

I. OPENING

- A. Call to Order
- B. Roll Call
- C. Pledge of Allegiance
- D. Announcement of Executive Session (if applicable)
- E. Public Comment Procedure

II. PRESENTATIONS/HEARINGS

- A. Resolution #81-2018 – Recognizing Erin Stone for Her Dedication to the Community
- B. Resolution #82-2018 – Recognizing Walter Morrissey for His Dedication to the Community
- C. Lower Saucon Authority – Act 537 Plan Review

III. DEVELOPER ITEMS

IV. TOWNSHIP BUSINESS ITEMS

- A. Resolution #83-2018 – Authorizing the Submission of a Grant Application for Northampton and Lehigh County Local Share Account Funding
- B. Woodfield Drive Retention Pond Fencing Replacement

V. MISCELLANEOUS BUSINESS ITEMS

- A. Approval of October 3, 2018 Council Minutes
- B. Approval of September 2018 Financial Reports
- C. Monthly Department Reports for September 2018

VI. PUBLIC COMMENT ON NON-AGENDA ITEMS

VII. COUNCIL & STAFF REPORTS

- A. Township Manager
- B. Council/Jr. Council
- C. Solicitor
- D. Engineer
- E. Planner

VIII. ADJOURNMENT

UPCOMING MEETINGS

Saucon Rail Trail Oversight Commission: October 22, 2018 @ HB
Township Council: October 24, 2018 @ 6:00 p.m. (Budget Meeting)
Planning Commission: October 25, 2018
Parks & Recreation: November 5, 2018
Environmental Advisory Council: November 13, 2018
Saucon Valley Partnership: November 14, 2018 @ HB
Zoning Hearing Board: November 19, 2018

I. OPENING

CALL TO ORDER: The General Business & Developer meeting of Lower Saucon Township Council was called to order on Wednesday, October 17, 2018 at 7:02 p.m., at Lower Saucon Township, 3700 Old Philadelphia Pike, Bethlehem, PA with Mrs. Sandra Yerger, presiding.

ROLL CALL: Present: Sandra Yerger, President; Priscilla deLeon, Vice President; Donna Louder and Ryan Stauffer, Council Members; Leslie Huhn, Township Manager; James Young, Zoning Officer; Cathy Gorman, Director of Finance; Roger Rasich, Director of Public Works; Tom Barndt, Chief of Police; Linc Treadwell, Township Solicitor. Jr. Council Member: George French. Absent: Judy Stern Goldstein, Township Planner; and Brien Kocher, Township Engineer (with prior notification); Glenn Kern, Council member.

PLEDGE OF ALLEGIANCE

ANNOUNCEMENT OF ANY EXECUTIVE SESSION (IF APPLICABLE)

Mrs. Yerger said Council did not meet in Executive Session this evening.

PUBLIC COMMENT/CITIZEN AGENDA ITEMS

Mrs. Yerger said if you are on the agenda, you have Council and Staff's undivided attention. If you do choose to speak, we ask that you use one of the microphones and state your name for the record. She asks that you give your fellow public the courtesy of the floor.

II. PRESENTATIONS/HEARINGS

A. RESOLUTION #81-2018 – RECOGNIZING ERIN STONE FOR HER DEDICATION TO THE COMMUNITY (7:04 p.m.)

The Saucon Valley Community Center annual dinner is November 9th and the resolution will be presented to Erin Stone at that time. Mrs. Yerger read the resolution.

MOTION BY: Mrs. Louder moved for approval of Resolution #81-2018.

SECOND BY: Mrs. deLeon

ROLL CALL: 4-0 (Mr. Kern – Absent)

B. RESOLUTION #82-2018 – RECOGNIZING WALTER MORRISSEY FOR HIS DEDICATION TO THE COMMUNITY (7:06 p.m.)

The Saucon Valley Community Center annual dinner is November 9th and the resolution will be presented at that time. Mrs. Yerger read the resolution.

MOTION BY: Mrs. deLeon moved for approval of Resolution #82-2018.

