

**JOINT MEETING
HILLTOWN TOWNSHIP BOARD OF SUPERVISORS
AND HILLTOWN WATER AND SEWER AUTHORITY BOARD
Wednesday, September 27, 2000
7:30PM**

The joint meeting of the Hilltown Township Board of Supervisors and the Hilltown Township Water and Sewer Authority Board was called to order by Supervisor Chairperson Kenneth B. Bennington at 7:37PM and opened with the Pledge of Allegiance.

Also present were: John S. Bender, Vice-Chairperson, Board of Supervisors
E. Diane Parks, Supervisor
Francis X. Grabowski, Township/Authority Solicitor
Lynda S. Seimes, Township Secretary
Frank Beck, Chairpcrson, HTWSA
Kcith Weiss, Vice-Chairperson, HTWSA
Rocky Wright, Secretary, HTWSA
John Rankin, Asst. Secretary, HTWSA
Bruce Knipe, Treasurer, HTWSA
James Groff, Manager, HTWSA
Diane Detweiler, Bookkeeper, HTWSA
Tom Kelso, HTWSA Engineer
Jim Linske, Donovan Associates, Architect for HTWSA
Jim Valentine, Real Estate Agent

Mr. Groff introduced the members of the Board of Supervisors, Authority Board, staff and visitors.

Mr. Groff provided a brief history of the planning process for the proposed sewage treatment plant on Highland Park Road, as well as an update on the Act 537 Plan. Discussion also took place concerning the Pennridge Wastewater Treatment Authority alternative versus the Township's own treatment facility.

A. ENGINEERING REVIEW OF PROPOSED SITE: A presentation and engineering review of the proposed Highland Park Road treatment facility was made by Mr. Tom Kelso of Castle Valley Associates. The final site location, as well as the other twelve sites that had been considered, were discussed. The Highland Park Road Treatment Facility will be located directly behind A & T Chevrolet, with its entrance on Highland Park Road. The reasons for choosing this location include zoning, stream discharge availability, availability of this particular property without requiring condemnation proceedings, desired relationship to the service area, and the ability to provide recharge to the Hilltown Township groundwater system.

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The Authority purchased the former three unit rental property located at 226 Highland Park Road and is attempting to restore the farmhouse to its original design. The farmhouse will serve as the office for HTWSA, and will be the closest neighbor to the treatment facility. Views of the entire site, including the entrance area to the plant site from Highland Park Road, views from the Quiet Acres Mobile Home Park, and views from A & T Chevrolet were presented.

Mr. Kelso pointed out the three proposed structures, including the Control Building, the Screen Building, and Treatment Tanks; as well as their placement on the site. The treatment tanks are proposed to be constructed in the center of the site. The sludge tanks will be covered. The screen building, which will be located in woodland, has the most potential for odor, however the Authority intends to address those issues by taking the following measures: containing the influent screening in the building, covering the sludge tank, using a scrubber to remove odor, removal of the sludge for final processing and disposal off-site, and the inclusion of an emergency generator. Mr. Kelso explained that the scrubber works by chemically capturing the compounds in the air that create odor through the use of a fine water mist and the addition of chemicals such as hydrogen peroxide and sodium hyperchloride. The odors are captured by the water and neutralized. The contaminated water is then returned to the treatment plant for processing. Even with the cost of over \$100,000.00, and considering the other measures being taken to minimize odors, the Authority Board felt it was good insurance to protect the area from the limited potential for odors. The Authority received comments from representatives of Quiet Acres with concerns that the prevailing winds will affect their community. The Authority investigated what information is available concerning wind direction and received expert analysis with the assistance of the Doylestown Airport, the National Weather Bureau, and other weather related information providers. The wind direction at the point of the operations center is indicated upon a graph to show the prevailing wind direction during winter as well as summer. It was determined that if the sewage treatment plant was to assume total failure to eliminate or control odors, the wind direction in either wintertime or summertime conditions would not travel over the Quiet Acres community.

Measures being taken to eliminate noise include absorption of the noise at the source, installation of blowers inside the building, which will be of block/concrete construction, minimizing outdoor use, installation of electronic alarms, and exercising the generator during mid-day hours.

A photograph showing the current vegetation that exists on Highland Park Road immediately to the right of the existing farmhouse, and indicating the approximate location of the proposed new driveway that will serve both the office and the treatment facility was shown. The Authority anticipates saving as much of the existing vegetation as possible, with the addition of further new vegetation in the form of shrubbery and flowers. A photo depicting the actual location of the operations center, approximately

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1,000 ft. from the boundary property line of the Quiet Acres community and on the other side of a fairly dense hedgerow of trees and shrubs, was shown.

