

EAST BRANDYWINE TOWNSHIP MUNICIPAL AUTHORITY

Tuesday, February 9, 2010

7:30 A.M.

Those in Attendance:

Michael Corbin, Chairman
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
Chris Brendza, Hydraterra Professionals
Matthew VanLew, Roadmaster
Mary Beth Smedley, Secretary/Treasurer
Seven visitors

The Municipal Authority met on Tuesday, February 9, 2010 at the East Brandywine Township Municipal Building. Mr. Corbin called the meeting to order at 7:30 A.M.

Minutes: January 12, 2010

Mr. Corbin asked if there were any additions or corrections to the above minutes. There were none. Mr. Kirkpatrick moved to approve the minutes of the meeting as presented. Mr. Summers seconded the motion, with all voting Aye.

Treasurer's Report

Mrs. Bednarchik provided a list of customers who remain delinquent for the 4th quarter. The Solicitor will be notified to file municipal claims against these customers.

The former Leech property at 22 Grovehill Court went to settlement on January 29, 2010 and all delinquent fees are now paid.

There were no settlements in Applecross in January. The total number of occupied homes remains at 94, in addition to 13 model homes and the community and fitness centers. There are three settlements scheduled so far in February.

Relative to other Authority fees, Mr. Oeste is investigating charging applicants for plan reviews and will make a recommendation within the month.

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.

Watters Mixed Use Tract – Giant Food Store

Marc Kaplin, Esq., who is representing Carlino Development and Greg Elko from Langan Engineering, attended the meeting to discuss sewer disposal for the proposed Giant Food Store. Mr. Kaplin said that Carlino would like to construct a 50,000 SF Giant grocery store, a bank pad and some additional retail. They are in the process of determining how they will sewer the property. Currently, there is an on-site sewage treatment plant with discharge beds on the Watters property and the Brandywine Village Shopping Center has an easement to use it. According to the proposed and existing Act 537 Plans, once public sewer is available, the package sewer plant is to be decommissioned and the existing shopping center and the proposed grocery store will need to connect.

Mr. Kaplin said that his client is trying to determine where to treat and dispose of the effluent. He has been in touch with Aqua Pennsylvania who advised that they have capacity in their Little Washington Wastewater Treatment Plant. Mr. Kaplin said that he would like to know the Municipal Authority's position on treating the sewage. He went on to say that as it has currently been designed, there wasn't an area on the Watters tract to dispose of the treated effluent and to build a road from Rt. 322 to North Guthriesville Road, as the Township has requested.

Mr. Corbin asked where the proposed stormwater basins would be located for the project. Mr. Corbin said there appears to be some ground on the northeastern portion of the property that could be used. Mr. Kaplin indicated that the stormwater basins hadn't been designed yet, but the developer will use infiltration beds, if achievable. Mr. Corbin said that Brandywine Village constructed infiltration beds under the existing parking lot. He thought that Giant should consider this as an option to handle stormwater since it would free up some property for further uses, namely sewage disposal. Mr. Kaplin said that the concept for underground infiltration wouldn't work based on Mr. Elko's design and analysis, and it would be very expensive. Mr. Corbin replied that he simply offered this as a suggestion and that he had seen no analysis demonstrating why "it wouldn't work." Mr. Kaplin said that since this was his first visit in front of the Municipal Authority, he was trying to understand what sewage treatment was available to his client. Mr. Corbin said that a portion of the Watters' property is designated for sewage disposal.

Mr. Boldaz said that the Authority has put together a Special Study that, in part, looked at sewage disposal. He went on to say that although both treatment plants (The new Applecross Plant and Little Washington Plant) may have treatment capacity, that didn't mean there is available future disposal capacity. It has been the practice of the Municipal Authority to require developers to provide disposal capacity plus 50% on their own property. Mr. Kaplin said that his client needed to consider the Brandywine Village Shopping Center, in addition to the new Giant. He would like to discuss purchasing an

area to dispose of the effluent on the School District's property, since they may have additional areas set aside for that purpose.

