

Washington Township Municipal Authority
Business Meeting Minutes
March 2, 2021

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The meeting was held both in-person in the Public Meeting Room, and remotely by Zoom.

After a brief technical issue was resolved, Chairman D. McCarney opened the Meeting at 7:16 PM. Others present in the Public Meeting Room were Board members D. McCarney, S. McCleaf, D. McLaughlin, as well as Manager S. McFarland. R. Lee Royer was present in the room, but the Manager noted that he had been placed on the Agenda.

Present remotely were A. Geesaman and D. Parks. The Manager asked everyone to confirm that they could see and hear each other. Everyone confirmed that they could.

Agenda

The Agenda was approved as presented on an S. McCleaf, D. Parks motion (5-0).

Request from R. Lee Royer

R. Lee Royer was present to discuss a request he made to the WTMA. He explained that he had purchased a property on Old Route 16, close to the Tollgate house, and discovered there were two tapping fees assigned to the property because there had been two homes on it. He also explained that a large portion of the land would be conveyed to the Township for an expansion of the preserved area related to the Battle of Monterey Pass Park. He noted that because there had been two sewer connections to the parcel and he would be subdividing the parcel and only be using one connection for a future home and giving the residue to the Township for Park use, he was requesting to transfer the other connection to a property he owns along Skiway in Rouzerville.

The Manager explained to the Board that the WTMA has never permitted the transfer of paid Tap Fees from one property to another once assigned. He noted one exception when the Washington Township Boulevard was built and the developers were granted the Distribution portion of the tapping fees for installing the water main, but explained that the developers were required to assign the total tapping fees granted to them to a specific subdivision at that time, and not permitted to move them between subdivisions, even if one developer may have owned more than one as part of the Agreement with Washington Township Boulevard LLC. He also noted that the request would effectively move an existing connection to an entirely different area of the wastewater system served by different infrastructure.

The Board questioned where the discussed properties were located and discussed potential impacts of moving EDUs from one property to another. Several Board members expressed concern and clarified that the proposed Tapping Fee would, in fact, be moved out of one sewer area into another, even though they

are ultimately served by the WTMA. L. Royer requested a possible exception because one of the eventually proposed subdivided lots would be transferred to the Township and the WTS had no plans to use the second sewer connection.

The Manager also explained that he had received the initial informal request and rejected it, but invited L. Royer to make his case directly to the Board. The Board discussed the situation and several detailed aspects, but eventually determined that they supported the Manager's decision, explaining that an exception for this case could be cited in the future by someone with different circumstances. The Manager also explained that he had spoken with the Solicitor and she cautioned that Tapping Fees and EDUs were an asset that conveyed with the specific property in question and should not be transferred.

A. Geesaman explained that he would have agreed to move one of the two EDU's to the newly developed parcel following subdivision, but he had concerns about moving it to a completely unrelated property. He also agreed that both EDU's could be assigned to one of the two properties resulting from the subdivision, but not moved off-site. The Manager clarified that there used to be two homes on a single parcel, but both homes have been demolished and the wastewater connections have been capped off and inspected. A. Geesaman agreed that the precedent that could be set could be problematic in the future. The Manager recommended that the Board not agree to the exemption because of the precedent it could potentially set and continue with its past practices.

After further discussion, the Board agreed with the Manager, citing issues that could arise in the future, and agreed to continue their policy and rejected L. Royer's request by Board consensus.

Minutes of February 16, 2021

The Board reviewed and approved the Minutes of the February 16, 2021 meeting on an S. McCleaf, D. McLaughlin motion (5-0).

Final Approval – Martins Ridge Phase III

The Manger explained that Martins Ridge Phase II had provided the requisite as-builts / redline drawings and Deeds of Dedication. He also noted that the WTMA has received 24 checks for tapping fees for the development but he had directed the staff not to process them until the requisite paperwork was received and the Board had approved the acceptance. He noting that when it had, and pending the Board's approval, he the connection list for April Water and Wastewater reports would reflect those connections.

The Manager noted that all of the documents have been received, everything was in order, and he recommended Board approval. The Board granted Final WTMA Approval to Martins Ridge Phase III on an S. McCleaf, D. McLaughlin motion (5-0) and authorized the signing of the Deeds of Dedication, accepting the lines.

Miscellaneous

The Manager presented the Authority Magazine, from PMAA, for the Board's reading.

He also explained that the Authority had received an apparent Permit for the connection with the WTMA and the Borough in Zullinger earlier that morning and provided the Board with a copy. He noted that there was no apparent required construction related to the Permit. He noted the other permit applications were still outstanding and would discuss it in greater depth at the next meeting when he knew more.

No one had any additional items for Miscellaneous.

Adjourn

The Board adjourned at 7:37 PM on an S. McCleaf, D. Parks motion (5-0)

Sean McFarland, Manager, respectfully prepared these Minutes, and submitted them on this 16th day of March, 2021.


S. McCleaf, Secretary/Treasurer