

EAST BRANDYWINE TOWNSHIP MUNICIPAL AUTHORITY

Tuesday, March 14, 2006

7:30 AM

Those in Attendance:

Michael Corbin, Chairman
David Summers, Treasurer
Sandra Moser, Member

Absent:

Gerald Kirkpatrick, Vice-Chairman
Joseph Anthony, Secretary

Also in Attendance:

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

The Municipal Authority met on Tuesday, March 14, 2006 at the East Brandywine Fire Company. There were 4 visitors present. Mr. Corbin called the meeting to order at 7:30 AM.

Minutes: February 14, 2006

Mr. Corbin asked if there were any corrections or additions to the above minutes. There were none. Mrs. Moser made a motion to approve the February 14, 2006 minutes as presented. Mr. Summers seconded the motion, with all voting Aye.

Treasurer's Report

Mrs. Smedley read the Treasurer's Report for February/March 2006. The Municipal Authority account balance as of March 14, 2006 was \$59,604.88. Mrs. Moser made a motion to approve the Treasurer's Report and authorize payment of the bills. Mr. Summers seconded the motion, and the motion was approved by unanimous vote.

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 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 part of a settlement agreement that concluded in April of 2004. The applicant submitted a subdivision plan for the south side of East Reeceville Road based on the requirements of the R-2 Zoning District and 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.

Ray Grochowski, Fred Ebert, Jeremy Madaras and Theresa Lemley, Esq. attended the meeting on behalf of Pulte Homes.

WQM Part II Permit

Mr. Boldaz stated that Schoor DePalma received a letter from Ebert Engineering dated March 9, 2006 which provided detailed responses to comments that were outlined in their preliminary permit review letter dated February 28, 2006.

The responses from Ebert Engineering have been reviewed and Mr. Boldaz stated that he is satisfied that all review comments have been adequately addressed. He is recommending that the Municipal Authority allow this project to proceed with the PADEP Part II permitting process.

Mrs. Moser made a motion to approve sending the Part II permit to PADEP for their review. Mr. Summers seconded the motion, with all voting Aye.

Construction and Operations Agreement

The Municipal Authority received a revised Construction and Operations Agreement from Solicitor Stacy Fuller to review. If the Agreement is acceptable to the Municipal Authority and to Mr. Grochowski, it can be signed at the April Municipal Authority meeting. It was suggested

that if there are outstanding issues to resolve prior to the Municipal Authority meeting, a work session could be scheduled.

Intermunicipal Agreement

Ms. Lemley will distribute a copy of the revised Agreement for the Municipal Authority to review after Mr. Grochowski reviews it. Mr. Grochowski stated that the Agreement hasn't been reviewed by West Brandywine Township officials yet. The main change in the Agreement is that it will be temporary since Mr. Grochowski only plans to send the Pulte West flows to the treatment plant in East Brandywine Township until the East Brandywine Guthriesville flow is diverted to the plant, or 2009 when Pennsylvania American will be expanding their treatment plant and the West Brandywine flows would then be diverted to Pennsylvania American's Coatesville plant. Ms. Lemley pointed out that the revised Agreement is a much simpler one than was first reviewed by the Authority. In addition, added protections have been incorporated into the Agreement including that if West Brandywine Township does not reimburse East Brandywine Township for their bulk sewer capacity in a timely manner there are provisions whereby liens can be placed on the properties of West Brandywine Township residents.

Draft Sewage Service Connection Agreement

Mr. Spangler stated that he is reviewing the Agreement and will provide comments to the Municipal Authority within the next several weeks. This Agreement addresses reserving capacity at the Applecross treatment plant for K. Hovnanian and Gambone developments.

Applecross Waster Water Treatment Plant (PADEP Meeting on K. Hovnanian Development, Discussion of Treatment Plant and Pulte, K. Hovnanian and Gambone Developments

The result of the DEP meeting were discussed and are summarized in Mr. Boldaz's March 10, 2006 memo to the Municipal Authority.

At the DEP meeting, it was mentioned that DRBC had done a golf course irrigation study. Mr. Boldaz and Mr. Ebert asked for the particulars of the study. Mr. Ebert explained that this study was done in the late 90's. He went on to say that most golf courses are not irrigating the rough or outer fringes, but that will be done on the proposed Applecross golf course. Mr. Ebert will obtain a copy of the study for the Municipal Authority and Pulte's review. He will then respond to Nancy Sansoni's comments. It will be valuable to have a copy of the study in the event of a drought since it will help explain why there may be water restrictions for residents while the golf course is green.

Mr. Grochowski asked Mr. Ebert if Pulte could complete the treatment plant design knowing that additional testing and information will be needed regarding the discharge beds for the Weaver Tract. Mr. Ebert said the design could be completed. Since it is likely that both the K.

Hovnanian and Gambone developments will use seepage beds, Mr. Grochowski stated it is important that they know they will be limited to the Chapter 73 regulations, not the EPA regulations.

Since multiple pumps might be needed Mr. Ebert was asked if there was enough room to accommodate the pumps and skid pump for the various effluent discharge beds. He said he thought there would be room, but a remote station might need to be constructed on the K. Hovnanian property. Although this will not affect the Part II permit that is being sent to PADEP, a minor amendment to the permit will be needed that will include the K. Hovnanian and Gambone developments. The Municipal Authority was concerned that the use of multiple pumps would increase the capital costs once the Municipal Authority takes dedication of the wastewater treatment plant. Ideally the seepage beds and pump would be uniformly sized, but at this point there isn't any way to know if that is possible.

Sewage Facilities Planning Module

The Sewage Facilities Planning Module is being reviewed by Donna Ulan Smith at PADEP.

