MT. PLEASANT TOWNSHIP MUNICIPAL AUTHORITY (MPTMA)

Area Wide Sanitary Sewer Project
This presentation is to address the following general topics.

I. **Opening Remarks**
   - by Paul Battista, Chairman

II. **Project Overview**
    - by KLH Engineers, Inc.
    a. Project Scope
    b. Service Areas

III. **Right-of-Way Overview**
    - by KLH Engineers, Inc.
    a. Definitions
    b. Explanation of Need
    c. Examples
    d. Restrictions
    e. Frequently Asked Questions

IV. **Right-of-Way Agreement Process**
    - by Eric P. Betzner, Solicitor
    a. What to Expect

III. **Questions**
PLEASE WELCOME

Paul Battista, Chairman

Mt. Pleasant Township Municipal Authority

for

OPENING REMARKS
• The Authority was formed by the Board of Supervisors (BOS) years ago to work on bringing Public Water & Sewage to our Township.

• We now all have public water.

• However, access to public water generates more residential waste water, which leads to failed On-Lot Sewage Systems.
Why do we need public sewage?

• With the failure of On-Lot Systems and Wildcat sewage comes stream pollution. The waste water has to go somewhere and it usually ends up in a stream or a fresh water source.

• The DEP has not yet mandated that our Township build a sewage project. However, the Township has received notices of malfunctions outlining the specific failures and that we need to keep the sewage project moving forward.

• Property values: If you were to sell a property that has an failing On-Lot System, in most cases banks will not approve a mortgage for that property. A public system will add value to your property.

• It is not about a builder or developer wanting sewage so they can build a housing plan.
MPTMA Organization

• There are 5 members appointed to the Board.

• Members are appointed by the BOS to serve a 5-year term that can be renewed by the BOS.

• Compensation to the members: Purely satisfaction of helping their community.

• We meet monthly the first Wednesday of each month, 7:00 PM at the Twp. meeting room.

• We currently have two open positions on the board.

• You must be a resident of Mt. Pleasant Twp.

• All you need is common sense and a desire to lend a hand.
Current Members of the MPTMA Board

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<thead>
<tr>
<th>Position</th>
<th>Name</th>
<th>Term Ends</th>
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<tbody>
<tr>
<td>Chairman</td>
<td>Paul C. Battista</td>
<td>2018</td>
</tr>
<tr>
<td>Vice Chairman</td>
<td>VACANCY</td>
<td>2017</td>
</tr>
<tr>
<td>Secretary</td>
<td>James Englert</td>
<td>2019</td>
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<tr>
<td>Treasurer</td>
<td>George Yonker</td>
<td>2016</td>
</tr>
<tr>
<td>Member</td>
<td>VACANCY</td>
<td>2021</td>
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- Paul Battista, Chair, 14 years of service
- George Yonker, Treasure, 10 years of service
- Jim Englert, Secretary, 7 years of service
Township Board of Supervisors (BOS)

- BOS appoints the MAB members.
- Over the years they have been supportive of the sewage project.
- Start up financial support with two $10,000 grants used to work on design & DEP approval of our Act 537 plan.
- Committed over $1.5 million from the Twp. Act 13 Oil & Gas Impact Fees.
- Recently supported the MAB by signing a $2 million Line-of-Credit so the MPTMA can complete the design, permitting & ROW's in a timely fashion.
- Approved the Act 537 Plan and will be integral to the on-going implementation of the Plan.
## Township Board of Supervisors

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<thead>
<tr>
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</thead>
<tbody>
<tr>
<td>Chairman</td>
<td>Gary R. Farner</td>
<td>2019</td>
</tr>
<tr>
<td>Vice Chairman</td>
<td>Brian Temple</td>
<td>2017</td>
</tr>
<tr>
<td>Supervisor</td>
<td>Donald Reed</td>
<td>2021</td>
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<tr>
<td>Position</td>
<td>Name</td>
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<tr>
<td>Engineer</td>
<td>Bryan Churilla, P.E. &amp; John Mowry, P.E.</td>
<td>KLH Engineers, Inc.</td>
</tr>
<tr>
<td>Solicitor</td>
<td>Eric P. Betzner</td>
<td>Yablonski, Costello &amp; Leckie</td>
</tr>
<tr>
<td>Administrative Assistant</td>
<td>Shari Crawford</td>
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The State Agencies: PA DEP

