

**EAST BRANDYWINE TOWNSHIP MUNICIPAL AUTHORITY**  
**Tuesday, February 8, 2005**  
**7:30 AM**

**Those in Attendance:**

Michael Corbin, Chairman  
Gerald Kirkpatrick, Vice-Chairman  
Joseph Anthony, Secretary  
David Summers, Treasurer  
Scott T. Piersol, Township Manager  
John Spangler, Municipal Authority Solicitor  
Thomas Brown, Municipal Authority Engineer  
Joseph Boldaz Municipal Authority  
Matthew T. VanLew, Roadmaster  
Mary Beth Smedley, Secretary

**Absent:**

Sandra Moser

The Municipal Authority met on Tuesday, March 8, 2005. Also in attendance were David A. Kirkner, Chairman, Board of Supervisors, Jay G. Fischer, Vice-Chairman, Board of Supervisors, Hudson L. Voltz, Supervisor, Scott T. Piersol, Township Manager; John Spangler, Municipal Authority Solicitor, Thomas Brown, Municipal Authority Engineer, Joseph Boldaz, Municipal Authority Engineer, Matthew T. VanLew, Roadmaster and Mary Beth Smedley, Secretary/Treasurer

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

**Minutes:                    January 11, 2004 and February 8, 2004**

Mr. Corbin asked if there were any additions or corrections to the above minutes. There were none. Mr. Kirkpatrick made a motion to approve the January 11, 2004 and February 8, 2004 minutes as presented. Mr. Summers seconded the motion, with all voting Aye.

**Treasurers Report**

Mrs. Smedley read the Treasurer's Report for February/March 2005. The Municipal Authority account balance as of February 7, 2005 was \$32,076.73. Check #1052 was a check in the amount of \$29,760.23 for reimbursement of pre-dedication user fees. Mr. Anthony made a motion to approve the Treasurer's Report and authorize payment of bills. Mr. Summers seconded the motion, with all voting Aye.

**Hide-A-Way Farms Sewage Agreement**

At last month's meeting, Mr. Corbin asked Mr. Boldaz to review the cost analysis for the bulk sewer rate and final agreement. Mr. Donatoni agreed to make the changes suggested by the Authority. To date, Mr. Boldaz has not received a copy of the revised agreement for a final review.

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Mr. Boldaz did provide a cost analysis for the Authority to review on February 16<sup>th</sup> that was revised on March 4<sup>th</sup>. The owners of the Hide-A-Way Farms subdivision is expected to make a capital contribution of \$900,000 to offset costs for improvements to the Little Washington Wastewater Treatment Plant. Aqua America has indicated that the contribution will help pay for the installation of additional tanks, pumps and piping required to treat the additional 35,500 gpd. Mr. Donatoni provided Mr. Boldaz with costs for residual disposal, utilities, maintenance and repairs, chemicals and supplies and monitor to review. After his review Mr. Boldaz reported there was a profit margin of approximately 15% built into the costs.

Mr. Corbin stated he hadn't had an opportunity to review Mr. Boldaz's latest analysis, but the rate still seemed a little high. He asked if the cost for operation of the infiltration bed was included in the cost. Mr. Boldaz will follow-up with Mr. Donatoni about costs for the operation of the beds.

Mr. Jerrold McCarron from Wilkinson Builders stated that the proposed rate would not be significant for people buying houses in the Hide-A-Way Farms development. He stated that the rates usually remain constant for several years so that if they are a little high when the rates are approved, they are usually low by the time another increase is requested. He went on to say that Wilkinson Builders was anxious for the agreement to be signed since this is the only outstanding item that needs to be resolved. The delay in signing this agreement is very costly for Wilkinson. Mr. Corbin stated that he appreciated Mr. McCarron's comments. He also said it is uncertain how often Aqua America will apply for rate increases. Mr. McCarron asked if the Agreement might be signed prior to the next meeting. Mr. Corbin said that was possible if all of the outstanding issues were resolved.

