

EAST BRANDYWINE TOWNSHIP MUNICIPAL AUTHORITY
Tuesday, April 12, 2005
7:30 AM

Those in Attendance:

Gerald Kirkpatrick, Vice-Chairman
Joseph Anthony, Secretary
Sandra Moser, Member
Scott T. Piersol, Township Manager
John Spangler, Municipal Authority Solicitor
Joseph Boldaz Municipal Authority
Matthew T. VanLew, Roadmaster
Mary Beth Smedley, Secretary

Absent:

Michael Corbin, Chairman
David Summers, Treasurer

The Municipal Authority met on Tuesday, April 12, 2005. Also in attendance were Scott T. Piersol, Township Manager; John Spangler, Municipal Authority Solicitor, Joseph Boldaz, Municipal Authority Engineer, Matthew T. VanLew, Roadmaster and Mary Beth Smedley, Secretary/Treasurer

Mr. Kirkpatrick called the meeting to order at 7:30 A.M.

Minutes: March 8, 2005

Mr. Kirkpatrick asked if there were any additions or corrections to the above minutes. There were none. Mr. Anthony made a motion to approve the March 8, 2005 minutes as presented. Mrs. Moser seconded the motion, with all voting Aye.

Treasurers Report

Mrs. Smedley read the Treasurer's Report for March/April 2005. The Municipal Authority account balance as of April 12, 2005 was \$19,064.22. Mr. Anthony made a motion to approve the Treasurer's Report and authorize payment of bills. Mrs. Moser seconded the motion, with all voting Aye. Mr. Kirkpatrick asked Mrs. Smedley to keep him and Mr. Corbin up-to-date on the account balance as it appears that current available funds may be exhausted prior to year's end, and sooner than had originally been projected.

Hide-A-Way Farms Sewage Agreement

Mr. Boldaz sent a memo to the Municipal Authority members regarding the latest Sewer Agreement for the Hide-A-Way Farms subdivision. He said that the Operation and Maintenance portion of the agreement (Exhibit C) has been removed and all of Mr. Corbin's and Mr. Kirkpatrick's previous comments have been addressed.

The term of the contract is ten years. Initially Mr. Corbin suggested that the term should be three years, but did agree that the ten year contract was acceptable. The rates will remain in effect for

three years. If the rates are increased after the three year period, Little Washington Wastewater will need to make a request to the Public Utility Commission for that rate increase.

It is anticipated that the Municipal Authority will take possession of the beds once they are in operation. Who will operate and maintain the beds on behalf of the Authority will be determined later.

After review of the documents, Mr. Anthony made a motion to approve execution of the Hide-A-Way Farms Sewage Agreement by April 20, 2005 pending a final review by the Municipal Authority and Mr. Spangler. Mrs. Moser seconded the motion, with all voting Aye.

Dilworth Property

Mr. Jonathan Penders and Mr. Stephen Gallo approached the Municipal Authority to discuss Rouse/Chamberlin Homes' plan for the Dilworth property. The property is 71 acres on the western side of Dilworth Road, in the R-2 Zoning District. It has an existing barn and equipment shed. The parcel is bordered by the Hide-A-Way Farms subdivision and the Okie property to the north, the Cross Keys development to the west and the Clavier property and the East Brandywine Township Community Park to the south.

Steep slopes on the site are almost non-existent, but there is a small area near the proposed Hide-A-Way Farms subdivision. There are wetlands near the northeast corner of the tract.

It is the applicant's intention to design the subdivision using the R-2 Cluster option. The plan shows 38 single family homes, most well off Dilworth Road in order to protect the viewshed. The plan proposes over 40% open space including 21 acres of private open space that will include the shed, barn and a house. The open space will be maintained by a Homeowners Association. The homes will be between 3,200 s.f. and 4,200 s.f. in size.

Mr. Penders is proposing to provide water via on-lot wells and several community septic systems, each septic system serving 8 to 12 lots. The homes will each have four to five bedrooms. The tanks would be constructed to hold 400 to 450 gpd per unit. The tanks would be placed in several locations in the open space. Mr. Penders stated there should be enough room for the community wastewater disposal approach since he has provided more open space than is required by the Township Ordinance. The Homeowners Association would have responsibility for operation and maintenance of the septic tanks and a sewage management plan would be implemented. It is anticipated that the Homeowner's Association will contract out the maintenance of the septic tanks, grinder pumps, etc. A capital account will be set up through the Association so there are funds available to pay for maintenance and improvements of the proposed system.

The Municipal Authority asked where beds would be placed on the property. Mr. Pender said he wasn't sure at this time, but that they have done scrapes throughout the property and it appears there shouldn't be problems with perc tests. Replacement areas will also be needed on the property. PADEP will have to approve the size of the beds.

Mr. Penders stated Rouse/Chamberlin wanted to make sure that nitrates wouldn't be a problem. They will contact PADEP as soon as possible to monitor perc tests and discuss nitrogen levels in groundwater beneath the property, as well as the need and applicability of specific Sewage Facilities Planning Module needed for the wastewater disposal application.