SECOND BY: Mrs. Yerger

ROLL CALL: 4-0 (Mr. Kern – Absent)

C. LOWER SAUCON AUTHORITY – ACT 537 PLAN REVIEW (7:09 p.m.)

Bradley Youst, Engineer from HEA; and William Ross, Administrator of Lower Saucon Authority (LSA) were present. The LSA is in the process of identifying suitable sites for a new pump station to serve the Creekside Marketplace and the potential to serve other areas south of Hellertown. Act 537 is a comprehensive plan that the Township has which covers all the planning for wastewater management for all developed property within the municipality. It involves a very detailed DEP approval process. To implement anything that is prepared and approved in the conceptual planning of an Act 537 involves a construction permit, which DEP issues. The key triggers are extensions serving more than 250 units or any extension of sewer lines that involve significant pump stations. Equivalent Dwelling Units (EDUs) and residences are generally considered the same number.

Planning for the Creekside Marketplace began in 1997, they obtained the approval for the concept by 1999, and a permit for a sewage pump station in 2000. LSA is the Township's agency to whom the facilities would have been dedicated after they built the shopping center, but they objected to the design as it involved a very deep wet well more than 30' below grade on top of which a steel chamber would have been erected which caused concern for every time an operator would have to perform service, they'd have to go down a 10' ladder which is not a very good design. LSA took

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over the responsibility because of their objections, and the developer's funds were put into a reserve account to develop and implement sewage facilities. Alternatives that were taken in 2001 were temporary wastewater holding tanks. LSA pursued an agreement with Hellertown Borough that would allow flow to discharge into their authority, which was installed in 2002.

Mrs. deLeon asked who the LSA Manager was in the 90's? Mr. Youst said Marvin Smith, and there was a six-month period with Mike Pereira, and then Gar Davidson came on board. The LSA did an alternative study to find ways to eliminate the deep pump station and to look to see if there would be a way to eliminate a pump station altogether using gravity. Gravity is more expensive than facilities that require pumps.

The route in LST that could reach the interceptor was not possible and there were multiple presentations to Hellertown Council due to the interceptor route which ran through parks and public property in Hellertown. Suggestions to use the railroad corridor were discussed but as long as it was a SEPTA property, they can't have a sewer line underneath it. The lease agreement with SEPTA for the rail trail is 99 years.

The Township commissioned a study by Jim Birdsall to look beyond the needs of the Creekside property. The 1997 study researched areas near the shopping center and long-term future sewer service requirements. Initial service would just be the Creekside Marketplace. At one point, the Meadows was included, but DEP limited the initial planning study to just the Creekside Development. Other areas on the map are in parts of the authority's gravity watershed except the properties in Meadow View neighborhood and are served by the Skibo Road pump station. Mrs. deLeon asked if that was prior to Society Hill? Mr. Youst said yes. Mrs. deLeon said we had a moratorium with the City and there are gravity sewers in Four Seasons.

Previously approved facilities were the pump station at 412. LSA's 2003 to 2008 studies identified a total of 490 EDU's for full service to the Leithsville/Bingen extension. The physical capacity of the pumps at the station would have been enough capacity to pump from the entire watershed. The Meadows Road force main needed to be sized at 6" to handle the largest of the growth potential identified in the study, from 412 until it goes uphill to Meadows Road to meet the existing gravity sewers.

Currently, LST is not seeking to revise the Act 537 plan and the LSA is looking to provide for a permanent solution to an initial service area that would only be Creekside Marketplace. Any additional areas to be served in the area must be identified by Township Act 537 Planning, and approved by DEP. LSA will seek a permit amendment for the new pump station and hope to be covered under the original Act 537 planning that was approved for the shopping center. They will seek to amend the permit for the pump station basically using a similar design of pumps, but trying to find a better location so they don't have to put the pumps in a tank 10' below the surface.

Regarding off-site facilities, the pump station is one part of it. The required sewer facilities are 2,000' of a force main to go from the new pump station site to the end of the existing LSA gravity system near the Gun Club driveway. The existing sewer facilities are the Skibo Road pump station, Meadows Road gravity sewers constructed by Toll Brothers, and casings for crossing under the Saucon Creek and Rail Trail were constructed to Hellertown Park in 1999.