- **Pennsylvania Department of Environmental Protection (PA DEP)**
  - In regards to our project, they oversee the water sheds, wetland, and water ways that they are protected.
  - The PA DEP has sent a notice to the Twp. that we need to fix our sewage issues.
  - The PA DEP process:
    - Act 537 is an 30K foot overview of the project that first needs to be approved.
    - Once the Act 537 plan is approved then Twp. can embark on the design phase.
    - The design is submitted to the PA DEP for review to see if the plan is practical, functional, and engineered correctly.
    - Once the PA DEP approves the plan they will Permit the construction of the project.
The State Agencies: PENNVEST

- Pennsylvania Infrastructure Investment Authority (PENNVEST)
  - Low-interest loans for design, engineering and construction of publicly and privately owned drinking water distribution and treatment facilities, storm water conveyance and wastewater treatment and collection systems
  - Funding packages up to $11 million per project for one municipality; Up to $20 million for more than one municipality.
    - This is a two municipality project Mt. Pleasant & Cecil
  - PENNVEST uses information from the US Census Bureau to determine the ability of the property owners, in the service are, to pay back this loan. By looking at the median income per household, they set the monthly service rate.
  - There are a lot of factors that go into the calculation of the payback to PENNVEST.
    - Amount of Grants that we receive
    - Did the construction bids come in low or high
    - PENNVEST rating system
    - Median Household Income
    - Multiple Municipalities
Opening Remarks

PA State Officials

• We also look for and need the support of our elected Officials

Senator Camera Bartolotta

Representative Jason Ortitay
• Washington County Planning
  • Project Overview Guidance
  • LSA Grant Funding
Opening Remarks

• Tonight is a project overview for the complete service area.

• Community Meetings held at the Hickory Community Center.

  **Westland:** Thursday Sept. 14, 2017  3-5pm & 6-8pm
  **Southview:** Thursday Sept. 28, 2017  3-5pm & 6-8pm
  **Hickory:**  Wednesday Oct. 4, 2017  3-5pm & 6-8pm

• We’ll have detailed maps to review your property that you can look at and discuss concerns with KLH Engineers.

• If you are comfortable with where the lines will go on your property we’ll have a Notary Public available to complete your ROW.
PLEASE WELCOME

John Mowry, P.E.
&
Bryan Churilla, P.E.

KLH Engineers, Inc.

for
PROJECT OVERVIEW
and
RIGHT-OF-WAY OVERVIEW
Sanitary Sewers

- Approximately 565 customers will be connected
- 107,000–LF of public sanitary sewers to be installed

Pump Stations

- Four (4) pump stations to be constructed.
- Locations are:
  - McCarrell Road
  - Allison Avenue
  - Westland
  - Southview

Wastewater Treatment Plant

- One (1) plant to be constructed in Westland.
Project Service Areas

Hickory Area

- Approximately 265 customers
- Two (2) sewage pump stations

Southview Area

- Approximately 195 customers
- One (1) sewage pump station

Westland Area

- Approximately 105 customers
- One (1) sewage pump station
- Wastewater Treatment Plant
  - This is where all sewage will be treated
Hickory Collector Sewer Area
Southview Pleasant Road Area

Project Overview
Southview Antil Area
Westland Interceptor

PROJECT OVERVIEW

INTECEPTOR / COLLECTOR SEWER INDEX MAP 1
SCALE: 1"=75'
RIGHT-OF-WAY OVERVIEW
What is a Right-of-Way?

• Also commonly referred to as an easement.

• It is the right provided to the Authority to use the property, while the owner retains ownership of the physical property.

• An easement secures the Authority’s long-term ability to access the property, operate our facilities, manage vegetation and make future system improvements to keep sewage flowing from the customers to the wastewater treatment plant.

