**Special Meeting – 02-16-2022**

The Penn Township Board of Supervisors met on February 16, 2022, at 1:00 p.m. in the Penn Township Municipal Building, 157 East Airport Road, Butler, PA 16002 with the Chairman, Samuel M. Ward, presiding. Also present were Supervisors, Douglas A. Roth and Wilbert J. Mowry, Jr., Land Use Administrator, Clinton A. Bonetti, Butler County Commissioner, Kimberly Geyer, Butler County Chief of Economic Planning & Development, Mark Gordon, Municipal Water Authority of Adams Township (MWAAT) Manager, Matthew Cranmer, Herbert Rowland & Grubic (HRG) Engineer, John Klien, and Township residents Richard Whalen, Louis Jerry, and Carol Jerry. Township Manager, Linda D. Zerfoss was absent**.**

**Discussion: Larchwood Drive – Proposed Water Line Extension**

* Penn Township supports this project, however, we maintain that all infrastructure for new and existing developments is the responsibility of the developer and end-users.
* In existing developments, the residents, in many instances, have already incurred the cost of an individual poor quality/quantity of well water and an expensive water treatment system.
* Penn Township will not impose a mandatory water service tap-in.
* Penn Township is a rural community with development centered along the Route 8 corridor.
* Penn Township’s infrastructure priorities include the Route 8 traffic lights, Harcrest Park Phase 2 development, and the maintenance of Township equipment, roads, stormwater piping, and bridges. These priorities provide direct benefits to the entire community.
* Penn Township has agreed to facilitate further discussions with MWAAT and Butler County to explore available funding sources to advance this water service project in the area beyond Larchwood Drive.
* MWAAT Manager, Matthew Cranmer, attended this meeting to address the projected project scope for the Larchwood Drive water line expansion and the proposed debt service costs.
* Butler County Commissioner, Kimberly Geyer, and Chief of Economic Planning & Development, Mark Gordon, attended to discuss the Butler County Infrastructure Bank, the H2O Grant application with a 20% funding match due in June 2022, PennVEST, and the anticipated Federal Build Back Better funds.
* MWAAT’s Engineer, HRG, representative John Klien, attended to discuss the technical aspects of the proposed water line extension. HRG is also the Butler County and Penn Township Engineer.
* At the Penn Township Board of Supervisors Meeting on February 8, 2022, Mr. Richard Whalen represented approximately 15 other residents of the residential developments beyond Larchwood Drive, to request assistance for the extension of the MWAAT water line beyond the Larchwood Drive (East Drive, North Drive, Woodland Drive, Blackthorn Drive, Mountain Laurel Drive, High Meadow Drive, Mountain Laurel Drive, Blazing Star Drive,

