Update:** TOFA was approached by Falls Township to update the Township's Act 537 Plan. The Plan had not been updated since 1985. The Act 537 Plan is a planning tool Townships and other Municipalities use to plan for its existing and future sewage needs. The Plan was updated to provide current information on the collection and conveyance system that serves Falls Township, how Township sewage is treated, and how current and future sewage needs would be addressed in the Township. The current and future sewage needs are based on the existing and future populations, existing and future land development or redevelopment. Alternatives were provided to meet the sewage needs of the unsewered section of the Township. Alternatives were evaluated based on costs and feasibility, and one alternative was selected, i.e. the Old Bristol Pike Sewer Project. The draft plan was reviewed by the Board of Supervisors and DEP last year. A meeting with DEP was held last year and more comments were provided. The Plan Update has been revised and submitted to the Township. A Public Notice of the Plan Update will be issued shortly to begin the 30 day

public review and comment period of the draft document. Received comments back from the Bucks County Department of Health and the Bucks County Planning Commission. Update was submitted to the Falls Township for approval. Falls Township Board of Supervisors approved the Plan Update on August 19th. Plan Update was submitted to DEP for review and approval on September 16th. PADEP provided comments on the plan. **Reviewed comments with Township on August 18th. Will discuss at meeting.**

- 6) **Water Allocation Permit for Middletown Emergency Interconnection:** Per PADEP, TOFA must apply for a subsidiary water allocation permit for the emergency interconnection between TOFA's system and Middletown Township. RVB submitted the package on January 29, 2014. DEP issued administrative completeness correspondence. RVB revised application per direction from PADEP. Permit will be issued shortly.



Township of Falls Authority
Executive Director's Report

August, 2015

1. Constellation New Energy Electricity Purchase Agreement Extension

The Board approved a three-year extension of the current agreement pending review of the agreement by the TOFA Solicitor and its acceptance by Constellation.

2. Independent Financial Advisor Proposal Recommendation

A separate report has been sent to the Board on this matter.

3. Wireless Infrastructure Lease Sale

The staff and Board have provided comments on Crown Castle's valuation and lease purchase proposal options. Crown castle had asked for additional information on the duration of the Nextel payment component of the Sprint payment. It was explained the Sprint has taken over the Nextel cabinet and that payment s will continue at the prior level. Crown Castle is doubtful that is the case and has asked for more detail before it revises its valuation. Staff is attempting to get that information.

4. HomeServe USA Marketing Agreement

Per the Board's instruction the Solicitor and Executive Director have customized the agreement with HomeServe USA to better suit TOFA's customers' needs. HomeServe has reviewed and accepted those changes which do not include release of customer phone numbers (which TOFA does not maintain). HomeServe representative David Guest will attend the August 26 Board meeting to answer additional questions. A copy of the Marketing Agreement has been sent separately.

5. Neshaminy Interceptor and Bucks County Water and Sewer Authority Issues (BCWSA)

Permanent Flow Metering - The sewage flow meter approved for purchase by the Board at its June 24, 2015, meeting has been received. Flow Assessment has installed the meter and will provide bi-weekly maintenance. The plan is to monitor flows from TOFA's Queen Anne Interceptor into the BCWSA's Neshaminy Interceptor to assure accurate billing by the BCWSA.

Temporary Flow Metering – A separate email has been sent along with the Engineer’s proposal for a three- location thirty-day flow metering project to evaluate the effectiveness of TOFA’s I/I correction program and to determine the necessity for a new I/I study.

Mandated Agreement with BCWSA (October 1, 2015 deadline) – The TOFA solicitor is developing a draft agreement for TOFA and Falls township. Per the August 18 meeting with Falls Township representatives, the TOFA Solicitor will obtain comments on the draft from Falls Township before submitting the draft to BCWSA for review.

6. TOFA Sewage Flow Diversion

On August 7 the TOFA Engineer and Executive Director met with LBCJMA Executive Director Vijay Rajput and raised the issue of diverting some of the TOFA flows to the LBCJMA WWTP. Mr. Rajput thought it was a possibility and agreed to do calculations to see how much additional flow might be possible. We committed to provide information on possible tie-in locations. I spoke with Mr. Rajput again on August 20. He seemed more certain that a diversion was possible but still had not done the calculations.

7. TOFA Vehicle Fuel Provider Change Pilot (Wawa)

TOFA vehicle operators have been issued the Wawa cards and have been using them for a few weeks. The operators do need to write the TOFA vehicle number on the receipt.

8. Bristol Township Infiltration and Inflow

The TOFA Engineer, Operations Manager and Executive director met with the Levittown Terrace plumber and excavator to review their work plan to remove improper connections to the TOFA sewage collection system. They seemed to have a clear idea of what needed to be done. We understand that improper connections to a private manhole on the property have already been corrected as part of this effort.

