

Peters Township Sanitary Authority

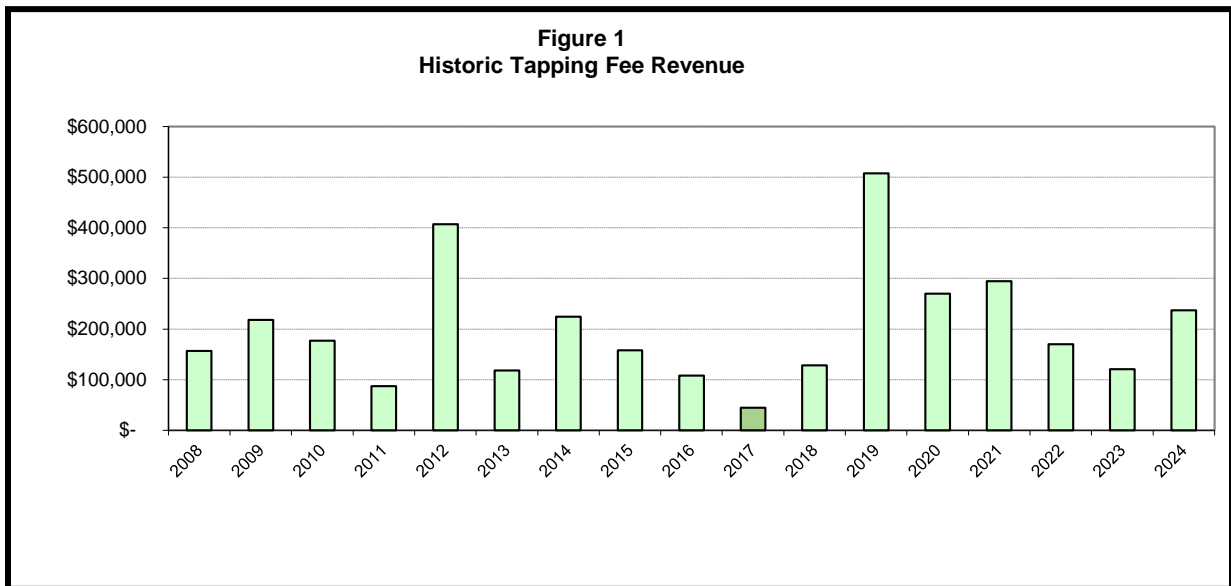
PROPOSED CAPITAL IMPROVEMENT PLAN FOR 2024 And 10-Year Capital Plan

1.0 INTRODUCTION

The Authority has included a capital improvement plan in its budget since 1996, and to a large extent it has been the effort that we invest in preparing the capital improvement plan, followed by implementing the plan during the year, which has helped the Authority achieve many of its objectives over the past two decades.

The Capital Plan recognizes the Authority continues in a reduced financial condition, attributed to the slowdown in the housing market, and which reduces our tap fee revenue, as well as our growth in operating revenue. The 2017 Tapping Fee revenue of \$44,663 was at an all-time low. The Township’s 2013 Comprehensive Plan was approved, and with the implementation of the rezoning to higher densities in 2017. The budgeted 2023 tapping fee revenue was \$240,000, with \$120,592 projected in revenues. Several of the developments were postponed until 2024. The current planned and in progress developments included, Altman Subdivision (120 Elm Grove), Anthony Farms, Brookwood Place, Brookwood Village, Tuscany II, Camden Village, Fife Farm, Justabout Farms, Lutz Farm (43 new 6 existing), McCrobie, Meadowridge, Pemberley Manor, Sugarbrooke, Wallach (2 lots consolidated), Waterdam Apartments (5 bldgs @ 36 units each).

Figure 1 compares our 2022 forecasted and 2023 projected annual tap fee revenue with the previous 16 years. Note that 2012 was not a typical year in Tap Revenue due to General Purpose Tap Fees plus Special Purpose Tap Fees from the 29 Valley View properties, and 2019 the Waters residential facility was received.



Note: The tap fee revenue for 2009 through 2015 includes tap fees reimbursed under Developer Construction Agreements. The developments with tap fee reimbursement agreements are described in Section 5.0.

The Authority established that a \$2 million annual re-investment in our facilities should be considered the minimum necessary to maintain a “sustainable level of service”. See definition at right.

