

**SUMMIT TOWNSHIP SEWER AUTHORITY  
MONTHLY BUSINESS MEETING  
MARCH 19, 2015**

The regular monthly business meeting of the Summit Township Sewer Authority was called to order with the Pledge of Allegiance at 9:00 a.m. by Chairman Chris Fette at the Sewer Authority Building, 8890 Old French Road, Erie, Pennsylvania. CALL TO ORDER

Present: Chris Fette, Chairman; Michael Rose, Vice Chairman; Laban Marsh, Secretary; Cloyd J. Rose, Ass't Secretary; Mark Welka, Treasurer; William C. Steff, P.E., Manager; Clayton J. Fails, P.E., Hill Engineering; George Joseph, The Quinn Law Firm; Caitlyn Haener, Administrative Supervisor. Visitors: None. ROLL CALL

Motion by Mr. C. Rose, seconded by Mr. Marsh to approve the minutes of the February 26, 2015 Regular Business Meeting. Vote 5/0. 2/26/15 MINUTES

Motion by Mr. Welka, seconded by Mr. M. Rose to approve the Treasurer's Report as submitted to and reviewed by all Board members. Vote 5/0. TREASURER'S REPORT

Motion by Mr. M. Rose, seconded by Mr. Marsh to approve the Expenditure Report as submitted to and reviewed by all Board members. Vote 5/0. EXPENDITURES

**SOLICITOR'S REPORT**

Solicitor Joseph reports that he has been working on dedication and right-of-way agreements with Developers Diversified Realty Corp (DDRC) regarding the construction of a new 5-unit strip plaza on Douglas Parkway. Solicitor Joseph has been in communication with DDRC's attorney regarding the Right-of-Way agreement. DDRC wanted to add an Exhibit 'B', Solicitor Joseph rejected the changes. The discussion with DDRC council is ongoing. DDRC ROW AGREEMENT

Solicitor Joseph reports that the changes made to the Developer Agreement through discussions with DDRC have been incorporated into the standard developer agreement. STANDARD DEVELOPER AGREEMENT

**ENGINEER'S REPORT**

Engineer Fails reports that the Route 97 Lift Station Project is almost ready for bidding. Engineer Fails has been in communication with DEP and the Conservation District regarding pending permits. Engineer Fails recommends the STSA begin advertising for bids as soon as the bid documents are ready, but defer contract awards until the permits are obtained; the STSA can hold bids for 60 days. Mr. C. Rose requested to review the specs prior to advertising. ROUTE 97 LIFT STATION PROJECT

Motion by Mr. Marsh, seconded by Mr. M. Rose, to authorize the advertisement for bids for the Route 97 Lift Station Project as soon as the bid documents are ready. Vote 5/0. ADVERTISE FOR BIDS

**MANAGER'S REPORT**

Manager Steff reports that the developer for the Poet's Park Project wants to move ahead. The STSA has been working with Engineer Sanford and he has provided basic lift station drawings. Manager Steff briefly reviewed the Authority's history of acquiring developer constructed lift stations. Manager Steff reports that the Poet's Park Project is in an area that is important to future sewer development on Hamot Road. The lift station site proposed by the developer would suit the needs of the development but future downstream development would be better served by constructing a lift station on property adjacent to the development, closer to Hamot Road. Manager Steff asked the Board to consider whether the STSA should build the lift station as an STSA project and recoup the cost in tapping fees or if the STSA should cost-share lift station construction with the Poet's Park developers. Solicitor Joseph advised that developers should pay all costs to build a lift station according to STSA specs within a development; if the STSA wants to acquire property outside of the development, the STSA should pay for the property acquisition; costs for upsizing beyond standard developer requirements should be paid for by the STSA. The Board Members agreed that building a lift station on Hamot Road is in the best interest of the Authority and the developer. The Board directed Manager Steff to approach the property owner and begin negotiations to acquire a 75'x75' parcel for a possible lift station on Hamot Road. Manager Steff will work with Engineer Fails to prepare an exhibit.

POET'S PARK /  
HAMOT ROAD  
FUTURE  
PLANNING

Manager Steff reported that he has reviewed two preliminary plans for Leon, Elda and Lee Wasielewski regarding the proposed Eldaberry Project on New & Hamot Roads. Manager Steff expects to have a signed developer agreement for the April meeting.

WASIELEWSKI/  
ELDABERRY

Manager Steff reported that aerial photos of Presque Isle Downs and Casino (PIDI) used for the STIEDA application revealed that four additional stables were constructed without the STSA's knowledge or approval. The Township issued building permits in 2012 but no sewer permits were obtained. This month, the Authority sent PIDI a bill for the applicable tap and inspection fees. Manager Steff allowed a capacity credit for adjacent properties owned by PIDI with vacant residential structures, on the condition that PIDI demolish the structures; PIDI obtained disconnect permits for the residences in July 2014. Manager Steff is currently in communication with PIDI to resolve the matter.

PIDI EXTRA  
STABLES

**NEW BUSINESS**

The Board requested an update on the status of the Estates at Five Points Development, Marlin Coon, Jr. (See the Regular Business Meeting of November 21, 2013). Manager Steff reported that the escrow account and other issues remain outstanding and delinquent; therefore no permits have been issued. Solicitor Joseph is researching the options available to the Authority for further action. Solicitor Joseph reports that delinquent escrow is not lienable; rather it is a contractual claim with the developer. Solicitor Joseph reports that research on the matter is ongoing.

ESTATES AT FIVE  
POINTS / COON

Discussion and adoption of the Act 57 Schedule of Fees was tabled for the April meeting.

ACT 57 FEES

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ADJOURNMENT

With no further business to come before the Board, Mr. C. Rose motioned to adjourn, seconded by Mr. Marsh. Vote 5/0.

Chairman Fette adjourned the meeting at 10:06 a.m.

Respectfully submitted by,

Caitlyn Haener  
Administrative Supervisor