

**EAST BRANDYWINE TOWNSHIP MUNICIPAL AUTHORITY  
WORK SESSION  
FEBRUARY 22, 2019**

**Those in Attendance:**

Sandra Moser, Vice Chairman  
David Summers, Treasurer  
David Whelihan, Member

**Absent:**

Michael Corbin, Chairman  
Don Graewe, Member

**Also in Attendance:**

Scott Piersol, Township Manager  
Matthew Van Lew, Township Road Master  
Thomas Oeste, Esq., Municipal Authority Solicitor  
Joseph Boldaz, Municipal Authority Engineer  
Jan C. Bednarchik, Recording Secretary

The Municipal Authority work session of Friday, February 22, 2019, was called to order at 8:02 AM in the East Brandywine Township Municipal Building by the Vice Chairman. The regular session on February 12, 2019, was canceled due to inclement weather.

**Minutes**

Mr. Summers moved to approve the minutes of the regular session on January 8, 2019, and the work session on January 25, 2019, as written. Mr. Whelihan seconded the motion, which carried unanimously.

**Treasurer's Report**

Mrs. Bednarchik read the Treasurer's Report and provided a list of 37 invoices for the month of February totaling \$96,896.21 for payment. Mr. Summers moved to approve the bills for payment as presented. Mr. Whelihan seconded the motion, which carried unanimously.

Six customers remain delinquent for the fourth quarter of 2018. Municipal claims can be filed if payment is not received by February 25, 2019.

There were three (3) settlements at Applecross Phase IV in January for a total of seventy-six (76) occupied dwellings.

There was one (1) settlement at The Estates at Dowlin Forge in January for a total of forty-two (42) occupied dwellings plus two model homes and a sales center.

## **Keats Glen**

EEMA submitted the Discharge Monitoring Report (DMR) for January, which noted an excursion for low dissolved oxygen due to adding dechlorination tablets to the chlorine tank and adjusting more air to the skimmer to clear scum off of the clarifier. The blower/chemical room was cleaned and rearranged to use liquid SternPac versus mixing alum powder with water.

Quotes were obtained from Main Pool & Chemical and Univar for aluminum sulfate and sodium hypochlorite. Main Pool & Chemical submitted the lower quote and will now provide chemicals for both Keats Glen and Applecross. Quotes were also obtained for the purchase of two portable samplers to discontinue the monthly rental cost. EEMA recommended the purchase of two slightly used samplers with a 6-month warranty at a cost savings of \$700. Mr. Summers moved to approve the purchase of two used samplers from Hartco Environmental. Mr. Whelihan seconded the motion, which carried unanimously.

The Chapter 94 Report for 2018 is due to DEP by 3/31/19. Hydraterra needs the final Operator's Report from M&B Environmental for the month of December to complete the report. A draft report is expected to be submitted at the next meeting on 3/12/19.

## **Applecross**

EEMA continues to add enzymes to control grease in the pump stations, and SternPac is being added to both SBRs to reduce sludge production.

The temporary float for Effluent Pump #1 continues to work well. The fill valve on SBR 1 was reset after a power failure and alarm on 1/08/19. The decanter on SBR 1 failed on 1/21/19 and was tested and reset. An influent EQ alarm and high level in the sludge holding tank occurred on 1/23/19. The alarm was cleared after decanting the sludge tank and allowing the SBR to fill. Excess grease in Pump Station B will be scheduled for cleaning. Pump Stations A and C have some minor grease buildup. EEMA is considering adding enzymes twice weekly. All UV lamps and two lamp sockets to UV #2 were replaced.

Hydraterra prepared a Lagoon Storage Capacity Report for the 2<sup>nd</sup>, 3<sup>rd</sup> and 4<sup>th</sup> quarters of 2018 and for the full calendar year. Mr. Boldaz noted that storage capacity has been increasing. He requested the Board's approval to schedule a meeting with Dave Friedman and the golf course operator to review the requirements associated with spray irrigation in the permit.

Hydraterra received a quote of \$60,465 to replace the carbon and an additional \$3,000 to do the piping work for sampling. This quote was offered as a reference point from a company that is not currently an approved COSTARS vendor. Coyne Chemical is the only COSTARS approved vendor for carbon replacement at the present time, and they are expected to submit a quote within the next week.

MGK Industries submitted another revised structural drawing for the Disk Filter Walkway project. Hydraterra found the structural drawings to be acceptable with the exception of one small detail to

be corrected on the plan and recommended MGK move forward with construction. MGK plans to have construction completed before Eastern Environmental Contractors begins the Effluent Pumping and SBR No. 3 Modification project. A project schedule will be provided at the next Authority meeting.