Sustainable Level of Service
 A service level which provides the treatment and conveyance capacity for growth, while providing uninterrupted service to our customers, and meeting all regulatory requirements.

Thereby, necessitating regular sewer use rate increases to generate additional operating budget surpluses through the Equipment Replacement Allowance line item, which funds the capital improvement plan, in conjunction with tap fee revenue and investment interest.

This Equipment Replacement Allowance category was \$355,000 in the 2023 Operating Budget and in the 2024 budget will increase to \$512,000.

2.0 CAPITAL IMPROVEMENT FUND (CIF) EXPENDITURES

2.1 The following tables will provide the updated status of the Planned 2023 Capital Improvements. The Sources of Funds available were \$6,347,000 and the projected expenditures were \$456,842 leaving a balance of \$5,890,600

Summary of Total Cumulative Project Expenditures

		Beginning Balance	Approved Budget	Actual Jan- Sept	Projected Expenditures	Variance Variance	Ending Balance
	Expenditures						
	Administrative						
Completed	Vehicles	\$ -	\$ 60,000	\$ 50,234	\$ 50,234	\$ 9,766	\$ 50,234
Completed	Office Bldg Improvments		\$ -	\$ -	\$ 4,500	(4,500)	4,500
Completed	Network Server/Computers	-	1,000	1,696	1,696	(696)	1,696
	Sub Total	\$ -	\$ 61,000	\$ 51,930	\$ 56,430	\$ 4,570	\$ 56,430
	Treatment						
Completed	BR NPDES Renewal	\$ -	\$ 5,000	\$ 2,765	\$ 2,765	\$ 2,235	\$ 2,765
Completed	BR Minor Improvments	-	35,000	17,297	36,377	(1,377)	36,377
Ongoing	BR Water System Upgrades-Eng	-	70,000	73,677	88,677	(18,677)	88,677
Ongoing	BR Water System Upgrades-Con	-	501,000	-	-	501,000	-
Completed	DC Minor Equipment	-	14,000	-	5,323	8,677	5,323
	Sub Total	\$ -	\$ 625,000	\$ 93,739	\$ 133,142	\$ 491,858	\$ 133,142
	Sewer System						
Completed	Other Sewer/Lining/Emergency P	\$ -	\$ 75,000	\$ -	\$ 2,310	\$ 72,690	\$ 2,310
Ongoing	Crestview Acres Replacment-Eng	33,465	45,938	36,494	69,959	(24,021)	103,424
Ongoing	Crestview Acres Replacment-Con		630,000	-	-	630,000	-
Ongoing	Upper Valley Brook Augm-Eng	64,520	76,563	24,500	89,020	(12,457)	153,540
Ongoing	Upper Valley Brook Augm-		1,050,000	-	-	1,050,000	-
NA	USC BR PS Capital Improv		4,400	-	-	4,400	-
Completed	Fairways PS Relocaiton-Eng	87,901	66,200	17,981	17,981	48,219	105,882
Completed	Fairways PS Relocaiton-Const		33,300	88,000	88,000	(54,700)	88,000
	Sub Total	\$ 185,886	\$ 1,981,401	\$ 166,975	\$ 267,270	\$ 1,714,131	\$ 453,156
	Total Expenditures	\$ 185,886	\$ 2,667,401	\$ 312,644	\$ 456,842	\$ 2,210,559	\$ 642,728