Mr. Anthony made a motion to approve signing the Hide-A-Way Farm Sewerage Agreement pending a final review of the Agreement with all exhibits and attachments, investigating whether costs for maintenance and monitoring of the infiltration bed are built into the rate structure, and assurance that the rates will not increase for the next several years. Mr. Summers seconded the motion, with all voting Aye.

### **Downingtown Area School District – Brandywine-Wallace Elementary School**

The property owner and applicant is the Downingtown Area School District. The property is located on the east side of Dilworth Road between School Lane and Keller Way North and is within the R-2 Residential Zoning District. Access to the site is from Dilworth Road. The existing gross property area is 19.179 acres and the lot contains an existing 52,719 s.f. school building, paved driveway, paved parking areas, on-site sewer and water, lawn and woodland areas. The plan proposes to construct a new 58,612 s.f. two story school building, driveway and parking area. The maximum student capacity will be 650 in the new building. The school proposes to be connected to public water and the applicant will request connection to the sewer system. The existing school, parking areas and accessory facilities are to be demolished. At the request of residents living nearby, the school location was changed from the original design. Mr.

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Gil Lappano, Director of Facilities, Planning and Management for the School District, Mr. Michael Dirks, Engineer, Dr. David Sheridan from Aqua Cura, and attorney Guy Donatelli discussed the applicant's request for sewer connection.

Mr. Brown stated that representatives of the School District, Township and PA DEP met on February 14<sup>th</sup> to discuss how the School District might treat the sewage at the Brandywine-Wallace school site.

Mr. Clinton Cleaver from PA DEP stated that Chapter 73 of the regulations requires 14,800 gpd for maximum daily flows. DEP has accepted flow of 5 gallons/capita/day flow for an elementary school. DEP will accept lower flows with documentation. Mr. Cleaver stated that even with a design capacity of less than 10,000 gpd, PA DEP will still require this to be a Department permitted system with an on-site treatment facility. The Township's Act 537 Plan would need to be amended.

Nitrification is a concern with an on-site treatment plant. A hydrogeologic study would need to be done to determine the level of nitrates in the soil. Dr. Sheridan stated that it would take approximately 1 month to prepare for the study and 2 to 3 months to complete it. The standards are nitrogen levels of 5 mg./liter or less in well within ¼ mile of the site. Dr. Sheridan stated that he is aware of one well with higher nitrogen levels than allowed.

A conventional treatment system would require the School District to hire a certified on-site certified system operator. PA DEP will likely require storage to equalize the flows over a 7-day period. DEP currently permits 5 gpd for an elementary school. The equalization basin would be required to be sized for the typical school week to spread the flow out over the full seven days.

Mr. Cleaver was also concerned about drip irrigation in wooded areas due to the expected problem with small roots. The proposed area is heavily wooded. PA DEP prefers that drip irrigation systems be installed in open areas.

Options that the School District might consider include:

1. Connecting to the public sewer system when it can be determined if there is adequate sewer capacity at the Little Washington Wastewater Treatment Plant. This option would not be available until all residences in Guthriesville connect to the sewer system which won't be completed for at least one year.
2. Expanding the Little Washington Wastewater Treatment Plant and disposal of the effluent on another property, although Little Washington has the capability of treating the effluent, they do not have the land to dispose of it.
3. Splitting the discharge between the School and the Community Park.
4. Splitting the discharge between the School and the municipal sewer system.
5. Conveying all of the discharge to the Community Park.

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Although there are still a few options that could be explored, the School District has determined, and the Municipal Authority agrees, that it would be too cumbersome for the applicant to design an on-site system under Chapter 71.

Mr. Summers stated he has some concerns about disposing of the effluent at the Community Park. He said that the property may not always be a School. Mr. Donatelli stated he thought that concern was a fair one and would need to be addressed if this option was pursued.

Mr. Lappano was asked if he had contacted Wilkinson Builders about disposing of the effluent at the Hide-A-Way Farms site. He said he had not contacted them yet. There isn't currently additional available disposal capacity on the property, but since the site hasn't been developed, there may still be an opportunity to discuss what ground might be suitable. It was suggested that Mr. Piersol and Mr. Brown be involved in these discussions. Mr. Donatelli stated he would speak to the School Board first to this it they would be interested in approaching Wilkinson Builders. Although Wilkinson Builders are the owners of the property, they will be selling the development and the disposal beds will be conveyed to the Municipal Authority.

