

**EAST BRANDYWINE TOWNSHIP MUNICIPAL AUTHORITY**  
**Tuesday, October 9, 2007**  
**7:30 A.M.**

**Those in Attendance:**

Michael Corbin, Chairman  
Gerald Kirkpatrick, Vice-Chairman  
Joseph Anthony, Secretary  
Sandra Moser, Member

**Absent:**

David Summers, Treasurer

**Also in Attendance:**

Scott T. Piersol, Township Manager  
Matthew T. VanLew, Roadmaster  
John Spangler, Esq., Municipal Authority Solicitor  
Joseph Boldaz, Municipal Authority Engineer  
Mary Beth Smedley, Secretary/Treasurer

The Municipal Authority met on Tuesday, October 9, 2007 at the East Brandywine Township Municipal Building. Mr. Corbin called the meeting to order at 7:30 A.M.

**Minutes: September 11, 2007**

Mr. Corbin asked if there were additions or corrections to the above minutes. There were none. Mr. Kirkpatrick made a motion to approve the September, 2007 minutes as presented. Mr. Anthony seconded the motion, with all voting Aye.

**Treasurer's Report**

Mrs. Smedley reviewed the Treasurer's Report and Account Balance as of October 8, 2007. Mr. Anthony made a motion to approve the Treasurer's Report and authorize payment of bills. Mr. Kirkpatrick seconded the motion, with all voting Aye.

**Sewer Connection Updates**

Mrs. Smedley provided the following update on connections to the Guthriesville Sewer District.

Timothy Miller – Mr. Spangler sent Mr. Miller a letter dated October 3, 2007 saying that Resolution 01 of 2005 allows the Municipal Authority to make the sewer system connection on his behalf, bill him for the services, and file a municipal lien against the property if he does not pay for the services. The Resolution also provides for fines if there is a violation of the Resolution. This would mean filing a complaint with District

Court and have the District Justice levy fines against the property owner. The Authority decided to see if Mr. Miller responds to Mr. Spangler's letter before taking further steps.

### **Update on Delinquent User Fees**

The Paynic property at 14 Kristin Circle is scheduled for settlement on October 15, 2007. The Municipal Authority will receive payment in the amount of \$1,539.27 to satisfy the two liens and bring the account up-to-date through December 31, 2007. As soon as payment is received, Mrs. Bednarchick will notify Mr. Spangler to prepare the Orders to Satisfy.

### **Applecross Development (AKA Overlook Road Farm)**

The applicant is proposing to build a combination of single family homes, carriage homes, and townhouses for a total of 655 units on both the north and south side of East Reeceville Road. The plan also shows an 18-hole Jack Nicholas-designed golf course with a clubhouse. The property encompasses approximately 621.74 acres of land, comprised of 307.58 acres north of East Reeceville Road and 314.16 acres south of East Reeceville Road. The southern portion of the proposed development is a 310 acre tract located in the R-2 Zoning District and proposes single family homes on individual lots and approximately half of the golf course. The portion of the property north of East Reeceville Road was granted preliminary plan approval in March of 2004.

The "North Tract" is being reviewed under the "Clustered Residential Development" regulations of the R-3 Residential Zoning District in conjunction with the Settlement Agreement dated April 1, 2004. The "South Tract" is being reviewed under the "Clustered Residential Development" regulations of the R-2 Residential Zoning District. The project is proposed to be constructed in five phases. The applicant received final plan approval, with conditions, for Phase 1 of the development on November 2, 2006.

### **September 25, 2007 CMX review letter – Pump Station A, Review #4**

CMX reviewed revised design documents for the above project dated September 13, 2007, as submitted by Ebert Engineering. The proposed pumping station is located in the southwestern portion of the proposed Applecross Development and is proposed to convey wastewater, on a temporary basis from West Brandywine Township and on a permanent basis from East Brandywine Township to the Overlook Wastewater Treatment plant. Mr. John Curtin attended the meeting on behalf of Pulte Homes. Mr. Boldaz had the following comments:

1. The fence has been removed as discussed and agreed upon at the Municipal Authority meeting on August 14, 2007.
2. The bollard height has been reduced, as requested.
3. Sound absorbing block has been included, as specified in the Municipal Authority standard specifications.

4. On Plan SS-03, Control Building – Section B-B, the design engineer should remove the notes referring to a stone and/or stucco wall finish. Stucco is not permitted per the Authority's specifications. Mr. Boldaz said it could be a maintenance issue and prefers a split block finish.

Upon incorporation of comment #4, Mr. Boldaz recommends that the Authority approve the plans for construction.

Mr. Boldaz has recently met with John Curtin from Pulte Homes and Fred Ebert from Ebert Engineering to discuss Pump Station "A", Pump Station "G" and the Pump and Haul permit.

Mr. Corbin asked Mr. Boldaz how the on-site inspections are proceeding. Mr. Boldaz said that CMX has had a full-time inspector at the site and that there haven't been many major issues.