Table-I a		
Status of the 2023 Capital Improvement Projects		
Project	1	Brush Run Plant Rerate and NPDES Permit Amendment; NPDES Renewal Budgeted cost: \$5,000 Projected: \$2,765 Rerate complete, NPDES Permit renewal submitted
Project	2	Deerfield Manor/Fairways Pump Station/Force Main to USC: Engineering & Construction Budgeted cost: \$99,500 Projected: \$105,980 Project complete. Total Project Cost \$193,882
Project	3	Valley Brook Interceptor Augmentation - Engineering, & Construction Budgeted cost: \$1,126,563 Projected cost: \$89,020 Design complete, construction 2024
Project	4	Crestview Acres Sewer Replacement – Design, Engineering, & Construction Budgeted cost: \$675,938 Projected cost: \$69,959 Design complete, construction 2024
Project	5	Brush Run Plant Water System Upgrade - Design, Engineering, & Construction Budgeted cost: \$571,000 Projected cost: \$88,677 Design complete, construction starting November 2023
Project	6	BR Minor Improvements Budgeted cost: \$35,000 Projected cost: \$36,377 Press room lighting, conveyor replacement, DSD pump replacment complete
Project	7	DC Minor Equipment Budgeted cost: \$14,000 Projected cost: \$5,323 Asphalt sealing at Donaldson Crossroads WPCP, Hidden Valley LS, Maple Lane LS complete
Project	8	Vehicle Replacement Budgeted cost: \$60,000 Projected costs: \$50,234 2023 Chevrolet purchased
Project	9	Other Sewer Lining Projects / Emergency Repairs Budgeted cost: : \$75,000 Projected: \$2,310
Project	10	USC BR PS Annual Capital Improvements Budgeted cost: : \$4,400 Projected:\$0
Project	11	Phone system upgrades Budgeted cost: : \$1,000 Projected: \$1,696
Total Expenditures Planned: \$2,667,401 \$Projected Expenditures: \$456,841		

3.0 CAPITAL PLAN

3.1 Sources of Funds

This section describes the sources of funds for as well as discussing projections for future years. The Authority’s capital improvement projects are funded by a combination of:

- General Purpose Tapping Fees
- Special Purpose Tapping Fees
- Assessments
- Operating Budget Surplus (Debt Service Cover, Equipment Replacement Allowance, and Capital Transfer)

- Investment Interest
- Grants, if any
- Borrowed Funds, if any

Tapping Fees – These are charges imposed on new customers as they connect to the sewer system. The current tapping fee is \$3,200/equivalent dwelling unit. The maximum amount a municipal authority can charge is governed by the formula prescribed in the Municipality Authorities Act. Essentially, it is the cost of the Authority’s unencumbered infrastructure assets divided by the design treatment capacity (in gallons/day) to arrive at a cost/gallon of capacity. For the Authority this cost is \$12.05/gallon. Residential units require 258 gallons/day of capacity; therefore, the capacity charge is \$3,109, plus \$91 for the Customer Facilities/Connection Fee, which covers the permitting and inspection process. Non-Residential units are charged a tapping fee based on the estimated maximum monthly average day water consumption times the \$12.05/gallon, with a minimum consumption of 258 gallons/day. The tapping fee calculation was last updated in 2008.

Tapping Fee Reimbursements – All new customers connecting to the sewer system pay a tapping fee. However, under special circumstances the Authority may enter into a Tap Fee Reimbursement Agreement with a Developer, whereby the Developer constructs capital improvements for the Authority that are not otherwise required for its development, and dedicates the improvement to the Authority in exchange for future installments to be paid at such time when tapping fees are collected as units are connected in the development. While the Authority has used this mechanism only sparingly over the years. During 2009 two developments were completed that included Tap Fee Reimbursement Agreements. These developments are: 1) Overlook Plan, which included reimbursement up to \$89,600 in tap fees; and 2) Willoughby Woods Plan (*now called Brookwood Villas*), which included reimbursement up to \$32,084 in tap fees. The Willoughby Woods exhausted its tap reimbursements in 2013; thereby, only the Overlook Plan Tap Fee Reimbursement Agreement remains, with three tap reimbursements available.

Detailed descriptions of the projects with Tapping Fee Reimbursements, and the remaining balance, are provided in Section 5.0 of this report.

Tapping Fee Reimbursement Process – For developments with Tap Fee Reimbursement Agreements, whenever a sewer tap is obtained, the tap fee paid is deposited in the CIF and recorded as tapping fee revenue. At a subsequent Board meeting, the tap fee reimbursement due the Developer is listed on the CIF’s requisition as a Tap Reimbursement to the Developer, and approved by the Board. At that time the reimbursement becomes a CIF expense.