Treatment Plant Buildings

Mr. Grochowski showed drawings of the sewer buildings. There will be a building designed to look like a Pennsylvania Farmhouse that will be shielding a building that will look like a barn. Although the barn structure is 34.6 feet high, the cupola proposed for the building, which is needed for lightning protection is over 35 feet. Mr. Grochowski wasn't sure if Pulte would need zoning relief. Mr. Piersol stated that according to the definition for the height of a building "A building's vertical measurement from the mean level of the ground surrounding the building to the highest point of the roof, provided that chimney's spires, towers, elevator and other unoccupied utility penthouses, tanks, and similar projections shall not be included in calculating the height". Although it doesn't appear that zoning relief will be required, Mr. Grochowski asked for the Municipal Authority's support if it would be needed. The Municipal Authority has no objection to supporting the variance request, if needed.

Keats Glen Chapter 94 Report

Mr. Boldaz provided a copy of the 2005 Chapter 94 Annual Report for the Municipal Authority to review for the Keats Glen Treatment Plant. This report is an evaluation of the current and future hydraulic and organic loads on receiving sewerage facilities. After review, Mr. Corbin signed the report on behalf of the Municipal Authority.

It was noted that beginning in the last quarter of 2005 that flows from the treatment plant were substantially elevated from previous quarters. This "increased" flow measurement was probably not related to rainfall, but a faulty meter calibration was suspected. Mr. VanLew had the meter

recalibrated by W.G. Malden, but it was determined that that meter wasn't off that far. It was then suggested that something was possibly blocking the weir which could result in a misreading of flow. The Municipal Authority would like the v-notch on the weir to be added to the treatment plant operator's inspection list to ensure that there are no blockages.

Proposed and Current Area Served by Public Sewer

Mr. Boldaz provided a map showing proposed and current areas served by public sewer, information on sewer treatment capacity, disposal method, disposal area, disposal capacity, current and proposed sewage generated, current and proposed sewage disposal, the development area and the number of lots served.

The following developments are either connected to a public sewer system or will be connected within the next several years.

<u>Current Developments/Treatment Plant</u>	<u>Number of Lots</u>
Culbertson Run/LWWTP	144
Hedgerow at Culbertson Run	35
Hopewell*/LWWTP	120
Keats Glen/KGWWTP	50
Pinebrooke Circle/LWWTP	32
The Timbers/LWWTP	138
Village of Guthriesville/LWWTP (Including Kristin Circle)*	95

Brandywine Village Shopping Center/
Treatment Plant on Watter's property

*flows may be diverted to the AWWTP

<u>Proposed Developments</u>	<u>Number of Lots</u>
Hide-A-Way Farms/LWWTP	151
Applecross/AWWTP	655
K. Hovnanian (Weaver Tract)/AWWTP	296
Watters Tract/AWWTP	115
Hillendale/HWWTP	152

(LWWTP – Little Washington Wastewater Treatment plant, AWWTP – Applecross Wastewater Treatment Plant, HWWTP – Hillendale Wastewater Treatment Plant)

In addition, although the Locust Knoll (103 units) development does not have sewer service, there is a capped line.

Most of the developments either connected to a sewer system or proposed to be connected are along the Rt. 322 corridor, which is within the Township's growth boundary area.

The Township's Act 537 plan will probably need to be revised at some point to include all of the new development. It was suggested that the Municipal Authority might enlist the help of the developers in completing special studies of their developments, a step that will be needed prior to revising the Act 537 plan.

The Municipal Authority is also aware that there are several developments in the Township where residents have complained of failed septic systems. Criteria will need to be developed to determine what other areas might be in need of public sewer. Schoor DePalma will likely revise the Act 537 plan since Mr. Boldaz is compiling most of the data that will be needed for the revision and he will be able to provide guidance to developers regarding any special studies that need to be completed.

Guthriesville Sewer System

Mr. Stephen Gallo provided dedication documents for Phase IV, the Wright Agency and the Fling/Neff property of the Guthriesville Sewer System for the Municipal Authority to review. Gannett Fleming compiled a list of items which must be resolved prior to accepting dedication. If the documents are in order, the Municipal Authority will take dedication at their April 11th meeting.

Sewer Odor Issues

At last month's meeting, Mrs. Smedley reported that Mrs. Paula Noebes of 300 Little Washington Road was experiencing problems with sewage odors. On February 24, 2006, Mr. Piersol, Mr. VanLew and Mr. Boldaz met with Alan Roth of Aqua Pennsylvania to discuss the tributary sewer system and the Little Washington Wastewater Treatment Plant. The sewer system from Guthriesville and the Hopewell development, as well as the sewer system from the Timbers and Pinebrooke developments are tributary to the Little Washington Wastewater Treatment Plant.

The Guthriesville and Hopewell flows are conveyed via gravity sewers to the Guthriesville Pumping Station and pumped through a force main approximately 10,600 feet to the headworks of the Little Washington Wastewater Treatment Plant. Flow from the Timbers and Pinebrooke developments are conveyed by a combination of gravity sewers and the force main from the Timbers Pump Station to these same headworks.

East Brandywine Township Municipal Authority
Marsh, 14, 2006
Page 7

During the treatment plant visit, an occasional and faint “rotten egg” odor was noticed at the headworks or influent vault of the treatment plant. This odor could be associated with septic wastewater, and can be caused by the bacterial reduction of sulfate to sulfide, and the subsequent release to hydrogen sulfide gas into the atmosphere. Mr. Roth indicated the influent equalization basin was aerated to prevent the wastewater from becoming septic. They will continue to try and resolve this issue.

Adjournment

There being no further business, Mr. Summers moved to adjourn the meeting at 10:15 A.M. Mrs. Moser seconded the motion, and the motion was approved by unanimous vote.

Respectfully submitted,

Mary Beth Smedley
Secretary/Treasurer
East Brandywine Township