What the LSA is doing now is researching, investigating, evaluating and comparing properties for selection of a new pump station site. The lowest part of the watershed is along the Rt. 412 frontage between Meadows Road and Herbert Road. The elevation is 10' or below so that the invert can be at the same elevation to provide the same level of service to the properties that were contemplated to be served. They are looking for a property that has parking and access for personnel. They will be taking into account the flood plains in the area.

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They have obtained PennDOT information on all of the highway corridors and hope to have a DEP pre-application meeting. The final site selection, easement acquisition and preliminary design for DEP permitting need to proceed by early 2019. The final design and bidding need to be completed by winter of 2019-2020. The project construction and equipment must be in place by December 31, 2020 as that's the expiration of the LSA-HB Agreement. Since they haven't identified a particular site, if Council has any thoughts or preferences, they should contact Bill Ross.

Mrs. deLeon said her questions are for the people in the Hellertown Park area, Leithsville, and Steel City who have old septic systems, as they want sewer too. What does she tell them as this plan does not cover these areas? Mr. Youst said they recognize that and any planning included in the five years' worth of alternatives is with the hope to have service in the Leithsville/Bingen areas; however, that plan would not have provided any sewer service for Steel City. Decades ago LST made an investment with the City to purchase capacity at the Wastewater Treatment Plant on Shimersville Road, and there is a lot of capacity for future growth to other parts of the Township, if needed.

Mrs. deLeon asked how do you show need? Mr. Youst said there is a base map, which isn't part of the official Act 537 plan, which is a broad view of the Township properties reflecting zoning, existing development, and potential for future development. This serves as a guide of how the capacity could be divided and utilized to provide sewer service. Mr. Youst said the Township could opt to undertake a study of any part of the Township it feels would be justifiable and go through the steps to amend Act 537. It would need DEP approval, and then it comes back to the Township to implement.

Mr. Youst said the Township Sewage Enforcement Officers, have records going back decades for all the failures, rebuilt or repaired, and alternative designs. They also field phone calls from property owners who have a problem but don't want to admit it. Mrs. deLeon wants to protect these people.

Mrs. deLeon asked how much the quarterly sewer bills are? Mr. Youst said \$90 a quarter. Mrs. Yerger said she thinks it's going to be a lot more than that. Mr. Ross said there are low interest loans at about 1% from Pennvest for first time sewer hookups. Attorney Treadwell said the issue has always been that if you are going to provide sewer for 490 EDU's in the Leithsville/Bingen areas, when you break down the overall cost divided by 490, it's a really big number. Nobody knows what the cost is as it goes up every year; fifteen years ago when it was discussed, it was way too high for anybody to comprehend; so today, his guess is it's higher. Before the Township or anyone undertakes this study, the question is how are we going to pay to implement it and/or how do we get it through Hellertown to the treatment plant?

Mr. Stauffer asked how much it was 15 years ago? Mr. Youst said it was approximately 2 miles at a couple hundred dollars a foot, so about \$2 million for the interceptor which doesn't provide collector sewers to anybody's front door. The Creekside Marketplace project we are talking about now, looking at approximately \$500,000 for the pump station and about \$400,000 to \$500,000 for the force main, plus the design, contingencies, they are targeting between \$1 million or \$1.25 million and that gets the service only to Creekside Marketplace. There are developer contributions held in a capital reserve and doesn't put a burden on the backs of residents in order to move it forward.

Mr. Youst said this project doesn't initially serve many properties, but has the potential to serve others with just the cost of extending a collection system. A rule of thumb is between \$150 to \$200 a foot for a utility built in the street. Mrs. Yerger said that's the homeowner's cost. Attorney Treadwell said getting the sewer in the road is one cost, but then you have to get it from the road to the house which is purely a homeowner responsibility. You take their share of getting the sewer in the road plus the upgrade for the pump station, and then add it to getting it from the curb to their

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house. Mr. Youst said correct. One thing you might do, if you seek a consultant to do a study, is ask them to look at the area you think needs sewers and do a preliminary budget estimate; and see if the cost per unit makes sense before you get into spending lots of money on a study and then the millions of dollars to run sewers. Attorney Treadwell said what happens next is it only makes sense if all 490 houses hook up. If you don't force all 490, then the denominator gets lower and the cost gets higher. Mrs. Yerger said she had a close relative who just hooked up to Bethlehem and it was incredibly substantial.