August 13, 2007 Schoor DePalma letter – Construction Materials Shop Drawing Review #3 - Update

At last month's Municipal Authority meeting, Mr. Corbin asked for additional information on the proposed Akwaseal product that is proposed for the effluent lagoon lining system. Akwaseal is a composite pond liner consisting of two water barriers – bentonite clay and a flexible plastic membrane. The bentonite clay is sandwiched between two textiles. The membrane is permanently laminated to the outer textile surface. The result is a self sealing liner system that is used for water containment projects. Mr. Boldaz stated that he is reviewing cut sheets provided by the manufacturer. He will fax this information to Mr. Corbin and Mr. Kirkpatrick. Mr. Corbin asked how the surface of the product is protected. Mr. Boldaz said that it is protected by soil that has stone on top of it. Mr. Boldaz said that he has seen this product used in other lagoons. Mr. Corbin asked if the installer had to be certified. The installer must be certified and Mr. Boldaz believes that a manufacturer's representative will be present during installation. The manufacturer will provide a warranty on the product.

August 21, 2007 Schoor DePalma review letter – Pump Station "G" - Update

Mr. Boldaz reported that it appears that the current configuration of Pump Station "G" could allow the discharge of treated effluent into the storm sewer system and ultimately could result in a non-permitted discharge of treated wastewater at outfall G2. Any storage facility holding treated effluent should be hydraulically disconnected from the proposed storm sewer system. This may require separate pump stations and non-submerged outlets into Ponds 3 and 4. Mr. Boldaz discussed this issue with Mr. Ebert. Mr. Ebert thought it would be difficult to have separate pump stations, but will develop a Standard Operating Procedure (SOP) and have a manual gate valve installed in order to stop an accidental discharge from an un-permitted point. The Authority feels that this procedure needs to be as failsafe as possible and there may need to be additional checks

and balances in order to make sure a non-permitted discharge doesn't happen. Mr. Boldaz and the Authority will revisit this once Mr. Ebert provides the SOP.

#### Treatment Plant Construction

Mr. Curtin stated that the treatment plant construction is currently scheduled to begin during the third quarter of 2008 with a twelve month build time. Mr. Boldaz expects to see final shop drawings from Value Engineering soon. According to Mr. Curtin, the maximum number of units that can be served by the pump and haul permit is 177. That is well over two years of system capacity, so at present Mr. Curtin believes that the treatment plant should be completed by then.

#### **K. Hovnanian Sewer Connection and Reservation Agreement**

Mr. Spangler reported that K. Hovnanian is reviewing the Sewer Connection and Reservation Agreement and Hovnanian's financial obligation with regard to allocating costs. Mr. Spangler and Mr. Boldaz will continue to analyze the information provided by K. Hovnanian and will provide updates to the Municipal Authority as they are available.

#### **Brandywine Wallace Request for Water and Sewer Capacity**

In a letter dated September 13, 2007 written by Mr. Piersol to Mr. Guy Donatelli, Solicitor for the Downingtown Area School District Mr. Piersol stated that the Authority and Township are willing to support Aqua Pennsylvania's proposed extension of the service territory to include an expanded certificated territory, which is limited to that necessary to serve the needs of the School for domestic and fire protection needs of the facility. The letter went on to outline conditions to that support.

The letter also discussed the School District's request for sewer capacity and outlined several steps that need to be taken, including submission of an Act 537 Plan revision as soon as possible. It was also noted that the school may need to have a plan to recharge water on-site or at another location acceptable to the Township. Otherwise, it could be accounted for in the tapping fee.

Based on the Township's current understanding of schedules, it is the School District's intention to start construction in the winter of 2008. Construction will include squaring off the existing offices, removing the second, fourth and fifth grade modulars, and building an addition for additional school rooms. Mr. Donatelli acknowledged receipt of the letter. Mr. Spangler will telephone Mr. Donatelli to discuss the School District's intentions and will follow-up with an email. Mrs. Moser stressed the importance of communicating with the School District in writing so that there are no misunderstandings.

### **Request for Sewer Capacity from Keller Way**

Mr. Jeffrey Valocchi sent a letter to the Township stating that he would like the Township to consider including Keller Way for future municipal sewer service in light of the Brandywine Wallace request to connect to the sewer system. The Municipal Authority has not ruled out including Keller Way for sewer connection, but was concerned that residents in that development would need to be made aware that connection to public sewer could be very expensive. In addition to paying a tapping fee, all residents connecting to the system would be financially responsible for infrastructure provided to Keller Way and then for connection to their homes from the lateral. Mr. Corbin will send a letter to Mr. Valocchi discussing his request and the Municipal Authority's concerns.