Special Purpose Tapping Fees – The Municipality Authorities Act provides for charging a Special Purpose Part to the tapping fee for special purpose facilities, such as sewer main extensions, that are applicable to a particular group of customers, based upon the cost of the facilities and the number of customers served. This provides an alternative to public improvement assessment programs for recovering the cost of sewer main extensions from the customers served. Since the Special Purpose Part of a tapping fee can be based on the design capacity of the facilities expressed in Equivalent Dwelling Units, the cost of a project can be equally distributed across all existing customers and all future customers served by the facility, and avoid the costly expenses associated with assessment programs. The Authority has four Special Purpose Tapping Fee districts established, as described in a memo at the end of the Capital Plan. Periodically, the Special Purpose Tapping Fee amounts are indexed forward using the Engineering News Record cost index, essentially adjusting the fee by the inflation index. The last adjustment was in September 20. Review of the fee was completed in 2020.

The following sewer extensions were imposed a Special Purpose Part Tapping, see Appendix 6 for detail:

Project Name	Max. EDUs	Accept. Date	Spec. Purp. Fee, Initial
Severns Ext	3	12/13/2005	\$4,415.00
Hays Road Ext. Engineering Only	4	10/11/2005	\$900.00
2007 E. McMurray Ext.	7	6/4/2008	\$7,501.14
2012 Valley View Ext			
Valley View Dr.	6	8/14/2012	\$3,200
Component B	275	8/14/2012	\$870.00
Component C	35	10/9/2012	\$2,330.00
Component CL	12	10/19/2012	\$1,830.00
Subtotal:	322		
Total:	342		

Assessments – Historically, the Authority used sewer assessment programs to recover the cost of sewer extensions from the property owners benefiting. The most recent assessment program was for the Ivy Lane Sewer Extension project in 2003. The Authority allows sewer assessments (and Special Purpose Tapping Fees) to be paid on repayment schedules, and a number of repayment schedules still exist for the Ivy Lane assessments. The Authority has one agricultural deferred assessments outstanding which total \$0. Summarized in the table below.

Agriculture Deferments						Paid in Full
Project Year	Project Name	Act 71 Cert. Date	Property Name	Property Address	Assessment Amount	
1989	Beacon Manor Ext.	11/13/1991	Munroe	267 Thompsonville Rd	\$15,422	10/13/2023
				Total:	\$15,422	

Operating Budget Surplus, Debt Service Coverage, and Equipment Replacement Allowance – Any operating surplus is transferred to the CIF. The Authority’s Trust Indenture requires that we budget each year the annual debt service, plus 10%, which resulted in surplus at the end of the year and is transferred to the CIF.

The Authority also budgets an Equipment Replacement Allowance/Capital Transfer each year. If these funds are not used for equipment replacement during the year the remaining balance is transferred to the CIF. If there are no charges to the account, the balance is transferred to the CIF after final reconciliation of year-end expenses occurs in February.

The Authority frequently uses in the Operating Budget the line item Equipment Replacement Allowance as a “budget balancer” to postpone rate increases. For instance, it was budgeted at \$520,000 in 2022, but in 2023 Operating Budget decreased to \$355,000. The 2024 Budget it was increased to \$512,000.

Investment Interest – The Authority prudently invests its CIF funds and Construction Funds in accordance with the Trust Indenture restrictions and the Municipality Authorities Act. Most of savings are in CD’s offering a 5% interest rate.

Capital Improvement Fund –These CIF funds are currently invested at CFS Bank in interest bearing accounts, CFS CD’s earning various interest rates, and LPL Investments. The Authority may also invest in short-term government securities from time to time.

Grants – The following is a listing of grants received:

Year	Grant Program	Project	Grant	Balance
2009	H2O PA	Brush Run Wet Weather	\$600,000	\$0
2009	Conservation Works	Blower VFDs/ DO Control	\$137,250	\$0
2010	LSA	Valley View Sewer Ext.	\$300,000	\$0
2010	H2O PA	Valley View Sewer Ext	\$225,000	\$0
2012	LSA	DC Plant Replacement Design	\$85,000	\$0
2013	NA	NA	\$0	NA
2014	PA Small Water & Sewer	Stratford PS Force Main Replacement	\$56,000	\$0
2015	LSA	DC Plant Replacement Construction	\$500,000	\$0
2017	LSA	DC Interceptor Replacement	\$300,000	\$0
2020	LSA	BR UV Improvements	\$250,000	\$0
2022	LSA	2022 Conveyance System Improvements	\$500,000	\$500,000
		Total:	\$2,953,250.00	\$500,000.00

Grant Applications Pending

Application was submitted for the 2023/2024 State LSA grant program for the Brush Run Belt Filter Press in the amount of \$300,000.