A photo taken from Quiet Acres retirement community, looking north towards the future location of the operations center was presented for review. Existing vegetation is so thickly developed that the proposed operations center will not be visible during the summertime and will be barely visible in wintertime conditions. The location of the closest structure, the operations center, is approximately 1,000 ft. from the point of the front yard of the closest Quiet Acres lot, as depicted in the photograph.

Mr. Kelso provided a review of past and proposed coordination efforts to notify residents of the treatment facility proposal. Special meetings were held on February 29, 2000, April 6, 2000, and July 26, 2000. The Authority Newsletter has provided frequent status reports of the process. Field trips to similar treatment facility operations will be scheduled. Mr. Groff commented the Authority has established a Neighborhood Coordination Committee, consisting of representatives from the surrounding properties, including Quiet Acres, Rockhill Mennonite Home, A & T Chevrolet/Subaru, a resident of Highland Park Road and a resident of Pheasant Hill Road. Mr. Groff encouraged residents to attend Authority meetings, and to visit or phone the Authority office for additional information.

B. ARCHITECTURAL REVIEW OF PROPOSED SITE: - Mr. Jim Linske of Donovan Associates discussed the renovations to the office building, and the architectural style proposed for the treatment plant buildings, which will be constructed in such a way to resemble farm structures. The Hilltown Authority hired Donovan Associates, an architectural firm in Doylestown, to design the treatment facility structures. Mr. Joe Phillips of Donovan Associates, a Hilltown Township resident and former member of the Hilltown Planning Commission, has worked closely with HTWSA to provide architectural designs that will compliment the general surrounding of the Hilltown Township and be compatible with the farmhouse structure of the new Authority offices. The control building is in the preliminary phase, with the intent to replicate a traditional Bucks County barn. The construction of this building will be primarily of masonry construction, and the finishes would be typical of that of a barn with a board, stucco and stone finish. The screen building will replicate a stable-like building, with a lifted center portion and two lean-to appendages off to the side.

Mr. Linske presented a computer-generated slide show, illustrating a walk-through of the entire complex from the road. Supervisor Bender asked if any fencing will be provided for security purposes. Mr. Kelso replied that the Authority is considering an agricultural type fence, with wood posts and barbed wire along the top. Further, Mr. Groff noted that a complete security system will be installed in each building. The gate to the actual

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treatment facility would be secured during the day. The only time that gate will be open is when sludge is being hauled from the site.

Supervisor Parks was very impressed with the proposal made this evening and believes this treatment plant will be an excellent example of a low visual impact facility. Supervisor Bender is happy that the old farmhouse will be renovated and preserved for the Authority office.

C. AUTHORITY SEWER ACCESS RIGHTS PROGRAM- Solicitor Grabowski discussed the proposed Authority Sewer Access Rights Program. Construction of the proposed sewage treatment facility will provide capacity for holders of preliminary plan approval within the development district; and at the same time, minimize cost increases to present Hilltown Authority customers. The holders of preliminary plan approval will accomplish financing of the project through the payment of tapping fees; or, in lieu thereof, a pre-purchasing and reserve program to be known as the HTWSA Sewer Access Rights Program. The proposed Highland Park Road treatment facility is limited to provide 150,000 gallons of treatment on a daily basis. This will permit a limited number of development projects to proceed. It is contemplated that the design and constructed capacity of the proposed treatment facility will serve only those projects within the development district of the Township that have received preliminary plan approval from the Supervisors; or who have received Court-approved plan approval. The Sewer Access Rights Program that the Authority is considering for adoption is based upon the sale of equivalent dwelling units (EDUs). Each EDU represents an average measured flow of 215 gallons of sewage per day. The Sewer Access Rights Program is based upon a charge of \$7,100.00 as of January 1, 2001. It is anticipated that the Sewer Access Rights fee will increase at the rate of \$50.00 monthly in order to meet the expense of any interim financing required by the Authority for the project. Although the initial financial outlay may be substantial, the benefits associated with the Sewer Access Program may outweigh any short-term disadvantages. At the present time, Sewer Access Rights applications will be received for total flows up to a maximum of 150,000 gallons per day.

Supervisor Bennington asked how many EDUs the future sewage treatment plant will allow for. Mr. Groff replied that 684 EDUs would be available, with 271 for the Papiernik Tract Subdivision, 331 for the Orchard Hill Subdivision, and 41 for the Hilltown Chase Subdivision; as well as 15 remaining for Longleaf II. Therefore, effectively, only Heritage Building Group, and the Elliott Building Group will be funding construction of the new sewage facility treatment plant. Discussion took place.