Mr. Lappano and Mr. Donatelli will discuss the above options with the School Board prior to making a decision. The Municipal Authority asked Mr. Lappano to contact them once the School Board decides how they will proceed with this project.

### **Request for Proposal – Wastewater Facilities**

Mr. Piersol introduced Tom Czop, Operations Manager for Applied Water Management, Inc. the low bidder for contract operations of the Municipal Authority's wastewater facilities. Applied Water Management is a subsidiary of American Water. They manage and operate over 200 water and wastewater facilities in seven states. Mr. Piersol and Mr. Brown reviewed all of the proposals. Mr. Piersol also contact the three references provided by Applied Water Management in their proposal. Mr. Brown stated that he initially had questions about the costs provided by Mr. Czop since they were very low in comparison to the other companies that submitted proposals. He discussed the price with Mr. Czop who stated that the costs were intentionally low because his firm is interested in seeking more work in this area since they have several other operations within close proximity to East Brandywine Township and have several operators who live in the vicinity of the Township. Mr. Brown went on to say that Applied Water has a good reputation in this area. It is their recommendation that the Municipal Authority contract with Applied Water Management.

Applied Water Management's has an in-house laboratory, enabling them to provide results quickly. This is particularly helpful if there are high results because re-sampling can be done right away. Applied Water also operates another Purestream plant, the same type of plant as the DCCC/ Keats Glen Treatment Plant. Brian Norris from Clean Waters recommended several upgrades to the treatment plant, including a installing flow equalization tank. Mr. Czop agreed that this should be installed and he will review Mr. Norris' other recommendations for the treatment plant.

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Mr. Kirkpatrick made a recommendation to contract with Applied Water Management to provide contact operation services for a three year period beginning April 1, 2005 pending a review of the revised agreement and contract with Mr. Spangler. Mr. Summers seconded the motion, with all voting Aye.

Mr. Piersol and Mr. Brown stated that Clean Waters, who provided interim contact operation services since January have done an excellent job in ensuring the treatment plant was in compliance with DEP regulations, since their were ongoing problems in 2004 with ammonia/nitrogen exceedances.

### **Delaware County Community College Inspection**

Mr. Brown toured the Community College to verify the sources and type of wastewater that may be discharged into the sewer system in order to determine if any of the activities at the College might be the cause of ammonia-nitrogen exceedances at the Treatment Plant. Prior to the meeting Mr. Raley was asked for the following information:

1. Description of the types of wastes, other than restroom wastes, that are discharged to the sanitary sewer by the Community College.
2. Copies of the Material Safety Data Sheets (MSDS) for all of the chemical substances used by the Community College that might be discharged into the sewer system.
3. A description of any new sources of wastewater, other than restroom wastes, that may be discharged into the sewer system in the next few years.

According to Mr. Brown, no major problems were seen. He has reviewed the College's MSDS sheets and will review the MSDA sheets of the contract company who cleans the floors to see if they are using any ammonia compounds.

### **2004 Wasteload Management Annual Report (Chapter 94 Report)**

Mr. Brown provided a copy of the Chapter 94 report for the Municipal Authority to review and execute.

### **Water and Sewer Specification and Details**

Mr. Anthony made a motion to adopt the East Brandywine Township Municipal Authority Water and Sewer Specifications. Mr. Summers seconded the motion, with all voting Aye.

### **Executive Session**

The Municipal Authority adjourned into Executive Session to discuss water and sewer issues with the Board of Supervisors and their Solicitor, John Spangler.

The regular meeting reconvened at 10:05

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**Adjournment**

There being no further business, Mr. Summers moved to adjourn the meeting at 10:05 A.M.  
Mr. Anthony seconded the motion, with all voting Aye.

Respectfully submitted,

Mary Beth Smedley  
Secretary/Treasurer

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