Mr. Oeste pointed out that there is no firm agreement yet with the School District regarding sewage disposal and the School District doesn't have any approvals from the Township to date. The Authority has requested that they provide an easement for additional disposal areas. Mr. Kaplin asked if there was anything to stop him from going to the School District about capacity. He also said again that Aqua Pennsylvania has indicated that they can treat and dispose of the effluent. Mr. Corbin said that with the inclusion of the Hide-A-Way Farms Development, the Little Washington Wastewater Treatment Plant is close to capacity. Mr. Corbin said that the Township's Act 537 Plan and Special Study called for Brandywine Village and the Watters Tract to connect to the Applecross Wastewater Treatment once there is public sewer capacity available. Mr. Oeste said that it is clear that the Authority wants the effluent to go to the Applecross Treatment Plant.

Mr. Kaplin said that his client's engineer has looked at approximately fifteen different scenarios for developing the site, including stormwater and sewage treatment. Mr. Corbin remarked that indeed may be the case, but the plan provided to the Authority last Friday (two business days ago) was the first one seen by the Authority. Mr. Corbin said that he would like the developer to at least consider trying to dispose of some of the effluent on site. Mr. Kaplin said that with the size of the proposed building, plus constructing a road from Rt. 322 to North Guthriesville Road, the engineer can't find room for sewage disposal.

Mr. Corbin said that the developer should consider subsurface recharge and construction of infiltration beds since this will come up again with the Planning Commission as the plan is reviewed.

Mr. Summers asked about the anticipated average sewage flow calculations provided by the developer. Mr. Kaplin said they were based on records for similar shopping centers within the region. Mr. Summers asked if there would be a restaurant facility and was told that there are no plans for a restaurant.

The developer would like to move ahead with the Giant and sewer is a critical path item. Mr. Kaplin was asked about footnote #6 of the Developer's preliminary plans. He said that refers to 1 EDU being equivalent to 250 gpd. The developer would like to open the grocery store in 2012. The Municipal Authority raised no objection to Mr. Kaplin approaching the Downingtown Area School District for the purpose of discussing sewage disposal.

Applecross

Hydraterra January 12, 2010 Correspondence – Drip Irrigation Shop Drawings

Mr. Boldaz reviewed the shop drawings for Pikeland submittal No., 7, No. 8, and No. 9 and approved the submission.

Hydraterra January 25, 2010 Correspondence – Drip Irrigation Facility Shop Drawings

The shop drawings for Pikeland submittal No. 8.01R1 have been approved by Mr. Boldaz.

Hydraterra January 28, 2010 Correspondence –EEI Technical Documents and February 3, 2010 Correspondence – Record Drawings

Mr. Boldaz said that the plans have been approved, but some specification sections still need to be revised. Mr. Boldaz has discussed these revisions with Fred Ebert from Ebert Engineering and says there are no major concerns. He is recommending that the Municipal Authority allow Pulte to move toward construction pending that agreed upon revisions are completed by Mr. Ebert. A pre-construction meeting is scheduled for Thursday, February 11th. Mr. Boldaz expects to have the final documents at that time. Mr. Corbin asked if there were any comments. There were none. Mr. Anthony made a motion to approve the specification and drawings documents discussed in the Hydraterra correspondence of January 28, 2010 for the Wastewater Renovation Facility and the Sanitary Sewer Pumping Station A and the Irrigation Pump Station, as discussed in the February 3, 2010 Hydraterra correspondence, pending a final review by Mr. Boldaz. Mrs. Moser seconded the motion, with all voting Aye.

Frank Newhams from Yerkes Associates is reviewing some of the specification documents for the wastewater treatment plant that he received last Friday. He and Building Inspector Jeff Cantlin will also attend the preconstruction meeting.

Equipment List for Third Reactor

Mr. Corbin said that the fixed equipment such as the three reactors for the wastewater treatment plants will be constructed of concrete. Those tanks won't be adversely affected if they aren't used for a length of time. On the other hand, some of the mechanical equipment, if not in service immediately, may become out-of-date, have their warranties expire or become non-functional. He said it might make sense to forgo purchase of some equipment at this time. He asked that Mr. Boldaz and Mr. Ebert look at this and provide the Municipal Authority with a list for their review.