The purchaser of more than one EDU of sewer treatment plant capacity for non-residential use will be subject to water usage verification. The surcharge will be based on the difference between actual usage and the number of EDU's purchased. Further, Sewer Access Rights may be transferred only through the Authority. No purchaser will be

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permitted to transfer or sell any right, title or interest in Sewer Access Rights directly to any other person. If the holder of the Sewer Access Rights sells the designated property, they may transfer the Sewer Access Rights to the purchaser of that property subject to HTWSA approval. All other transfers of Sewer Access Rights must be through HTWSA. The holder of the Sewer Access Rights shall advise HTWSA of their desire to transfer the Sewer Access Rights and authorize HTWSA to transfer the Sewer Access Rights for their account, if there is a purchaser available on the then existing priority list maintained by HTWSA, in order of sequence on the priority list.

Solicitor Grabowski explained that there are certain procedures that must be met for purchase of EDU's, which are clearly outlined in the Sewer Access Rights Program document, should it be adopted by the Hilltown Authority.

The Capital Cost Requirements include the cost for the construction of the Sewage Treatment Facility in the amount of \$4,063,000.00, which represents 100% of the total costs to be borne by new capacity purchases; the cost of the land acquisition in the amount of \$512,400.00, which represents 65.3% of the total costs to be borne by new capacity purchases; and the cost of office renovations in the amount of \$275,000.00, which represents 41.5% of the total costs to be borne by new capacity purchasers.

Discussion took place.

D. SCHEDULE FOR RENOVATIONS OF AUTHORITY OFFICE, PARKING AREA AND TREATMENT FACILITY – Mr. Groff presented a schedule for renovations of the proposed Authority office, parking area, and treatment facility. The planning approval process for the treatment facility began in August of 2000. It is anticipated that permits will be approved during January of 2001. The Authority hopes to begin construction of the treatment facility in April of 2001, with an optimistic anticipated start-up date of October 2001. Office renovations have begun, the doors have been ordered, the roof has been repaired, and Mr. Groff anticipates that the HVAC system will be installed next month. It is expected that replacement windows will be installed in November. The Authority hopes to move into its new building in spring of 2001.

E. QUESTIONS AND COMMENTS BY SUPERVISORS AND AUTHORITY MEMBERS:

1. Mr. Weiss understands that when the Authority constructed the Municipal Building, the Township waived the land development application and fees. Therefore, Mr. Weiss asked if the Supervisors would be willing to waive land development application and fees for construction of the treatment facility. Supervisor Parks stated she

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would be agreeable to this request. Mr. Weiss noted that the Authority has prepared all their plans to date in accordance with Township Ordinances.

2. Supervisor Bender asked if the sewer rates to be charged to the users of the new treatment facility are the same as the rates charged to existing customers through P.W.T.A. Mr. Kelso has recommended to the Authority that there are two rates – one for existing customers and one for new customers using the new facility, which is not an unusual practice.

3. Mr. Knipe believes that Mr. Wynn has prepared his review and comments concerning the Act 537 Plan and requested that the Authority be able to provide their comments for inclusion with the Township's response to DEP. The Supervisors were agreeable to the inclusion of the Authority's comments concerning the Act 537 Plan within the response prepared by Mr. Wynn. Discussion took place concerning the delay for approval of the Act 537 Plan.

4. If Mr. Groff were to highlight the biggest concerns expressed by the Quiet Acres community, Supervisor Bennington asked what they would be. Mr. Groff feels that the greatest concern expressed by residents of Quiet Acres was the impact of the proximity of the sewage treatment plant on the value of their homes. It is Mr. Valentine's opinion that the construction of a sewage treatment plant in the vicinity of Quiet Acres would have minimal or no impact on the value of their homes. Discussion took place.

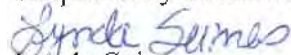
4. Supervisor Parks commended the Authority Board for the time and effort they have put into this proposal, with all the compromises and public meetings to keep the residents of Hilltown Township informed. Supervisors Bender and Bennington agreed.

5. On behalf of the Authority, Mr. Beck thanked the Board of Supervisors for their support.

F. PRESS CONFERENCE: A conference was held to answer questions of those reporters present.

G. ADJOURNMENT: The joint meeting of the Hilltown Township Board of Supervisors and Hilltown Township Water and Sewer Authority members was adjourned at 9:03PM.

Respectfully submitted,


Lynda Seimes
Township Secretary