

EAST BRANDYWINE TOWNSHIP MUNICIPAL AUTHORITY
Tuesday, July 14, 2009

Those in Attendance:

Gerald Kirkpatrick, Vice-Chairman
David Summers, Treasurer
Joseph Anthony, Secretary
Sandra Moser, Member

Also in Attendance:

Scott T. Piersol, Township, Manager
Thomas Oeste, Esq., Municipal Authority Solicitor
Joseph Boldaz, Municipal Authority Engineer
John Hammel, CMX
Matthew VanLew, Township Road Master
Mary Beth Smedley, Secretary/Treasurer

Absent:

Michael Corbin, Chairman

The Municipal Authority met on Tuesday, July 14, 2009, at the East Brandywine Township Municipal Building. Mr. Kirkpatrick called the meeting to order at 7:30 A.M. There was one visitor from the public present.

Minutes: June, 2009

Mr. Kirkpatrick asked if there were any additions or corrections to the above minutes. There were none. Mr. Summers moved to approve the minutes from both meetings as presented. Mrs. Moser seconded the motion, with all voting Aye.

Treasurer's Report

As of July 9, 2009, there are four customers who remain delinquent for the 2nd quarter. Certified letters to all four of these customers remain unclaimed so the delinquent notices were mailed again by first class mail on July 6th. Municipal claims will be filed, if the accounts remain unpaid as of July 16th.

The Henrik Werring property at 104 Bolero Drive did go to settlement on June 30, 2009, and the Authority received full payment of the delinquent user fees in the amount of \$2,210.76. Orders to Satisfy will be filed on the three municipal claims.

Invoices for the 3rd quarter were mailed on June 29, 2009.

Debra Leech, at 22 Grovehill Court, reported that her property went to Sheriff's Sale on June 18th. To the best of the Township's knowledge the Township did not receive prior notice of the sale. Mrs. Bednarchick has asked the Solicitor to investigate so we can determine where to send the next invoice.

There were six settlements at Applecross in June, bringing the total number of occupied homes to 80, in addition to 13 model homes and the community and fitness centers. There are four settlements scheduled so far in July.

Request for Additional EDUs – 1165 Horseshoe Pike

Mr. Frank Berkey of Marquis Realty Management, L.L.C. attended the meeting to discuss his firm's interests in a commercial property located at 1165 Horseshoe Pike. Mr. Berkey and investors are interested in purchasing the property for an 11,000 square foot daycare center and want to determine if sewer capacity is available. Mr. Boldaz stated that the Sewer Use Ordinance does not specify a sewage flow rate for daycare centers and he suggested that Mr. Berkey provide calculations so that he can compare them against what is generally accepted. Mr. Berkey stated that the daycare franchise is called The Learning Experience and there is another location in Exton. Mr. Boldaz recommended that Mr. Berkey provide water and sewer flows from that location for his review.

Mr. Berkey said that most Learning Experience daycares have a maximum capacity of 181 persons, including children. Typically, 25% of those children are 6 months to 2 years old. He also said that most of the daycares run at 80% of their full capacity.

The Second Addendum to the Sewer Improvement Construction Agreement for the Hopewell Tract indicates that four EDUs have been allocated for that property. Mr. Boldaz will need Mr. Berkey to provide sewer calculations in order to determine how many EDUs will be needed for the requested use. Mr. Boldaz also said that a Planning Module exemption letter will need to be submitted to PADEP to determine what permits or other requirements the applicant will need to consider. Mrs. Smedley informed Mr. Berkey that the Authority would send invoices for any work done by the Authority's Engineer or Solicitor. Mr. Berkey understood and was agreeable.

East Brandywine Baptist Church

During the meeting, Mr. Boldaz reported that Mr. Piersol and Mr. Boldaz met separately with Tim Hayes from the Church on two occasions to discuss connection to the sewer collection line at the Community College. They discussed installing a small section of pipe while the College is constructing sidewalks. Mr. Boldaz said that the Church will submit a Planning Module exemption letter to PADEP to determine what permits are needed for them to connect to the sewer system.

Mr. Piersol reported that Mr. Hayes said that the Church wants to install a sleeve while the sidewalk is being repaired so that pipe can be installed at some future date. He also said Church officials are working with Tony DeLuca at the College on this possible connection.