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* Larkspur Circle, Trillium Circle, and Thornbrook Drive). Mr. Whalen indicated that a survey was distributed in the area and approximately 60 of the 100 properties wanted water service. Mr. Whalen also discussed the sources of grant funding and the MWAAT proposed project costs and debt service costs. Penn Township agreed to facilitate a meeting with MWAAT, Butler County, and interested residents.
* The September 30, 2020, Informational Public meeting held at the Airport anticipated costs and commitments to facilitate the water line extension from Middlesex Township to the Butler Airport as follows:
  + The approximate anticipated project cost is $5,300,000. Subsequently, Larchwood Drive was included in the MWAAT Butler County Infrastructure Bank borrowing scope for this same amount (35,000 LF to the airport, plus 3,000 LF to Larchwood Drive of 12” diameter ductile iron waterline = $139.47/LF).
  + Post-meeting notes:
    - MWAAT financed $5,106,000 for Route 8 to the Airport water line.
    - Construction cost $3,433,561.00
    - Engineering, permitting, and management $400,000.00 approx.
    - Total $3,833,561.00
    - Unit cost for 35,750 LF = $107.23/LF
  + The first EDU (171 GPD) costs $2,650 for a tap-in, plus $25 a turn-on fee, and monthly charges of $8.75/1,000 gal. of water, a $17.00/residential meter fee, and a projected $25 debt service charge for a total of $88.39/month based on 5,300 gal/month.
  + Additional EDU’s cost $1,495 and perhaps a larger meter cost.
  + Approximately 200 EDU’s were committed prior to starting the project.
  + A low interest (0.56%) with a ten-year term was obtained through the Butler County Infrastructure Bank with Butler County subsidizing the balance of the interest costs(approximately 1.3%). This is the debt service charge on the monthly bill.
  + Butler County will pay for the project debt service for two years until user revenues take effect.
  + Penn Township will pay $18.75/month for each added fire hydrant that is not on Airport property. There are approximately 20 hydrants (20 x $18.75/each = $375/month or $4,500/year). Penn Township will also pay the monthly MWAAT fees for any added fire hydrants in future developments.
* MWAAT advised that the water line extension from Airport Road to Larchwood Drive was not included in the bids for Phase One. Phase Two will be designed, bid, and awarded as a separate contract at a future date. Post-meeting note: The estimated Phase Two cost is $500,000/3,000 = $166.67/LF.
* MWAAT anticipates the scope and cost of the water line extension beyond the Larchwood Road intersection will be as follows:

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* + Survey results indicate a possible commitment of 60 EDU’s.
  + The approximate cost for the water line extension beyond Larchwood Drive is $2,700,000 for 18,000 Lf of 6” and 8” diameter ductile iron waterline = $150.00/LF.
  + The anticipated monthly debt service charge is $170.00 to 180.00/month with PennVest financing.
  + These projected costs anticipate substantial inflation for materials and installation as a result of current economic conditions.
  + These costs include 41 concrete driveways and other residential property restorations. Consider running the water lines in the roadway to minimize restoration costs on the individual properties.
  + The debt service charge can be reduced if additional tap-ins are obtained. The debt service charge is reduced as more customers tap in. In the event, all residents in the service are taped in, the debt service charge would be approximately $100.00, per month.
  + MWAAT is following PA guidelines for setting their tap-in fees.
  + Post-meeting notes: On February 21, 2022, Penn Township counted 156 homes in the proposed service area. Nearly every property driveway is concrete and there are many pillars along the roadway. An alternative would be to install the water lines under the streets.
* Penn Township questioned how many customers would be served by the water line extension from Airport Road to Larchwood Drive. There are only approximately 15 properties in this Commercially zoned area.
* Perhaps some of the reluctance for residents to commit to water service is the tap-in and service line costs on the resident’s property, monthly water usage costs, debt service costs, and many have expensive water treatment systems. Mr. Whalen agreed to firm up the number of commitments for water service beyond the Larchwood Drive intersection with Route 8.
* Butler County discussed the Butler County Infrastructure Bank, the H2O Grant application with a 20% funding match in June 2022, PennVEST, and anticipated Federal Build Back Better funds. Water and sewer services are the focus of pending Federal assistance programs.
* Butler County and Penn Township agreed to assist MWAAT in developing grant applications for this project.
* Penn Township discussed their 2010 Comprehensive Plan update, existing developments in the immediate area, pending developments, and Ag Security/Ag Preservation areas. Added notes: Penn Township anticipates updating the Comprehensive Plan in the near future and that development will first occur in the Southwestern area of the Township. Penn Township’s Land Use Ordinance states that it is a rural, residential, and agricultural community with limited commercial and industrial growth.

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* MWAAT has substantial opportunities in Penn Township to develop its service area.

**Adjournment**

Supervisor Ward made a motion and Supervisor Roth seconded the motion to adjourn the meeting. The motion carried.

The meeting adjourned at approximately 3:00 p.m.

Approved: Respectfully Submitted:

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Samuel M. Ward Clinton A. Bonetti

Chairman Land Use Administrator

Board of Supervisors Penn Township