

**FOUNTAIN HILL STORMWATER AUTHORITY
MINUTES
June 12, 2024
6:00 P.M.**

Mr. McCandless, Chair, called the meeting to order at 6 P.M. Authority members present were: Ms. Jordan, Mr. Lansek, Mr. Trabel, Mr. Arnold and Mr. McCandless. Also, in attendance were Amy Burkhart (Borough Manager), Jill Fessler (Finance Director), Ms. Smith (Hanover Engineering), and Mr. Beltrami (Solicitor).

The Council had a moment of silence for Max Johnson.

PLEDGE OF ALLEGIANCE

Mr. McCandless asked everyone to pledge allegiance to the flag.

APPROVAL OF MINUTES - February 14, 2024

Mr. McCandless asked if there was a motion to approve the minutes as amended. Ms. Jordan made the motion, seconded by Mr. Trabel.

	Motion	2nd	Yes	No	Abstain	Absent
Stew McCandless			x			
Adam Arnold			x			
Thomas Lansek			x			
Annamarie Jordan	x		x			
Philip Trabel		x	x			

PRIVILEGE OF THE FLOOR – NONE

RESOLUTIONS – NONE

CHAIRMAN’S REPORT – NONE

SOLICITOR’S REPORT – Mr. Beltrami announced that their paralegal, Jaclyn Kulp, has been handling collections for the borough, including delinquent stormwater fees. He explained that she was preparing a document for the second June council meeting or the first July meeting. It will be a summary of collections and the outstanding amounts.

MOTIONS

- Change Meeting time to Second Wednesday at 7:00 P.M.

Mr. McCandless asked if there was a motion to Change the Meeting time to the Second Wednesday at 7:00 P.M. The Council decided to keep the meetings at 6:00 P.M. No further action was needed.

ENGINEER'S REPORT

Bethlehem Area School District - Elementary School - Ms. Smith announced that the Bethlehem Area School District has submitted plans for the Elementary School. They will be demolishing the structure and rebuilding a new Elementary School. They submitted blueprints and will add parking and improve circulation for drop-off areas, including a drop-off on Moravia St. Due to this, they will be putting in additional stormwater. They will be placing an inlet on Moravia St., and it will be connecting to Church St. There is an existing Storm Sewer System on Church St, and they will be connecting to the Borough's Storm Sewer System. From our office, Brad Youst completed the SALDO comments for the review letter needed for the Planning Commission Meeting. Ms. Smith explained that she made the Stormwater and Zoning comments, and Jim Milot, our Traffic Specialist, completed the traffic comments.

Ms. Smith asked our solicitor for directions on whether the authority would approve the connection to the FH Storm Sewer System or if the council would give permission. She explained that they are going to have an operations maintenance agreement. They will have on-site facilities and must maintain the infiltration basins. The operations maintenance agreement could reference the FH Storm Sewer System connection.

Ms. Smith explained that one inlet on Moravia St. is right on the edge of the right of way. She reported that it collects water that goes through the school's system. Who is going to be responsible for maintaining that inlet? We will need to determine if an easement will be required since it is taking water from the public right of way. We need some easement that says they can't decide not to take the water since the whole purpose of the inlet is to take the additional stormwater they are creating.

Ms. Smith said that the same thing is happening on Church St. They have pipes that take water from their site, crossing the right of way and into an inlet. Typically, inlets are against the curb line, but since they are widening to do the additional bus loading area, our system is all against the curb now; they are widening 8 ft. So, they are not replacing the whole system. The system will be left where it is. Their pipe must go across the right of way across the bus loading area and connect to the inlet. The inlets are ours, and the existing system is ours. Should the school be responsible in the agreement for the pipe since it is only carrying water from their site? The pipe crosses our right of way connecting to the inlet.

These are the items in my letter that we will need to discuss and determine the responsibilities. Since we are discussing this and since it is stormwater, does the authority have the authority over these conversations, or would the council give oversight and make these decisions on behalf of the authority?

Mr. Trabel asked if they were adding extra pipes and if that wouldn't overburden the existing pipes. Ms. Smith explained that they must do what everyone else does. They are showing the preexisting water that goes into the system. They are meeting their pre-condition requirements and analyzing how much water is coming off their site and entering our system. Then, they are doing their post-development to show that in the post-development, they are not adding any additional water than what is already going into our system. Ms. Smith reported that they are decreasing their impervious cover on the site. They are also completing the infiltration for the 2-year stormwater. They need to get an NPDES Permit from the DEP. The new requirements are that they need to control their two-year water volume and must infiltrate. They are putting in additional inlets and completing the gutter flow analysis for Moravia and Church St.

Ms. Smith asked again whether the authority would approve the stormwater connections, and she is assuming the agreements would go to the council. Mr. Beltrami announced that since we are not looking for action tonight and this is just for discussion, the authority would need to create a recommendation for the connections for the council to authorize. He explained that he would need to look into ordinance provisions related to whether the authority approves the connection.

Ms. Smith explained that they would have to go through special exceptions with Zoning and other variances, which would have to go through the Zoning Hearing Board. Mr. McCandless asked about the large basin they will have and whether they currently have one at the school. Jill said she was unaware of the basin but explained that they used three large pipes for the underground detention basin. The school's current system wasn't sufficient with the current stormwater regulations. They will have two underground basins to meet the current stormwater regulations. One will be under the parking lot and the other in the small grass area. She explained that their basins are larger, so they may hold more on their site for the undetained and for the additional impervious.

