

**MINUTES OF THE REGULAR
April 27, 2015
WARWICK TOWNSHIP WATER AND SEWER AUTHORITY**

The regular April 27, 2015 meeting of the Warwick Township Water and Sewer Authority was called to order at 7:00 p.m. by Chairman Paul Stavrides. The following Board members were present: Vice Chairman/Treasurer Richard Carlin, Secretary John Sklencar. Secretary/Treasurer Edward Thompson and Member Stanley Rockovich were excused from attendance.

Also present at the invitation of the Board were the following:

Michael Sullivan, Executive Director
Edward Rudolph, Esq., Rudolph Clarke LLC
Frederick Ebert, P.E., Ebert Engineering

MINUTES

The minutes from the March 23, 2015 meeting were tabled due to lack of a quorum from that meeting.

PUBLIC COMMENT

- A. Confirmed Appointments – There were no confirmed appointments.

FINANCIAL REPORT

Mr. Sullivan briefly reviewed the financial report with the Board.

TREASURER'S REPORT

Requisitions

On motion of Mr. Sklencar, seconded by Mr. Carlin, Requisition No. 61 a transfer of \$78,259.72 from the BRIF Funds to Operating Account was approved 3-0.

On motion of Mr. Sklencar, seconded by Mr. Carlin, Requisition No. 62, a transfer of \$251,924.22 from the Revenue Funds to Operating Account was approved 3-0.

On motion of Mr. Sklencar, seconded by Mr. Carlin, Requisition No. 63, a transfer of \$10,000.00 from the Revenue Funds to Operating Account was approved 3-0.

On motion of Mr. Sklencar, seconded by Mr. Carlin, Bill Payment List 04/15-A in the amount of \$269,683.94 was approved 3-0.

On motion of Mr. Sklencar, seconded by Mr. Carlin, Bond Construction Fund Requisition #39 for Ebert Engineering for Fish Creek WWTP Upgrade Phase II in the amount of \$9,930.73 was approved 3-0.

Releases

On motion of Mr. Sklencar, seconded by Mr. Carlin, Professional Services Releases (TD Bank) in the total amount of \$8,454.98 were approved 3-0.

On motion of Mr. Sklencar, seconded by Mr. Carlin, Warminster Connection Fee Release (TD Bank) in the total amount of \$3,721.00 were approved 3-0.

On motion of Mr. Sklencar, seconded by Mr. Carlin, Developer Escrow Releases (TD Bank) for Bridges at Warwick in the amount of \$65,613.73 was approved by a vote of 3-0.

The Professional Services Releases (TD Bank) for Warwick Village Commons (WaWa) in the amount of \$8,126.94 was tabled due to lack of a quorum with Mr. Carlin recusing himself.

SOLICITOR'S REPORT

Authority Business

Mr. Rudolph referred the Board to his written report.

Legal Complaints

Klipper v. Carroll Engineer and WTWSA – Mr. Rudolph's office is pursuing reimbursement from the insurance company for legal fees related to the litigation.

York Road Carwash – Ownership Transfer – On motion of Mr. Carlin, seconded by Mr. Sklencar and with a 3-0 vote the following motion was approved.

I move that the Warwick Township Water & Sewer Authority ("Authority") Board, by its authorized officers, ratify the execution by the Executive Director of the Assignment of Authority Developments among Mo-Wen Industries, L.P. ("Owner"), CLJ Real Estate, LLC ("Buyer") and the Authority regarding the transfer of the property located at Bucks County Tax Map Parcel No. 51-3-91 from Owner to Buyer.

Warwick Commons Lot Owners Association – Developer Agreement – On motion of Mr. Carlin, seconded by Mr. Sklencar and with a 3-0 vote the following motion was approved.

I move that the Warwick Township Water & Sewer Authority ("Authority") Board, by its authorized officers, execute the Development Agreement ("Agreement") between the Authority and Warwick Commons Lot Owners Association ("Developer"), concerning the construction of a sanitary sewer system on within Stout Drive for future connections into eight contiguous Bucks County Tax Map Parcel Nos. 51-013-009-027; 51-013-009-026; 51-013-009-025; 51-013-009-024; 51-013-009-023; 51-013-009-022; 51-013-009-002; and 51-013-009-021, subject to receipt by the Authority of a duly executed Agreement; all payments required of the Developer under the

terms of the Agreement; and, all other items deemed necessary by the Executive Director.

38 Perkasio, LLC – On motion of Mr. Thompson, seconded by Mr. Rockovich, and with a 3-0 vote, the following motion was approved.

I move that the Warwick Township Water & Sewer Authority (“Authority”) Board, by its authorized officers, execute the Development Agreement (“Agreement”) between the Authority and 38 Perkasio, LLC (“Developer”), concerning the construction of a sanitary sewer system on Bucks County Tax Map Parcel No. 51-003-080, subject to receipt by the Authority of a duly executed Agreement; all payments required of the Developer under the terms of the Agreement; and, all other items deemed necessary by the Executive Director.

Developments

The Authority Solicitor referred the Board to his written report.

ENGINEER’S REPORT

Authority Projects

The Authority’s engineer generally reviewed the projects within the written engineering report.

Route 263 Improvements – The Water and Sewer portion of the project is on hold for approximately nine months while the lane changes are made to the road. All installed lines have been tested and are currently in use.

Fish Creek Wastewater Treatment Plant Upgrade – Held a meeting with BCM Engineers to finalize all of the comments and changes on April 14, 2015. The final set of plans will be submitted for Quality Review on May 13, 2015. It is expected to go out for bid in the month of June.

Chapter 94 Report – The Chapter 94 Report was submitted timely to the DEP prior to March 31, 2015.

Woods at Warwick – It is required to have the affluent pump station completed prior to the first settlement.

AUTHORITY REPORT

Operations – Executive Director

Operations Report – Water/Sewer – Mr. Sullivan referred the Board to the written operations reports.

Administrative – Executive Director

Electric/Sludge Hauling Invoices – The Board generally reviewed two of the largest operating expenses.

Fence Agreement – 2101 Jericho Drive – On motion by Mr. Carlin, seconded by Mr. Sklencar, the Board approved the fence agreement by a 3-0 vote

Ambulance Station – Dark Hollow Road – Mr. Sullivan discussed with the board the Almshouse Road Project and the need for a secondary site for emergency services for the period of time Almshouse Road will be closed. The Board directed Mr. Sullivan to move forward with the agreement between the Township, Warminster Ambulance and the Authority.

Fish Creek – Generator – Mr. Sullivan discussed the quote to replace the existing 600 kw generator with a 750 kw generator. The estimated cost using Co-Stars is \$11,000 transfer switch and \$172,000 for the new generator. Mr. Sullivan discussed with the board that based on testing of existing backup generator, failure is imminent.

Both the Authority Executive Director and Authority Engineer, recommends the Authority procure and install a new generator on an emergency basis. On motion of Mr. Sklencar, seconded by Mr. Carlin, the Board approved the emergency replacement of the Fish Creek backup generator by a 3-0 vote

The Board directed the Executive Director to move forward with the acquisition of supplies, equipment and labor to accomplish the needed replacement.

Developments – Executive Director

Various Correspondence – Mr. Sullivan referred the Board to the attached various correspondence.

CHAIRMAN’S MINUTE

A. Adjournment – There being no further business, the Board, upon motion of Mr. Thompson, seconded by Mr. Carlin, and with a 3-0 vote, adjourned at 8:40 p.m.

Respectfully submitted,

BY: 

Warwick Township Water and Sewer Authority