



WARRINGTON TOWNSHIP BOARD OF SUPERVISORS

MINUTES FOR AUGUST 20, 2019 - 7:00pm

The written minutes are a summary of the August 20, 2019 Board of Supervisors meeting. For a complete dialog visit the Township's website, www.warringtontownship.org.

ATTENDANCE

Fred R. Gaines, Chair; Ruth L. Schemm, Vice Chair; Carol T. Baker, Member; Eileen Albillar, Member and Shirley A. Yannich, Member.

Staff present was Barry P. Luber, Township Manager; Terry W. Clemons, Esq., Clemons Richter and Reiss, Township Solicitor; Thomas Zarko, P.E., CKS Engineers, Township Engineer; Christian Jones, Director of Water and Sewer Department and Barbara J. Livrone, Executive Assistant to the Township Manager/Board Secretary.

CALL TO ORDER: Mr. Gaines called the meeting to order at 7:00 P.M.

PLEDGE OF ALLEGIANCE:

Mr. Gaines followed the Call to Order with a pledge to the flag.

ANNOUNCEMENT:

Mr. Luber reported the Board of Supervisors passed a Resolution during a prior meeting to enable a Homestead Exemption Rebate for a single-family residence effective 2020. The rebate will be based on the median assessed value and will be for Township taxes only. If the resident is receiving an exemption from Central Bucks School District, the resident will automatically be implemented for the Township rebate.

PRESENTATIONS, DISCUSSION, AND FEEDBACK OF POTENTIAL SALE OF OR SEWER SYSTEM OF WARRINGTON TOWNSHIP AND BUCKS COUNTY WATER AND SEWER AUTHORITY.

Mr. Gaines introduced David Nasatir and Michael Thom, special counsel from the law firm of Obermayer. They will give a presentation of the potential sale of the sewer system. Mr. Gaines stated the purpose of the meeting is to obtain comments from the public. The detailed Wastewater System Purchase Agreement had been posted to the website for a week.

Mr. Nasatir went over the key points between Warrington Township and Bucks County Water and Sewer Authority (BCWSA). (Attachment "A").

Mr. Nasatir emphasized the formation of a customer relations group over the next ten (10) years. Two representatives will be from Warrington Township and two representatives will be from BCWSA. This group will meet on an “as needed basis” to discuss concerns.

Mr. Nasatir stated there will be a four (4) rate lock for the township residents.

Mr. Nasatir negotiated a right of first refusal for the sewer system. If BCWSA sells, Warrington Township can purchase back the system at the depreciated value of the assets.

BCWSA will pay for the completion of existing capital projects.

BCWSA will help run the sewer system after the water system sale until the settlement of the sewer system.

PUBLIC COMMENTS:

- Nancy Cataldo (1508 Turk Road) asked if the sale goes through, how the pump station failures will be addressed.

Mr. Gaines stated this issue has already been taken care of by the Township. The majority of the pump stations do not have generators. BCWSA will be able to convert these pump stations to a dual source of power.

Mr. Jones stated the pump station for Turk Road currently has a rented diesel pump. If the system were to be sold to BCWSA, they would be responsible for the pump station.

Mr. John Butler, Chief Operating Officer for BCWSA said any situation will be addressed in a timely manner.

- Dan Walchuk (999 Continental Drive) concerned about the increase in rates after the four (4) year lock.

Mr. Gaines stated if the sewer system continues to remain with Warrington Township, there is a guaranteed rate increase every year for the next five (5) years.

Mr. Butler stated in the fifth year, there will be approximately a \$15 increase per month. During the sixth year, the rate will decrease.

Ms. Albillar stated that BCWSA is an authority and a non-for-profit business.

- Bob Watts (1410 Cranleigh Court) asked what the plan was for spending the \$16M.

Mr. Luber said it will be for paying off debt. The remaining funds will be for future capital projects.

- Jennifer, reporter for the Bucks County Herald asked what the role is for the Township’s current twenty six (26) pump stations and if there are any environmental upgrades planned.

Mr. Butler said all pump stations will be upgraded to DEP standards and the newest equipment will be used. Mr. Butler said BCWSA received an award from the Department of Energy for reducing peak energy.

- Janice Devito (1881 Walnut Avenue) asked how the sewer bill will be calculated.

Mr. Jones said the sewer bill will be based on the amount of water usage. The resident will not need an extra meter. NWWA will provide water usage to BCWSA to generate bills.

Mr. Butler said the irrigation system meter will be set up with NWWA and BCWSA will bill accordingly.

Mr. Gaines stated that BCWSA bills monthly and NWWA bills quarterly.

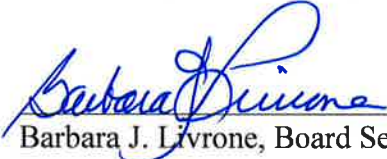
Mr. Gaines said to contact Christian Jones with any questions via email.

Ms. Yannich suggested discussing the potential sale of the Township's sewer system at the August 27th meeting and possibly making a decision at the September 10, 2019 meeting.

ADJOURNMENT

There being no further business, Ms. Yannich motioned, seconded by Ms. Baker to adjourn the meeting at 7:38 PM.

Respectfully Submitted By:


Barbara J. Livrone, Board Secretary

Attachment "A"



**Warrington Township
Sewer System
Asset Purchase Agreement Review
August 13, 2019**

BCWSA Business Terms

- Base Purchase Price- \$16,150,000
- Legal and Engineering Expenses- \$70,000
- ROW & Easement Conveyance- \$25,000
- 5-Year Pension Purchase- \$67,000
- Future Land Development- \$150,000

BCWSA Business Terms Cont'd

- 3 Equivalent Dwelling Units for Township
- Customer Relations Group
- 4-Year Rate Lock at Township 2019 Rates

Summary

- Total Price- \$16,462,000
- Restricted Funds- \$217,000
- Remaining Funds- \$16,245,000
- Estimated Debt Payment- \$8,500,000
- Available Proceeds- \$7,745,000

Public Comment