9. TOFA’s Net Position Erosion (Update)

TOFA auditor Major & Mastro is revising the draft Agreed Upon Procedures Report to provide additional information which is expected to make clearer the reasons for TOFA’s net position decline.

Additionally, the Board Chairman and Executive Director have been working on a broader based briefing including this topic along with corrective actions and other future plans.

10. Tapping Fees and Escrow Issues

Periodic Tapping Fees Study/Calculations – The TOFA Board has decided to consider

authorizing a Tapping Fees Study after the dedication of certain ongoing projects' assets; e.g., MarMar and Freeman's Farm. The proposed cost of the study submitted by the TOFA Engineer is \$6,900.00.

Erin Development/Freeman's Farm - The developer has replenished its escrow account with a \$5,000.00 deposit to cover outstanding and future bills.

Property Use Change Audits – After consultation with the TOFA Engineer, I understand that the Aria Health physical therapy operation resulting from the Auto Zone subdivision will likely require the purchase one additional water and sewer EDU. The Rally House store in the Goldenberg complex is a similar usage to the previous tenant and will not require additional EDUs. Staff has begun to monitor the water usage at Crunch Fitness. Additionally, the entire Goldenberg Complex water usage has increased since a new TOFA water meter was installed earlier this year. It is too early to tell whether all of the increase is attributable to Crunch Fitness. A few months of water usage data will help clear this up.

11. Backup Pump Acquisition

Earlier this year staff had recommended the purchase of a @\$45,000.00 Gorman-Rupp portable pump to handle the seasonal additional pumping capacity needs at the Nottingham Lift Station. It was decided that spare pump needs should be addressed on a more comprehensive basis as part of the approved Physical and Facilities Needs Assessment currently underway by the TOFA Engineer and that an emphasis should be placed on a pump or pumps with a more universal application.

For your information, attached is a photo of the previously recommended pump on standby at the Headley Lift Station. This sound attenuated pump has been rented by Blooming Glen contractors for the ongoing lift station refurbishment project. With little or no extra work, staff has determined that this pump could be used at up to eight (8) lift stations in emergency situations.

11. Developer Agreement Revision

The TOFA Engineer and Solicitor are cooperating in a review and amendment of the Developers Agreement, especially regarding those provisions dealing with the tapping fees payment timing.

12. TOFA Rules and Regulations Update and Consolidation

The plan for this assignment is to begin with the Developers Agreement and then expand that effort to all rules and regulations dealing with developers and development projects. Then staff and consulting staff will assess and prioritize the remaining rules and regulations areas.

13. TOFA Building Space Rental/Scrap Sale

The TOFA Solicitor has reviewed and provided comments on a one-year listing agreement with

Heritage Homes Realty. We are awaiting a response from Heritage Homes. There have been a few walk-in lease prospects attracted by the TOFA building marquee who have been shown the space and have been given the Township Letter of Intent form to complete. A portion of the space has been identified for TOFA storage.

The Fairless Iron & Metal container was picked and we have received a check in the amount of \$1,064.74 for 21,320 lbs. of scrap.

14. Contractor Services Agreement

The Contractor Services Agreement between TOFA and the BCWSA has been reviewed by the TOFA Solicitor and returned to BCWSA. A BCWSA crew replaced a fire hydrant on Cabot Blvd. in expert fashion and at reasonable cost (including Hydrant) that had been destroyed in the one-vehicle accident involving a Pennsbury S.D. employee and vehicle.

15. Auditing Assignments

The 2014 Audit has been completed, received and delivered electronically to TOFA Board. Hard copies are available. The Agreed Upon Procedures Report is being revised per item number 9 above and is expected to be completed and distributed shortly.

16. Water Quality Investigations

At TOFA's request QC Laboratories drew a sample from 726 Beaumont Rd. to analyze for Total Coliform, E. Coli, Iron and Manganese. The test results are negative for Total Coliform and E. Coli. For Iron the results indicate 3.25 mg/l and for Manganese 0.0161 mg/l. Another sample will be drawn and analyzed to see if the metals content is affected by post-flushing settlement. An offer to sample household water has been offered to the residents of 239 Doone RD. who have also complained of discolored water.

17. Safety

On July 28, four TOFA staff members attended a road flaggers' certification course and received their road flagger certifications. Additionally, at a management/union meeting held on August 13 a safety committee consisting of Operator John Ryba and myself was formed and several potentially unsafe conditions were identified for corrective action. (Please see email to Linda Poole of DVIT which was forwarded to you previously). We will also be reviewing the sample safety manual provided by DVIT for its applicability to TOFA's operations.