Mr. Boldaz was asked whether Pulte has signed an agreement with Aqua Aerobics yet to construct the plant. Bill Crøeger from Pulte Homes indicated that the contract hasn't been signed. Mr. Boldaz will discuss this on Thursday during the pre-construction

meeting. If installation of some mechanical, electrical, instrumentation and process equipment associated with the third reactor is postponed to a future date, the Authority would like to see some sort of financial security put in place that can be released to Pulte once other developers purchase sewer capacity.

Mr. Summers asked how the sewer beds would be constructed on the School District's property. He was concerned that they would be built piecemeal, rather than in an organized way. It was agreed that the beds should be designed in a modular fashion.

Revisions to Phase II through IV

Mr. Boldaz is reviewing the revisions for Phases II through IV of the Applecross Development and will provide comments to the Authority prior to the next meeting. He said that the change in product line will result in approximately a 6,000 gpd loss of sewage disposal. This change will require a revision to the Sewage Facilities Planning Module, an amendment, or a new module. Mr. Boldaz will inquire as to whether Pulte's Engineer, Jeremy Madaras, has contacted PADEP about this yet.

Hide-A-Way Farms and Applecross Pump and Haul Permits

To date, the Authority has not received word from PADEP about our requests to extend the above pump and haul permits. The required paperwork has been submitted and we are awaiting approval.

Keats Glen and Guthriesville Sewer District Chapter 94 Report

The Chapter 94 Reports are due by the end of March. Mr. Boldaz is preparing the reports and will have drafts to discuss at next month's meeting.

Keats Glen Comminutor Construction Contract

Mr. Boldaz has a draft design of the comminutor and will forward the specifications to Mr. Oeste for his review prior to bidding the project. This will be discussed at next month's meeting so that work can be advertised and bid.

Act 537 Plan

The Act 537 Plan Special Study has been forwarded to the East Brandywine Township Planning Commission and various planning agencies for their review and comments. The Planning Commission made comments at their February 3rd meeting that will be forwarded to Mr. Boldaz. The Planning Commission thanked the Municipal Authority for their work on the plan and recommended the Board of Supervisors adopt it as submitted.

Verma Zoning Hearing

Last month, Mr. Verma asked to discuss sewer capacity for apartment buildings in the Village of Guthriesville. Mr. Piersol reported that Mr. Verma will be withdrawing his zoning application.

Hillendale

Mr. Piersol, Mr. Boldaz, and members of the Authority and Planning Commission walked the water routing line several weeks ago. The location of the water line is generally satisfactory, although several minor adjustments were suggested in order to protect some of the trees and sensitive areas. There will be a preconstruction site walk to review the staked location of the trench and pits. The stakes can then be adjusted to avoid important trees, slopes, or other sensitive areas. The applicant was agreeable to making the suggested changes and adding this note to the plans.

Mr. Boldaz said that the drilling pit areas are still subject to review and may need to be moved pending discussion with the drilling contractor. There will be a pre-construction meeting where the erosion and sedimentation control plans and location of the drilling pits and trench will be finalized.

Hydraterra has issued a letter on the sanitary sewer lines. Mr. Boldaz said that most of the outstanding issues will necessitate minor revisions and are generally housekeeping in nature. This review will be discussed at the next Authority meeting. It was noted that the location issue related to Pump Station #2 is still unresolved.

Peroxide Pump

Mr. VanLew said that at present the pump is not working. He suggested waiting until warmer weather to decide whether it needs to be replaced or if further chemical addition is needed. He said that the treatment plant operator seems to think it is working.

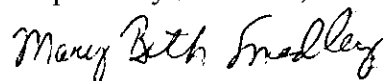
Public Comment on Non-Agenda Items

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

Adjournment

There being no further business Mr. Kirkpatrick made a motion to adjourn the meeting at 8:40 A.M. Mr. Summers seconded the motion, with all voting Aye.

Respectfully submitted,



Mary Beth Smedley, Secretary/Treasurer