An initial meeting was held with representatives of the Little Washington Wastewater Treatment Plant to discuss treating the effluent at Little Washington and then pumping it back to the Dilworth property for disposal. Under this plan, PADEP would require separate permitting for the disposal beds.

Under the current proposal of on-site wastewater management, the applicant will need to develop an Operations and Maintenance Manual for the Homeowners Association or their contract operator to use, similar to the plan developed for the Cumberland Ridge Development. Since there will need to be oversight of this system, Mr. Piersol stated it was likely that PADEP will require the Municipal Authority to manage the system.

Mrs. Moser commented there was a proposed drainage field close to the creek. She wanted to know if this was permitted. Mr. Boldaz wasn't certain and would need to look at the Chapter 73 regulations. There will be four drainage fields on the property; one near the Cross Keys development and the other three on the east side of the property. Each area is independent of the other areas. Mr. Penders was asked if the effluent could be sent to a central pumping station and then be disposed of in the drip fields. He said that would get into a dosing situation that would require extra electronics to manage flow amounts and allocation for each disposal bed – expensive and perhaps not cost-effective over the long-term.

Although the applicant would prefer public water for the development, they are investigating on-lot wells.

The Municipal Authority agreed that Mr. Penders should continue to explore the plans outlined at this meeting and asked that Mr. Boldaz be involved in the process.

Overlook Road Farm Development

Pump Station "A" and B" Review

Mr. Boldaz received Design Calculations and Project Plans for the Overlook Road Farm project that was submitted by Ebert Engineering. The proposed pumping station is located in the southern portion of the development. He reviewed the design calculations and plans with respect to the proposed sanitary pump station and related appurtenances. He said that on first review the design of the pump stations were adequate, but did provide comments on both pump stations.

The information submitted did not include any landscaping plans. Mr. Boldaz suggested that future submittals should include a copy of landscaping plans to be reviewed by Yerkes Associates.

Pump station B, including the control building, valve vault and wetwell occupies an area 41' x 60'. The control building is located on the opposite side of the access road from the valve vault

and wetwell. In its' current configuration it will be difficult to see any operators at the wetwell or valve vault from the control building. Additionally, the topographic and other natural features have not been submitted for review. Mr. Boldaz feels the layout of the station can be reconfigured to reduce the footprint and allow a more operator friendly site.

There are sewer lines with depths between 20 and 30 feet deep it may be forcing the 18 foot depth of the wetwell. If these lines were less deep it may impact the wetwell depth. Mr. Boldaz stated that the sewer lines may not be as deep on subsequent submission. He did not think that the cost for maintaining lines at this depth would be substantially greater than if they were shallower.

Mr. Boldaz noted that he hasn't received any revisions to the overall collection system plan to review in approximately four months. He asked for certain information from Mr. Ebert on the design of the treatment plant approximately six weeks ago, but has not received any information to date.

Soil Evaluation

Schoor DePalma witnessed detailed soil testing with the Pennsylvania Department of Environmental Protection (PADE) for the community sewage disposal system for the Overlook Road Farm property.

Soil testing was conducted on April 1, 2005. Seth Bacon was the consultant hired by Pulte Homes for the project. Nancy Sansoni of PADEP witnessed the testing. Fifty-one test pits were advanced across an approximate 25-acre area that was identified as a potential community sewage disposal system. The 25-acre site is also the proposed site of a driving range and practice area. Mr. Boldaz stated that the area percs well, but there may be issues with nitrates.

Applied Water Management, Inc. – Wastewater Facilities Agreement

Mr. Piersol stated that Applied Water Management is revising the Agreement per the comments of the Municipal Authority, Mr. Spangler and Mr. Brown. Once the final copy is received it will be sent to Mr. Corbin to sign.

Pump Station Flows

During inspections of the Hopewell Pump Station Mr. VanLew noticed a dramatic increase in the daily flow numbers during periods of high rain. Once the rain subsided the flows returned to normal levels. It was suggested that each manhole needs to be inspected to determine where the possible inflow is originating. Mr. Boldaz stated that the best time to inspect the manholes would be in the middle of the night during a high-precipitation event when most residents wouldn't be using water. The inspection should be attended by a representative of Rouse/Chamberlin, Gregg Gardner from Yerkes Associates and Mr. VanLew. There is a maintenance bond in place to cover the cost of any repairs that might be needed.

Mr. Piersol stated that initially it was thought the problem might be at the Fire House property since they have a clean out cover that needs to be replaced. That does not appear to be the

problem with the high-volume flows, but the Fire Company is responsible for maintenance and repair of the cover.

Municipal Claim

Mr. Spangler asked permission to file a second Municipal Claim against Brian M and Patricia A. McAnally of 122 Waring Drive for failure to pay sewer fees. The Municipal Authority authorized Mr. Spangler to file the claim.

Executive Session

The Municipal Authority met with Solicitor John Spangler to discuss legal issues.

Adjournment

There being no further business, Mrs. Moser moved to adjourn the meeting at 8:45 A.M. Mr. Anthony seconded the motion, with all voting Aye.

Respectfully submitted,

Mary Beth Smedley
Secretary/Treasurer