Applecross

June 25, 2009 Hydraterra Correspondence regarding Drip HDPE Pipe and Fittings - Mr. Boldaz stated that this letter approves the design documents for the drip fields.

July 10, 2009 Hydraterra Correspondence regarding Drip Disposal Field – This letter approves the layout of the fields.

Mr. Kirkpatrick asked if there was anything unusual in the plans. Mr. Boldaz said there was nothing out of the ordinary and the plans were consistent with what had been previously submitted.

Mr. Boldaz has asked the design engineer to look at the feasibility of increasing the disposal capacity from 20,000 gpd to 22,000 gpd. Pulte's engineer has verbally agreed to do this.

Mr. Piersol received an inquiry as to when the fence would be installed so that Pump Station A is blocked from view by residents along a portion of Zynn Road. Mr. Piersol spoke to Bill Creeger at Pulte Homes who said that he will install a shadow box fence from outside the road right-of-way to the back of the property within the next several weeks. Mr. Piersol asked which way the exhaust from the generator points since the resident asking about the fence was also concerned about the exhaust. Mr. Boldaz said that the exhaust points towards the road.

Keats Glen

June 12, 2009 Hydraterra Correspondence regarding the May 4, 2009 PADEP Inspection of the Keats Glen Sewage Treatment Plant – Mr. Boldaz sent a letter to PADEP on June 12, 2009 asking them to rescind their May 29, 2009 Notice of Violation for the treatment plant. He followed up last week with a phone call to David Wolfinger, the inspector who issued the Notice. Mr. Wolfinger said that he would speak to his superior about this and get back to Mr. Boldaz. To date, Mr Boldaz hasn't heard back from him.

Comminutor Evaluation – The Keats Glen Sewage Treatment Plant was originally designed in 2001 and constructed with an inline comminutor on the influent pipe which discharges into the anoxic tank of the treatment reactor. A comminutor is an electrically or hydraulically driven, mechanically operated piece of equipment that is intended to screen and shred solids from the influent waste stream. It is required by PADEP for sewage treatment plants which do not have mechanically clean bar screens. The original comminutor at the Treatment Plant is single shafted and constructed of cast aluminum.

Over the past several years, the rotating drum and stationary knife blades of the comminutor have become dull and unable to screen and shred the influent solids from the waste stream so the treatment plant operator has to do it manually. The equipment manufacturer is no longer in business and parts are difficult to obtain. The condition of the comminutor has been brought to the attention of Mr. Boldaz by the plant operator.

Mr. Boldaz provided the Authority with two options for replacement of the comminutor; one for a "Grindhog" which is a comminutor of similar design to what is currently installed. It has an anticipated construction cost of \$10,000. The other option is for a "Muffin Monster" which is a channel grinder with two counter rotating shafts. It has an anticipated cost of \$22,000. Mr. Boldaz is recommending that the Authority consider purchase of the Muffin Monster. He said that he will likely have to create a bid package, bringing the total to approximately \$26,000. Mr. Oeste asked if there was more than one manufacturer of the Muffin Monster. Mr. Boldaz said that he was aware of only one manufacturer of the channel grinder that would fit the particulars for this Treatment Plant. Mr. Oeste will investigate whether this will need to be bid.

Mr. Summers stated that the Authority has allocated \$25,000 for improvements to the Keats Glen Treatment Plant, some of which has already been used. He also commented that with the recent improvements to the Treatment Plant, and those still need to be done, the sewer rental fees are not keeping abreast with the costs for operating the plant. This will need to be considered for next year's budget.

Mr. Boldaz was asked how long the work will take to complete if the Authority decides to go ahead and install the Muffin Monster. Mr. Boldaz said that the major work will only take two days, but the job in total will take approximately two months.

Mr. Summers asked what would happen if the current comminutor breaks down. Mr. Boldaz said that it isn't really operating now. The Treatment Plant Operator is pulling debris out of the headworks on a daily basis and hauling it off-site. Ideally, a screen would have been installed, but it wasn't practical with a plant of this size.

Mr. Kirkpatrick asked that Mr. Boldaz do some preliminary planning prior to next month's meeting and try to fine-tune the actual costs for labor and installation. Mr. Oeste will also report on the bidding process. Mr. Boldaz said that he will arrange for the manufacturer to come out to the site. Mr. Kirkpatrick asked if the manufacturer can design the installation. Mr. Boldaz said that they can.