• There are two (2) types of easements:

  1. **Permanent Easement**
     A permanent easement is a right granted by an underlying property owner that entitles its holder to a specific use of the property in perpetuity.

  2. **Temporary Easement**
     A temporary easement is a right granted for a specific period of time and once it expires, the rights granted return to the property owner. Temporary easements may be used for stockpiling dirt, the maneuvering of equipment, or storage of materials.
It has been determined that the best location for the sewer is on your property. The location of sewers are determined by the following issues:

• Topography of the ground

• Relationship to the house requiring service

• Location of existing service utility lines (gas, water, etc.)

• Location of other underground features (rock, septic tanks, etc.)

• Location of existing rights-of-way (PennDOT or Township roads etc.)

• Location of above ground topographic features (large trees, garages, etc.)

• It may be either impossible or very costly to construct the sewer in any other location
Permanent Easement

• Normally 20 feet wide – 10 feet on either side of the sewer.

• Required for ongoing inspection and maintenance.

• The underlying property owner’s rights to use a permanent easement are somewhat restricted, although non-structural improvements such as walkways, driveways, and fencing are generally allowable, as are some types of shallow rooted landscaping.

• The Authority may access a permanent easement for maintenance purposes.
Temporary Easement

- Vary in size, however, most are 40 to 60 feet wide
- Frequently required for construction of pipelines or other facilities that may lie in permanent easements.
Example Easement Drawing

Right-of-Way Overview
Easement Restrictions

- Any permanent structure or object that would prevent or hinder access to sewer line in the event of an emergency.

- Any structure or object that would prevent or hinder repair and/or long-term operation of sewer line.

- **Examples:**
  - Buildings
  - Lakes/Ponds
  - Detention/Sediment Ponds
  - Foundations and Footings
  - Swimming Pools
  - Retaining Walls
  - Permanent Dumpster Pads
  - Trees
  - Gazebos
Non-Restricted Easement Items

• Any temporary structure or object that would not prevent or hinder access, repair, or long-term operation of sewer line.

• Examples:
  • Driveways
  • Parking Lots
  • Fence w/Access Gates at Easement Locations
1. **How will the Authority use my property?**
The Authority will place facilities on or near your property. From time to time, crews may access our facilities or manage vegetation on or from your property. The Authority will take reasonable steps to minimize interference with your enjoyment of your property and we will take care to restore any disturbance caused by our access.

2. **Will I be compensated?**
The Authority is requesting all right-of-way be granted at no cost. Any monies paid out for rights-of-way will escalate the total project cost and eventually customers will pay increased costs in the form of assessments and rates.

3. **What will my property look like after completion of the project?**
The ground surface will be returned to its original condition. Any trees or large shrubs in the path of the sewer will be removed. The Contractor will typically remove and replant small shrubs. If damaged, large shrubs will be replaced with new nursery stock. Trees will not be replaced. There may be slight ground settlement along the sewer trench that may occur within a year of construction. When the Authority is notified of this condition, the Contractor will correct the problem. In some cases the homeowner may have a manhole lid visible in the yard.

4. **What happens if I say no?**
The proposed sewer system will serve the common good by meeting the public need for safe, affordable and reliable sewage treatment. In rare instances where a property owner will not grant an easement and there is no viable alternative, the Authority may use its condemnation authority. Condemnation allows a court to grant the Authority the rights we are seeking and determine fair compensation owed by the to the property owner.
PLEASE WELCOME

Eric P. Betzner, Solicitor

Yablonski, Costello & Leckie

for

RIGHT-OF-WAY AGREEMENT PROCESS
In the weeks leading up to the specific service area community meetings, each affected property owner will receive a letter in the mail which includes a legal agreement and drawing prepared by the engineers showing the location of the easement on your property.

If you have any questions regarding the easement involving your property, we would welcome you to attend the community meeting for your service area to address your questions and concerns.

If you have no questions, we would appreciate you executing the easement, having it notarized and returning it to Authority for recording. The Authority will pay all recording fees and provide you with a copy of the filed easement.
If you have any questions, please do not hesitate to contact the Mount Pleasant Township Municipal Authority by email at:

MAB@MPT-PA.com