Mr. Boldaz issued a letter on 2/08/19 concerning Pay Application No. 2 for the Effluent Pumping and SBR No. 3 Modification project. The application was found to be consistent with the original bid amounts and the total amount completed and stored to date of \$4,300.00 is consistent with Hydraterra's field observations. A 10% retainage is being held. Mr. Whelihan moved to approve Pay Application No. 2 in the amount of \$3,870.00 to Eastern Environmental Contractors as recommended by the Authority Engineer. Mr. Summers seconded the motion, which carried unanimously.

Hydraterra submitted the Groundwater Background Report for the Applecross Wastewater Treatment Plant to DEP by letter dated 1/30/19.

The Chapter 94 Report for 2018 is due to DEP by 3/31/19. Hydraterra will have a draft report ready by the next meeting on 3/12/19.

Dedication of the remaining sanitary sewer facilities being offered for dedication will remain a placeholder on the agenda until such time as the maintenance bond is received and the inflow and infiltration issues are resolved.

Mr. Boldaz recommended the purchase of ten manhole inserts at a cost of \$60 each to be installed inside the covers of the manholes adjacent to the curb on Mercer Drive where stormwater was observed to be entering the sanitary sewer system. The purchase of the manhole inserts was approved. A follow up inspection will be held after the inserts are installed to see whether the inflow and infiltration issues have improved.

Hydraterra issued a letter on 1/30/19 following the annual inspection of the grease trap at Trego's banquet facility and the interceptor at the Applecross Country Club. An inspection report including photographs of both facilities was attached. The grease interceptors at each location were found to be in good condition. The sanitary manhole immediately downstream of both connections was opened and inspected, and no visible signs of excessive fats, oils or grease were found.

### **The Estates at Dowlin Forge (a.k.a. Hillendale)**

Hydraterra completed fifteen shop drawing reviews over the last month, and additional review comments on two of those shop drawings will be released early next week. Mr. Boldaz noted that eight of the fifteen shop drawings require additional information to be submitted.

Spotts, Stevens and McCoy (SSM) issued a letter on 2/07/19 with review comments on the 1/30/19 response letter from Dutchland, revised SBR tank erection drawings produced by Dutchland (latest revision dated 1/29/19), and supplemental SBR tank structural calculations (dated 1/25/19), which

were submitted in response to SSM's original review letter of 1/15/19. SSM recommended that the precast treatment tank design be released for fabrication.

Ebert Engineering submitted the Pump and Haul Report for the month of January to DEP by letter dated 2/04/19. Hydraterra sent an email to Ebert Engineering requesting the report be updated to correct some errors found.

### **Hide-A-Way Farms**

There has been no further response from Aqua concerning the Authority's proposed revisions to the Bulk Sewer Agreement, which was submitted to Aqua on 12/04/18. Tim Townes of Southdown Homes is aware of the Authority's efforts to achieve a final agreement with Aqua and understands that an acceptable agreement is a requirement for dedication of the sanitary sewer facilities.

Hydraterra prepared a punch list of outstanding items requiring attention prior to the sanitary sewer facilities being offered for dedication following a walk-through of the gravity sewer system on 10/23/18. Southdown Homes is currently working through the punch list, but work remains to be done on the effluent disposal system and the effluent pumping station even though the system is idle. The timeline for dedication is unknown.

Mr. Townes submitted three escrow release requests for work completed to date. Mr. Boldaz is in the process of reviewing the requests and expects to offer letters of recommendation at the next meeting.

The Chapter 94 Report for 2018 is due to DEP by 3/31/19. Hydraterra will have a draft report ready by the next meeting on 3/12/19.

### **East Brandywine Center**

Ebert Engineering submitted a Sewage Facilities Planning Module Application Mailer to DEP on 11/08/18 requesting a planning exemption for the proposed shopping center project due to the reduction in estimated sewage flows for the project by the elimination of a proposed bank. The Department reviewed the application and issued a letter on 1/25/19 stating that sewage facilities planning is not required for this project.

### **Mapleview**

Mr. Boldaz reported that construction of the sanitary sewers serving the northern section of Sugar Maple Square, which includes the installation of 680 feet of 8-inch pipe, seven manholes and eleven laterals, was completed as of 2/07/19.

Ebert Engineering submitted a letter dated 2/11/19 in response to Hydraterra's review letter of 1/05/19 on the Water Quality Management Part II Permit Application and Design Drawings for

the Drip Disposal system. Hydraterra is currently reviewing the revised application and design drawings and a letter of recommendation is anticipated by the next meeting.

There was no update on the proposal to evaluate the feasibility of utilizing a single pump station to serve the Maplevue and Weaver tracts.