Hillendale

July 9, 2009 Hydraterra Correspondence regarding Revised Wastewater Treatment Plant Drawings – Mr. Boldaz said that Schoor DePalma (predecessor to CMX) issued a review letter in 2007 addressing outstanding items and deficiencies on previously submitted plans. At that time, Mr. Boldaz recommended that the Authority allow the project to proceed with the PADEP Part II permitting process, but cautioned that the technical

review was not completed and the documents were subject to review and revision to address future comments.

In his letter, Mr. Boldaz noted that effective removal of debris should be accomplished prior to the treatment process. Comminution or grinding will only pass the material into the Treatment Plant reactor where it can become woven and caught on or in mechanical equipment. Mr. Boldaz is recommending that the applicant consider the impacts comminution or grinding will have on operation of the treatment plant and revise the design to remove debris prior to treatment. He said that fine screening will improve the treatment and settling, and protect mechanical equipment.

Other comments in the letter include that the applicant needs to evaluate air calculations and Mr. Boldaz is recommending that they replace fifteen horsepower blowers with twenty-five horsepower blowers.

Mr. Boldaz did not review the electrical and drip irrigation design or the pump station drawings. He expects to have drip irrigation and pump station reviews for the next Authority meeting.

Mr. Summers said that he would like to see some uniformity within the sewer system so that replacement parts can be interchangeable from one plant to another. He asked if that was possible. Mr. Boldaz said that similar technologies are being used for the Hillendale and Applecross Treatment Plants so that to a certain extent this is possible.

Mr. Boldaz was asked if he knew when Southdown plans to move forward with the Hillendale Development. He said that they will likely try to get approvals for the development and then shelf it, at least for the time being. Mr. Boldaz has reviewed several agreements in the past several months. He said that they still need a lot of work.

Mrs. Moser mentioned that the site visit of the water routing line still needs to take place. Mr. Boldaz said that the Chester County Conservation District is concerned with boring under the East Branch of the Brandywine because of pipeline work being done in the vicinity and have contacted PADEP. He is waiting to hear back from the Conservation District. Mr. Boldaz noted that Aqua Pennsylvania does have a permit for boring under the creek.

Guthriesville General Store/Brandywine General Rental Store

Mr. Piersol reported that Claudio DiGiamberardino, owner of the buildings, has indicated that he wants to renovate them and connect to the Guthriesville Sewer system. Mr. Piersol and Mr. Boldaz have been working on this with Mr. DiGiamberardino. Mr. Boldaz is recommending that a 6-inch connection be installed for the General Store and a 4-inch connection be installed for the General Rental building with separate lateral connection points for both by drilling into the line and lashing a saddle to it.

Mr. Piersol indicated that Wawa has paid a \$5,000 tapping fee that was turned over to Rouse/Chamberlin Homes. This fee may need to be refunded. Mr. Oeste will review the Sewer Reservation Agreement. In addition, a tapping fee will need to be calculated for Mr. DiGiamberardino's property.

Act 537 Plan

Mr. Boldaz said that the Act 537 plan revisions are nearly complete and he should have a draft for the Authority to review by next month's meeting. He said that the plan will need to mention the Village Master Plan, potential adjustments to the existing Applecross plans, and Pulte's commitment to extend the force main so that the Guthriesville sewer flows can be redirected to the Applecross Wastewater Treatment plant. Mr. Kirkpatrick asked if any permits will need to be amended. Mr. Oeste said that the Sewer Construction Agreement may need to be amended. Mr. Boldaz said that the WQM construction permit will likely need to be amended.

Mr. Kirkpatrick asked Mr. Boldaz to update a prior spreadsheet he provided several months ago highlighting where potential flows might go, or be redirected in the next several years.

Downingtown Area School District

The Authority asked for an update on the School District's plan to construct a middle school on the Weaver Property. Mr. Piersol said in his last discussion with the School District Solicitor, Mr. Donatelli indicated that they are waiting for approval from the State Department of Education. This approval is needed if the State is to provide funding for this project.


Public Comment on Non-Agenda Items

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

Adjournment

There being no further business Mr. Kirkpatrick made a motion to adjourn the meeting at 9:05 A.M. Mrs. Moser seconded the motion, with all voting Aye.

Respectfully submitted,


Mary Beth Smedley,
Secretary/Treasurer