Sewage Planning Grants

The Township/Authority has been approved a planning grant for the following project:

- Donaldson’s Crossroads 537 Sewage Plan, grant amount: \$37,455, (confirmed, however, no funds budgeted by the state).

The grant proceeds are released by PaDEP after the planning document is approved by the PaDEP, provided funds are available in the state budget.

Future Grant Applications

Borrowed Funds

- Pennvest loan for the 2003 Ivy Lane Sewer Extension project, at an interest rate of 2.774%. This loan will be paid off 2024.
- Pennvest loan for the 2017 DC WPCP Replacement project. The Loan is \$11,000,000 with a term of 20-years. The interest rate during the first 5-year period is 1.055%, with a rate of 1.835% for the remaining 15 years.
- Guaranteed Sewer Revenue Bond issue, Series 2021, in the amount of \$9,190,000 for the DC WPCP Replacement Project. The term of the bond issue is 24-years, and the interest rate is 2.80%.
- Pennvest loan for the 2020 Conveyance System Improvements project. The Loan is \$5,255,000 with a term of 20-years. The interest rate during the first 5-year period is 1.0%, with a rate of 1.743% for the remaining 15 years.

Debt Balances as of December 31, 2023

Loan	Balance	Last Payment
PV -2003 Ivy Lane Sewer	\$6,569.25	3/1/2024
PV-2017 2017 DC WPCP	\$8,297,470.80	8/1/2038
PV- 2020 Conveyance System	\$ 4,359,586.24	10/1/2040
Series 2021 Bond	\$8,870,000.00	9/1/2045
Total Debt	\$21,533,626.29	

3.2 Recommended Capital Improvement for 2024

The funds available for CIF projects are estimated as follows:

Balance of CIRF Funds	\$ 5,890,600
Tap and Assessments budgeted	236,800
Equipment Replcmt Allowance (prior year)	355,000
Operating Surplus	420,000
Bond, Grant, Loan, Interest	540,000
Total Capital Funding	\$ 7,442,400

The Authority’s goal is to maintain a minimum balance of \$3,000,000 balance in the CRF at all times.

Table-III
RECOMMENDED 2024 CAPITAL IMPROVEMENT PROJECTS

Project	1	Brush Run Plant NPDES Permit Challenge (potential) Budgeted cost: \$10,000
Project	2	Brush Run Plant Water System Upgrade – Construction & Contract Administration Budgeted cost: \$695,750
Project	3	Valley Brook Interceptor Augmentation - Construction Phase and As-Built, & Construction Budgeted cost: \$1,360,000
Project	3A	Crestview Acres Sewer Replacement Engineering Construction Phase and As-Built, & Construction Budgeted cost: \$1,620,000
Project	4	BR Minor Improvements Budgeted cost: \$60,000
Project	5	DC Minor Equipment Budgeted cost: \$5,000
Project	6	Vehicle Replacement Budgeted costs: \$50,000
Project	7	Other Sewer Lining Projects / Emergency Repairs Budgeted cost: \$145,000
Project	8	USC BR PS Annual Capital Improvements Budgeted Cost: \$1,240
Project	9	Server Hardware / Software (plotter) Budgeted Cost: \$6,800
Project	10	Tap Fee Reimbursements – Maple Lane/Overlook - \$9,600, McCrobie -\$1,443
Projected Total		\$3,964,833