Mr. Trabel asked if roof water was going into these basins. Ms. Smith agreed. Mr. Trabel believed the school would be a larger structure. Ms. Smith announced they are cutting down on impervious and adding parking. She explained that she knows the school will be three stories with a walkout from the third floor to Moravia St for the drop off to go right into the school. Traffic and circulation are a big discussion. Since they need an NPDES Permit, DEP will review their stormwater, and the Lehigh Valley Planning Commission will also review stormwater since they prepared Act 167. Lastly, she explained that Hanover Engineering is the only one reviewing the collection.

Mr. Beltrami asked if we needed a co-permit for the NPDES Permit. Ms. Smith said that it was the responsibility of the property owners and the contractors. Since DEP came out with a new model two years ago, every municipality that was an MS4 has had to revise its ordinance or show that it meets the requirements. We used Act 167, which was compliant with the DEP NPDES Permit, but there were a couple of things that we needed to add to our municipalities. The person installing stormwater bmp, the developer, must pay a fee to the municipal stormwater bmp operation before or during planning, which will be placed in a fund and help with any costs that the municipality may incur. The engineers of the municipalities must conduct periodic inspections to ensure no issues. The borough doesn't have a BMP Operation and Maintenance Fund Fee in the fee schedule. Ms. Smith stated that the authority or borough should consider adding this fee to their fee schedule. Mr. McCandless said that we should consider this and that the authorities set the fees, and they went to the council for final approval. Mr. Beltrami will review the ordinance. Mr. McCandless explained that we didn't want to hold up the school.

Ostrum Street Storm Sewer Repair/Replacement – Ms. Smith handed out an aerial view of the Ostrum Street Storm Sewer. She explained that the portion of Ostrum Street, which is the red line, connects into an inlet. It is a three-sided concrete culvert with a concrete slab on top of it. She explained that last fall, there was a subsidence in the roadway which Public Works completed the repairs to. The Hospital paid to repave the roadway on Ostrum St. While paving, it appears the equipment used to make the repairs may have caused additional problems with the concrete lid. We can do a temporary repair again by putting a plate over it, but we did a video and saw that there were other areas with significant cracking.

Ms. Smith explained two different options. The first option is to install a concrete box; we can pipe through it and flowable fill around the pipes to fill the spaces. The second thought is more conservative. We had a contractor come out to review. She explained that we could remove the

concrete slab and lay the pipe in the concrete box, filling it with stone and paving it. There is still a chance that it could still crack. The worst-case scenario for the second option is that the cost estimate for removing the concrete top would be \$75,500.00. The top extends past the wall and under the curb, which may cause us to replace the sidewalk. Mr. McCandless asked if adding a curb would increase this cost. Ms. Smith explained that if it included a curb and sidewalk, it would increase the price to \$100,000.00. She explained that we would need to take this out to bid.

Mr. Beltrami suggested that our motion should include authorization for the RFP. We would get the proposals back and then need to approve the engagement letter. Ms. Smith said we could put a design together and put it out to bid.

Mr. McCandless asked for a motion to approve this project going out for RFP. Ms. Jordan made a motion. The motion passed unanimously.

	Motion	2nd	Yes	No	Abstain	Absent
Stew McCandless			x			
Adam Arnold			x			
Thomas Lansek		x	x			
Annamarie Jordan	x		x			
Philip Trabel			x			

Ms. Smith mentioned that Jason Quarry has been reviewing a sanitary company that comes in to line the storm manholes. It saves significant money. She explained that we have old brick storm manholes that could collapse. Jason Quarry is looking to bring in the vendor. They are a Costar vendor, which means we would not need to go out to bid. Jason Quarry picked out six storm manholes. Borough Manager Burkhart explained that this should be on the council's agenda. Mr. Trabel asked how they installed it. Ms. Smith explained that it is a seal they put on and hardens. Mr. McCandless said it is highly rated and extends life. Ms. Jordan understood that the rates were reasonable. Mr. Arnold asks if it could break down into the stormwater. Ms. Smith will check on this further. She said that they say that it would not happen, but we will review it. Ms. Smith said that we would have more specifics for the July meeting. Ms. Burkhart asked that it be put on the council's agenda.

FINANCIAL REPORT

- Motion to Pay the Bills as presented.

	Motion	2nd	Yes	No	Abstain	Absent
Stew McCandless			x			
Adam Arnold			x			
Thomas Lansek		x	x			
Annamarie Jordan			x			
Philip Trabel	x		x			

NEW BUSINESS - NONE

ADJOURN

At 7:09 pm Mr. McCandless asked for a motion to adjourn. Ms. Jordan made the motion and Mr. Trabel seconded it. The motion passed unanimously.

	Motion	2nd	Yes	No	Abstain	Absent
Stew McCandless			x			
Adam Arnold			x			
Thomas Lansek			x			
Annamarie Jordan	x		x			
Philip Trabel		x	x			

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**FOUNTAIN HILL STORMWATER
AUTHORITY
LEHIGH COUNTY, PENNSYLVANIA**

By:

Stewart McCandless, Chairperson

SUBMITTED BY:

Jill Fessler, Finance Director

ATTEST:

By: _____
Amy Burkhart, Borough Manager

Next Resolution 2024-01