### **Hide-A-Way Farms Water Disposal Permit**

Mr. Boldaz explained that the Hide-A-Farm Water Disposal Permit has expired. Usually PADEP gives a one year notice, but neglected to do that in this case. Mr. Boldaz contacted PADEP immediately and was given a 30 day extension in order to complete the proper form for approval. He also stated that since no water has been sent to the disposal field yet, no violations occurred. Mr. Boldaz will complete the paperwork on behalf of the Authority and have Mr. Corbin sign it.

### **Hide-A-Way Farms Pump and Haul Plan**

The Pump and Haul Permit expires November 1, 2007. In a letter to Mr. Clinton Cleaver from PADEP dated September 27, 2007, Mrs. Smedley requested an additional eight month extension of the permit because there are only six completed homes in the subdivision at this time.

### **Keats Glen Sewage Treatment Plant – NPDES Permit**

PADEP prepared a draft National Pollutant Discharge Elimination System (NPDES) permit for the Authority's review and comment. A notice will be published in the Pennsylvania Bulletin. The permit will also be posted at the Township building and at the sewage treatment plant for 30 days.

Effluent limitations in the draft permit take into consideration parameters and wasteload allocations from the Christina River Basin total maximum daily load (TMDL) under low-flow conditions as set and modeled by the Environmental Protection Agency (EPA). The limits in the draft permit continue many of the limits in the existing permit. Monitoring of Total Nitrogen is being added to permits to be consistent with the TMDL requirements.

Phosphorus limitations in renewal permits are being applied year-round. The numerical phosphorus limits have been modified to be consistent with Department Chapter 96.5.

Instantaneous maximum limits for fecal coliform are also being added, consistent with current Department guidance for application for water quality criteria. Mr. Corbin suggested that the treatment plant operator run this test next week to determine the results. Depending on the outcome, Mr. Boldaz may need to prepare a response to PADEP on the draft permit regarding this parameter. Mr. Boldaz will arrange for this test to be done by the treatment plant operator. The Authority asked Mr. Boldaz if he believed that the plant could meet the limits in the new permit and he felt that it could. He will further review the draft permit limits and fecal coliform test and prepare a comment letter for the Authority if the limits cannot be consistently met.

### **Sewer Odor Issues**

Although the Township has not had odor complaints in the past month, Alan Roth from Aqua Pennsylvania is still receiving them. It is also Aqua's and the Authority's opinion that the biological bricks used for odor control at the Guthriesville pump station aren't having an impact on reducing the treatment plant odors. Mr. Piersol had suggested to Mr. Roth that Aqua consider placing additional filter mats around the grates which cover the vault. Mr. Roth said that they had just installed an odor masking mist over the headworks, but it appears that this misting system isn't sufficient to mask the odors completely.

Mr. Roth suggested setting up a peroxide feed at the Guthriesville pump station with a metering pump that doses the effluent several times a day. It was proposed that Aqua Pennsylvania might provide the portable peroxide unit on a trial basis as part of their odor study and the Authority could supply the peroxide. Aqua had suggested that the Authority initially buy the equipment and that Aqua of PA. buy it from the Authority if it doesn't work. The Authority is of the opinion that it would be more practical for Aqua to provide the equipment, at least for the next several months, on a trial basis, to see if it reduces the odor.

Mr. VanLew will scale back to the use of the biological bricks until the supply is depleted, which will be in late November or early December. The reason for slowly scaling back the use of the bricks is so as not to cause an adverse reaction ("plant upset") at the treatment plant. Whatever steps the Authority takes to resolve this problem must be with the knowledge and approval of Aqua Pennsylvania so that no problems or upsets are caused at the plant.

It was also suggested that maybe another company, possibly American Water, might have some ideas about how to solve the odor issues. Mr. VanLew had discussed this with Mr. Baker, the treatment plant operator, but he didn't have suggestions at that time.

Mr. Boldaz will speak to Mr. Roth about providing the peroxide feed equipment for several months to see if there are any positive results dealing with the odors.

### **Guthriesville Pump Station**

It is difficult to assess that unusual intermittent flow spikes at the treatment plant since the region is experiencing drought conditions. This item will be on hold until there is sufficient rain to allow for infiltration and inflow evaluation.

### **Delaware County Community College**

#### Pipe Issue

At the July meeting, Mr. VanLew reported that the compressed air lines for the plant keep getting clogged with rust. Mr. Boldaz was asked to assemble a list of costs in order to make the necessary improvements, along with other maintenance issues that should be considered in next year's budget. Mr. Boldaz stated that he will provide information on this within the next month.

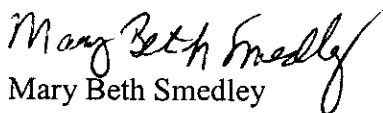
### **Public Comment on Non-Agenda Items**

Mr. Corbin asked if there were comments on non-agenda items. There were none.

### **Adjournment**

There being no further business, Mrs. Moser moved to adjourn the meeting at 8:40 A.M. Mr. Anthony seconded the motion, with all voting Aye.

Respectfully submitted,



Mary Beth Smedley  
Secretary/Treasurer  
East Brandywine Township