Table IV – Recommended 10-Year Capital Plan

SOURCES OF FUNDS	Projected 2023										2031	2032	2033
	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033			
Balance of CIRF Funds	\$5,153,663	\$3,477,567	\$3,708,567	\$3,075,567	\$3,050,567	\$3,245,567	\$2,960,567	\$2,745,567	\$2,555,567	\$2,025,567			
Tap and Assessments Projected /def assessment	107,792	64,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000			
Equipment Replmt Allowance (prior year)	520,000	512,000	512,000	400,000	400,000	400,000	400,000	400,000	400,000	400,000			
Operating Surplus	460,000	420,000	30,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000			
PV Loan/Loan/Bond/trustee interest	105,986	40,000	15,000	-	-	-	-	-	-	-			
Grant - BR	500,000	-	-	-	-	-	-	-	-	-			
TOTAL CAPITAL FUNDING	\$ 6,347,441	\$ 7,442,400	\$ 4,103,567	\$ 3,520,567	\$ 3,495,567	\$ 3,245,567	\$ 2,960,567	\$ 2,745,567	\$ 2,555,567	\$ 2,025,567			
CAPITAL EXPENDITURES													
TREATMENT PLANTS													
BR Minor Improvements	36,377	60,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000			40,000
BR SCADA Improvements	88,677	61,000	-	-	-	-	-	-	-	-			-
BR Plant Water System Upgrades-engineering		634,750	-	-	-	-	-	-	-	-			-
BR Plant Water System Upgrades -construction			-	-	-	-	-	-	-	-			-
BR Security Improvements		50,000	50,000	100,000	25,000	100,000	10,000	100,000	10,000	100,000			35,000
BR Belt Press Replacement		50,000	50,000	100,000	25,000	100,000	10,000	100,000	10,000	100,000			15,000
BR Blower Upgrade/Replacement		2,765	10,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000			15,000
BR NPDES Renewal/re-rate		5,323	5,000	45,000	15,000	15,000	15,000	15,000	15,000	15,000			15,000
DC Minor Improvements		-	-	-	-	-	-	-	-	-			-
DC NPDES Permit Renewal		-	-	-	-	-	-	-	-	-			-
SEWER SYSTEM													
Crossgates Bremen Lane Replace		-	75,000	225,000	-	-	-	-	-	-			-
VB Inter Augmentations - Engineering	89,020	110,000	-	-	-	-	-	-	-	-			-
VB Inter Augmentations - Construction	69,959	1,250,000	-	-	-	-	-	-	-	-			-
Crestview Acres Sewer Replace -Eng		110,000	-	-	-	-	-	-	-	-			-
Crestview Acres Sewer Replace -Construction		1,510,000	-	-	-	-	-	-	-	-			-
Deer Field Manor/Linksview Dm/Transfer	105,980	-	-	-	-	-	-	-	-	-			-
USC BR PS Annual Capital Improvements	2,310	1,240	75,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000			75,000
Other Sewers/Lining/Emergency Repairs/LS		145,000	87,000	35,000	35,000	35,000	35,000	35,000	35,000	35,000			35,000
Sewer Line Camera/Flow Meters		-	-	-	-	-	-	-	-	-			-
Vehicles	50,234	50,000	60,000	60,000	60,000	45,000	50,000	60,000	400,000	400,000			400,000
OFFICE ADMINISTRATION													
Tap Fee Reimbursements		11,043	-	-	-	-	-	-	-	-			-
Server Hardware/Software		6,800	-	15,000	-	-	-	-	-	-			-
Office Building Improvements	4,500	-	-	-	-	-	-	-	-	-			-
Phone System/pump station upgrades	1,696	-	-	-	-	-	-	-	-	-			-
Legal/Financial		-	-	-	-	-	-	-	-	-			-
TOTAL CAPITAL EXPENSES	\$456,841	\$3,964,833	\$1,210,000	\$470,000	\$250,000	\$285,000	\$215,000	\$190,000	\$530,000	\$165,000			
ENDING BALANCE	\$5,890,600	\$3,477,567	\$3,708,567	\$3,075,567	\$3,050,567	\$3,245,567	\$2,960,567	\$2,555,567	\$2,025,567	\$1,860,567			

3.2.1 Project Descriptions

Project No. 1. Brush Run Plant NPDES Permit Challenge

The PADEP indicated draft NPDES Permit will be issued in December 2023. The funds budgeted are for any potential permit challenges.

Project No. 2. Brush Run Non-Potable Water System Upgrade

The existing plant water system at the facility, circa 1995, is not able to meet the plant water demands to sustain consistent operations. Furthermore, the pumps have been rebuilt multiple times and have reached their useful limit. In 2022, the Authority engaged GHD to evaluate the plant water system needs and determine options for replacement. In July 2022, GHD completed and submitted to PTSA a Basis of Design Report for the upgrade. The pumping system selected and bid was a Triplex Pumping System. The project was expanded from original design to include HVAC upgrades which declassify the pump galley space and eliminate the requirement for explosion proof electrical components. Both systems will utilize hydropneumatic tanks and automated system instrumentation controls. Construction contracts were awarded for general construction, HVAC and electrical in October 2023. Construction is expected to be completed in 2024.