Mrs. Louder said regarding Steel City, she guesses that about 85% of residents have their septic systems pumped out at least every two years. Some of the houses are aged and some are empty, so their systems aren't being used. When all of the construction was allowed in Steel City, she doesn't think anyone took into consideration the sewage part of it all, the enormous amount of septic tanks that were going to be added. Steel City should have never had the buildup that it had, and she hears it all the time. She had the opportunity to talk to SEO Chris Taylor about a sewer system in Steel City, and he explained that it would be an enormous cost to the residents to have it put in. He said even to find a place to put a pump in Steel City, probably the best spot would be the Hill Climb property and then we would have to pump it all out of Steel City to the Wastewater Treatment Plant.

Mr. Ross said there is no gravity solution in Steel City, it would have to be pumped. Mrs. Louder said that's not going to happen. The study would have to look at various alternatives like its own treatment facility or looking at land outside the area. Mrs. deLeon said when talking about spray irrigation, how big of an area is that? Mr. Youst said he doesn't know as he never designed one. Mrs. Yerger said they use them in Bucks County on a regular basis.

Mrs. Louder said if you look at the current comprehensive plan, isn't it mentioned in there that if a house is built on less than an acre it has to have public sewer? Mr. Youst said he thinks a comprehensive plan will set that sort of a threshold. Attorney Treadwell said it's only if you are creating new lots; all of the zoning districts in LST have minimum lot sizes and are generally smaller if you have public water and sewer than if you don't. It depends on what zoning district you are in.

III. DEVELOPER ITEMS – None

IV. TOWNSHIP BUSINESS ITEMS

A. RESOLUTION #83-2018 – AUTHORIZING THE SUBMISSION OF A GRANT APPLICATION FOR NORTHAMPTON COUNTY LOCAL SHARE ACCOUNT FUNDING (8:35 p.m.)

Mrs. Huhn said we are going to apply for \$231,200 toward the replacement of the bridge on Lower Saucon Road which has a total project cost of \$315,200. Mrs. Louder asked what our responsibility is? Mrs. Gorman said we applied to two different sources; the last grant application was through DCED and there was a 20% match and we were using liquid fuel money and Township money for engineering. This particular grant there is not a Township requirement, but she did put in for the Liquid Fuel portion of it because most of these grants if you don't have funding in it they won't consider it. Since all the grant applications are being reviewed by a CFA, the chances are that she might get funding from one program and some from another program.

MOTION BY: Mrs. deLeon moved for approval of Resolution #83-2018 authorizing submission of a Northampton and Lehigh County Local Share Account Funding grant in the amount of \$231,200 for the replacement of Lower Saucon Road Bridge.

SECOND BY: Mr. Stauffer

ROLL CALL: 4-0 (Mr. Kern – Absent)

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B. WOODFIELD DRIVE RETENTION POND FENCING REPLACEMENT (8:38 p.m.)

Mrs. Yerger said you have a proposal from ABE Fence, Inc. for a fence for the Woodland Hills Detention Basin. Mrs. Huhn said we own this detention basin and it is currently surrounded by a chain link fence which is damaged and in need of replacement. It's not a budgeted item and Roger Rasich was able to obtain a quote in the amount of \$2,500.

MOTION BY: Mrs. Louder moved to authorize the replacement of the damaged portion of the chain link fence around the Woodfield Drive retention pond by ABE Fence, Inc. at a cost of \$2,500.00.

SECOND BY: Mrs. deLeon

ROLL CALL: 4-0 (Mr. Kern – Absent)

V. MISCELLANEOUS BUSINESS ITEMS

A. APPROVAL OF OCTOBER 3, 2018 COUNCIL MINUTES (8:40 p.m.)

MOTION BY: Mrs. Louder moved for approval of the October 3, 2018 Council minutes.