### **Brandywine Village Associates**

Hydraterra issued a letter on 1/31/19 following the annual inspection of the grease control facilities in the Brandywine Village Shopping Center including Michelangelo's, China Moon, Milan Café and Dunkin Donuts. An inspection report with photographs of the commercial food establishments was attached. No physical deficiencies were noted. PreDOC cleans and inspects the grease traps at Michelangelo's, China Moon and Milan Café on a routine basis. However, a cleaning and inspections record should be posted in plain view near the grease traps. New grease trap facilities were installed and inspected at Crop's Fresh Marketplace for their opening in late summer 2018. The grease traps have been cleaned twice since the supermarket opened and copies of the cleaning invoices were provided. Therefore, the facilities were not inspected this year but will be included in the 2019 annual inspection. There is no cooking in the food prep area at Dairy Queen and no grease trap or interceptor is installed. Two downstream manholes receiving discharge from the three restaurants were opened and inspected, and no visible signs of excessive grease were found. The annual inspection coupled with the monthly submission of the cleaning and inspection reports from PreDOC and Anny's Septic Services is satisfactory to maintain the grease traps in good working order and insure that the public system is not compromised by the accumulation of grease.

Brandywine Village Associates (BVA) requested additional detail on the engineering invoice for the annual grease inspection. Mr. Boldaz advised that the cost last year was \$866, and the cost this year was \$809. Consideration was given to engaging an outside agency or offering BVA the opportunity to engage a qualified company to do the inspections and submit annual reports to the Authority. However, after careful consideration, the Authority determined it would be beneficial to maintain oversight of the grease maintenance facilities by continuing the current practice of having annual inspections conducted by the Authority Engineer.

### **Weaver Tract**

A copy of Township Engineer Nate Cline's letter of 2/05/19 with his review comments on the preliminary subdivision and land development plan was received. Mr. Oeste noted that the project requires Conditional Use approval to allow for the Age Qualified Residential Community. The applicant is expected to request a postponement of the hearing in order to address some of the issues raised by Pennoni, the Township Traffic Engineer and DEP.

DEP previously issued a letter on 12/21/18 requiring the applicant's soil scientist and registered professional geologist to conduct evaluations of site suitability. Mr. Boldaz left a voicemail for Nancy Sansoni at DEP to inquire about the extent of the soils testing required by the Department.

### **Act 537 Planning Grant**

Mr. Boldaz advised that no additional responses to the Beta test survey were received. The Task Force committee decided to move forward with the survey mailing as soon as the Milemarker newsletter is released in early March. Mr. Piersol mentioned that the draft article was revised to encourage resident participation by explaining that the Township will be required to conduct door-to-door surveys, which will be costly and time-consuming, if an insufficient number of responses are received. Mr. Boldaz indicated that a minimum response rate of 15% is needed. The Task Force will meet again on Tuesday, February 26.

### **Old Business**

Andrew Kaiser of BBD, LLP will be onsite next month to continue working on the 2018 Audit.

Mr. Boldaz is accumulating information from other townships to develop a policy on maintaining cleanouts and vent stacks. He mentioned that Caln Township worked with a local hardware store to put together a kit for homeowners to repair their lateral or vent stack. The kit includes a 4 ft. length of 4-inch diameter PVC pipe, a coupling to attach to the vent stack, and a water tight cap. Mrs. Moser suggested having information on this subject and a sample kit to display on the Authority's table at this year's Community Day.

### **New Business**

The Township received notice from GHD Group that they are working with Aqua Pennsylvania to upgrade Aqua's Little Washington Wastewater Treatment Plant. Aqua will be installing a new building, additional driveway and associated grading. The building will be a headworks building with new screening devices for the influent. The project will require the submission of a land development plan.

The PA Municipal Authorities Association has scheduled Board Member Training for March 19 in Breiningsville and on March 26 in Camp Hill.

Mr. Piersol mentioned that PENNVEST, the Pennsylvania Infrastructure Investment Authority, will be conducting workshops for municipal officials and others interested in learning about how PENNVEST funding can help improve water quality in their community. Mr. Piersol plans to attend the workshop on March 13<sup>th</sup> at the Tredyffrin Township Building from 9:30 to Noon and extended an invitation for others to attend.

Mr. Summers moved to authorize the disposition of certain Authority records to include paid receipts for the year 2016. Mr. Whelihan seconded the motion, which was unanimously approved. Mr. Piersol advised that the Township will arrange for Wiggins Shredding to come to the municipal complex at some future date.

**Public Comment**

None.

**Adjournment**

Mr. Summers moved to adjourn the meeting at 9:10 AM. Mr. Whelihan seconded the motion, which carried unanimously. The next meeting is Tuesday, March 12, 2019.

Respectfully submitted,



Jan C. Bednarchik  
Secretary