Project No 3. Lower Valley Brook Interceptor Sewer Augmentation (2024 Sewer Infrastructure Rehabilitation Project) – Construction & Contract Administration

The primary goal of this project is to increase the Valley Brook Interceptor sewer capacity to address the following items: eliminate the sanitary sewer overflows experienced during peak wet weather events, accommodate the recently revised Township zoning that allows a more dense development in the Township, and provide for future growth for the Brush Run and Piney Fork sewersheds. This project is one of the final components in the Authority's 2008 Valley Brook Interceptor Comprehensive Plan, which was requested by PADEP to address the aforementioned capacity related issues.

To manage the finances associated with the Project, the Authority has phased the augmentation for the Lower Valley Brook Interceptor into Upper Pelipetz and Lower Pelipetz. The Upper Pelipetz portion of the project will encompass augmentation of approximately 2,050 LF of 12", 15" and 18" diameter clay pipe. The Lower Pelipetz portion consists of 3,620 LF of 15", 18" and 21" VCP and PVC sewers. Construction is planned for 2024.

Project No. 3A. Crestview Acres Sewer Replacement – Augmentation (2024 Sewer Infrastructure Rehabilitation Project) - Construction & Contract Administration

The project will replace gravity sewers in the Crestview Acres near Elizabeth and Marble Drives. The sewer was originally installed in the early 1960's and is in poor condition. The Authority previously replaced 1,000 linear feet (LF) of pipe in 1996 and several hundred more as an emergency replacement in 2004. This project will replace 3,000 LF of 8" VCP sewer and associated manholes, while also constructing new sewers to reconnect existing homes and eliminate shared private laterals. Design and permitting was initiated in 2022 and completed late in 2023. Construction is anticipated 2024.

Project No. 4. Brush Run Minor Improvements

The project includes laboratory improvements to the lighting, flooring and cabinets (\$9,300). Also included here is replacement of the autoclave (circa 1994) in the laboratory at an estimated cost of \$9,000. This unit is obsolete and has undergone multiple repairs; however, although the unit remains operational it presents safety concerns due to the pressurized environment. Replacement of the automated sampler is included here at a replacement cost of \$10,700. Sealing of the asphalt parking lot is budgeted at \$4,000. Replacement of the belt filter press drain pump is \$12,000. Design to upgrade for the RAS control panel (currently obsolete) is budgeted at \$15,000, with construction estimated at \$50,000 in 2025.

Project No. 5. DC Minor Improvements

Included in this project is sealing of the asphalt at the DC Dewatering driveway (\$3,500).

Project No. 6. Vehicle Replacement – 2006 Ford F350 Super

The Authority utilizes a standard accounting practice of vehicle depreciation over seven years, while evaluating the potential replacement of said vehicles if deemed necessary or economically feasible. The current 2006 Ford F350 is a high mileage vehicle with anticipated future repair costs beyond the value of the vehicle.

Project No. 7 Other Sewer Lining Projects / Emergency Repairs

This project encompasses lining projects (Manhole to manhole lining) and emergency repairs. This type of repair does not include routine repairs by Authority staff, but would be any large scale repair projects that would require outside assistance by contractor. Examples of this type of repair would be unplanned sewer repairs undertaken due to landslides, such as occurred in 2018 at Hemlock Drive and Buffalo Ridge. This line item has been funded each year of the capital plan.

Anticipated repairs/CIPP lining to the Marella Manor sewer system are included in this project category obligated by the Corrective Action Plan (\$50,000).

A cost sharing agreement with Waterdam Galley LCC obligates the Authority for 50% of the anticipated costs for replacement of the interceptor sewer on the property (\$60,000).

As part of PennDOT’s intersection improvements project at East McMurray, Thompsonville, and Bebout Road, a portion of PTSA public sewer will need to be relocated. PTSA’s portion of the cost sharing for the relocation is estimated at \$9,000. Also included in this project is the asphalt sealing of the Rutledge LS.