SECOND BY: Mrs. Yerger

ROLL CALL: 4-0 (Mr. Kern – Absent)

B. APPROVAL OF SEPTEMBER 2018 FINANCIAL REPORTS (8:40 p.m.)

MOTION BY: Mrs. deLeon moved for approval of the September 2018 financial reports.

SECOND BY: Mrs. Yerger

ROLL CALL: 4-0 (Mr. Kern – Absent)

C. MONTHLY DEPARTMENT REPORTS FOR SEPTEMBER 2018 (8:41 p.m.)

Mrs. Louder thanked all the department heads for coming out tonight and asked Mr. Rasich if all the road work was done for this year? Mr. Rasich said everything is finished. Mrs. Louder said 3665 Fire Lane has a temporary permit of occupancy, can you explain that? Mr. Young said it's a conditional occupancy, the construction is done, but due to the wet weather they couldn't get any grading done, so he gave them time to get it graded, seeded and the plantings done so they can occupy the dwelling. Mrs. Louder asked if the storm drain was finished? Mr. Young said yes.

VI. PUBLIC COMMENT/CITIZEN NON-AGENDA ITEMS (8:43 p.m.) – None

VII. COUNCIL & STAFF REPORTS

A. TOWNSHIP MANAGER (8:43 p.m.)

➤ Mrs. Huhn said that the stone mason working at the Heller Homestead ran into some unexpected work on the Bilco doors. He was able to work with the stone that was there, but it was very small stones which he referred to as rubble. He is recommending putting bluestone on top of the Bilco door walls as well, at a cost of \$2,460. An option instead of using the bluestone, is to repoint and set the doors in mortar to create a more even surface to keep water from going down into the basement steps, at a cost of \$1,760. One set of Bilco doors had a kink in it which he would fix. Mrs. Huhn said we might not want to go with the bluestone as it wouldn't match the stonework of the house.

MOTION BY: Mrs. deLeon moved for approval of \$1,760 for the better mortar on the Bilco door.

SECOND BY: Mr. Stauffer

Mrs. Louder asked how much money has gone into this historical site? Mrs. Gorman said \$78,000. Mrs. Louder asked how much do we budget annually for this property? Mrs. Gorman said we budgeted \$55,000 and we had to appropriate an additional \$23,000 from reserves in order to approve the project. Mrs. Louder said we just didn't do anything about sewage for people's homes, she agrees with the historical stuff, but this over-budget stuff is out of control when we have sewage systems failing and roads that need work. We have other issues in the Township for infrastructure that need to be addressed. Mrs. deLeon said this money is being spent because we own the property and we need to keep up with it. Mrs. Yerger said it's our responsibility. Mr. Stauffer said if there's a water infiltration problem, that needs to be fixed.

ROLL CALL: 3-1 (Mrs. Louder – No; Mr. Kern – Absent)

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B. COUNCIL/JR. COUNCIL REPORTS (8:49 p.m.)

George French, Jr. Member

- He thinks money should be spent on more important things like sewer and other stuff instead of Bilco doors. Mrs. deLeon said it was leaking water inside the building so eventually that would have to get fixed or it would create more water damage.

Mrs. Yerger – No report

Mrs. Louder

- She will be at the parade on Sunday.

Mrs. deLeon

- She will be at the parade on Sunday. She attended a ribbon cutting for Solid Rock Concrete Design in Hellertown; and it was very well attended.

Mr. Stauffer – No report

Mr. Kern – Absent

C. SOLICITOR – No report (8:51 p.m.)

D. PLANNER – Absent with prior notification

E. ENGINEER – Absent with prior notification

VIII. ADJOURNMENT

MOTION BY: Mrs. Yerger moved for adjournment. The time was 8:51 p.m.

SECOND BY: Mrs. deLeon

ROLL CALL: 4-0 (Mr. Kern – Absent)

Submitted by:

Leslie Huhn
Township Manager

Sandra B. Yerger
Council President