Project No. 8 Upper St. Clair (USC)/Brush Run Pump Station Capital Improvements

This project is USC’s and per contract the Authority’s cost share is 3.1% of capital expenditures for the USC Brush Run Pump Station. They are planning renovations estimated at \$40,000 PTSA’s share is \$1,240.

Project No. 9 Server Hardware / Software

This project includes planned hardware or software upgrades. Included in this category is replacement of the antiquated (circa 2008) and malfunctioning plotter, \$7,000.

Project No. 10 Office and Administration:

Tap Fee Reimbursements – Maple Lane/Overlook - \$9,600, McCrobie -\$1,443

4.0 FUTURE YEARS CAPITAL PROJECTS

The 10-year capital plan beyond 2024 is summarized in the Table IV. It identifies the revenues and sources of funds at the top of the page and capital expenditures on the lower half. Table IV is used to identify the cash flow required to construct the known or anticipated projects. One of the objectives of the 10-year capital plan is to manage our CIRF balance at \$500,000 or greater. As can be seen from Table IV the CIF balance remains at \$500,000 or above through 2027. The projects planned beyond 2022 are not intended to be all inclusive, but provide a magnitude of cash flow requirements. In order to achieve the necessary cash flow, the Equipment Replacement Allowance to generate surplus funds will need to be regularly increased.

2025 through 2026 Projects/Expense Summary

Treatment Plants:

- Brush Run Computer and Software Upgrades - \$18,000 (2025)
- Brush Run Actuated Gate - \$50,000 (2025)
- Brush Run Belt Filter Press Replacement (Design) - \$50,000 (2025)
- Brush Run Belt Filter Press Replacement (Construction) - \$950,000 (2026)
- Brush Run Aeration Blower Replacement (Design) – \$25,000 (2026)
- Donaldson Crossroads Permit Renewal (Sampling & Engineering) - \$25,000
- Donaldson Crossroads Software & Hardware Improvements (SCADA, iFix, Greymatter) - \$45,000

Sewer System:

- Emergency Repairs \$75,000 (2025-26)
- Vehicles \$60,000 (2025)
- Sewer Line Camera Equipment (Lateral Launch) \$35,000 (2025)
- Bremen Lane Sewer Replacement \$75,000 (2026)

Office and Administration:

2027 through 2033 Projects/Expenses

Treatment Plants:

- Brush Run WPCP Minor Improvements: Projected \$280,000 (2027-2033)
- Brush Run Blower Aeration Replacement (Construction) - \$100,000 (2027)
- Brush Run WPCP Digester Blower Replacement (Design & Construction) \$125,000 (2028-2029)
- Brush Run WPCP NPDES Permit Renewal \$35,000 (2028)
- Brush Run WPCP NPDES Permit Potential Challenge \$10,000 (2029)
- DC WPCP Minor Improvements SCADA: Projected \$105,000 (2027-2033)
- DC NPDES Permit Renewal \$35,000 (2030)

Sewer System

- Crossgates Bremen Lane Sewer Replacement \$225,000 (2027)
- Emergency Repairs \$525,000 (2027-33)
- Vehicles \$615,000 (2028-33)

Office and Administration

- Network Server – Hardware and Software \$15,000 (2027)

5.0 TAP REIMBURSEMENT PROJECT DESCRIPTIONS

The following project description is for the only remaining project that includes tap fee reimbursements.

Maple Lane Pump Station – The Overlook Plan was going to require a new sewage pumping station that would be located just several hundred feet downstream of the Authority’s existing Timbercrest Pump Station, which was constructed in 1972. The Developer agreed to increase the capacity of his proposed pump station from 27 units to 64 units to provide for the 37 units from the Timbercrest Plan. The Authority participated in specific capacity related pump station tasks. The total pump station/force main project cost exceeded \$500,000; however the Authority only participated in \$391,000 of the cost, of which \$199,030 was the Authority’s share. The Authority paid \$109,430 of this total directly, paying for the design engineering, construction observation, emergency generator, and other equipment. The \$89,600 balance was paid through tap fee reimbursements. The balance in tap fee reimbursements as of November 30, 2017 was \$9,600.

End of Report