

**EAST BRANDYWINE TOWNSHIP MUNICIPAL AUTHORITY  
AUGUST 11, 2020**

**Members in Attendance:**

Michael Corbin, Chairman  
David Summers, Vice Chairman  
Sandra Moser, Treasurer  
Thomas McClung, Member

**Absent:**

David Whelihan, Member

**Also in Attendance:**

Scott Piersol, Township Manager  
Luke Reven, Assistant Township Manager  
Matthew VanLew, Township Road Master  
Thomas Oeste, Esq., Municipal Authority Solicitor  
Joseph Boldaz, Municipal Authority Engineer  
Jan C. Bednarchik, Recording Secretary

The East Brandywine Township Municipal Authority remote meeting of Tuesday, August 11, 2020, was called to order at 8:00 AM by the Chairman. Mr. Corbin read a prepared statement about the procedures and instructions for public participation in the meeting being conducted via webinar due to the coronavirus pandemic. Assistant Township Manager Luke Reven operated the control panel for the meeting. A quorum was present. Additional participants in the remote meeting included Dave Friedman and John Dean of EEMA Fred Ebert of Ebert Engineering, Gregg Adelman, Esq, for Metropolitan Development Group, and Sam Dever of Hydraterra Professionals.

**Minutes**

Mrs. Moser moved to approve the minutes of the regular session on July 14, 2020, and the minutes of the work session on July 31, 2020, as written. Mr. Summers seconded the motion, which carried unanimously.

**Treasurer's Report**

Mrs. Bednarchik read the Treasurer's Report and provided a list of nineteen invoices for the month of August totaling \$45,590.90 for payment from the Operating Account. Mr. Summers moved to approve the bills for payment as presented. Mrs. Moser seconded the motion, which carried unanimously.

Two delinquent accounts were discussed. Mr. Oeste will send a letter to Ms. Schmidt about complying with the terms of the payment agreement on her arrears. Mrs. Bednarchik contacted S&T Bank concerning foreclosure on the Village Hardware property and payment of outstanding user fees.

There were three settlements in July at The Estates at Dowlin Forge. The number of occupied dwellings is one-hundred seventeen (117) plus two model homes and a sales center.

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

Fred Ebert provided an update on the progress toward startup of the treatment plant. In response to the August 7<sup>th</sup> letter from Hydraterra concerning the requirements for seeding the treatment plant, Mr. Ebert requested the ability to submit shop drawings for hauling effluent directly from the post-equalization tanks versus providing a temporary forcemain location and pumping calculations to pump effluent to the existing frac tanks. Mr. Boldaz explained that the letter offered the developer both options depending on the status of the driveway. Since the driveway base paving was completed, Hydraterra is amenable to allowing effluent to be pumped directly from the treatment tanks so long as there is no adverse impact on the driveway or other progress on the treatment plant. Mr. Ebert said he will proceed with the submission of shop drawings for hauling directly from the effluent tanks and added that the developer will hold off on the final wearing course on the driveway in case any damage occurs. He will also prepare the developer's written acceptance of and intention to follow Aqua Aerobics' recommendations for seeding the plant. EEMA has stated that it will take two days to provide the 23,000 gallons of seed sludge from the Applecross Wastewater Treatment Plant. The sampler is being moved and set up at the Hillendale plant this week. Photos and video documenting the existing treatment components have been completed and will be formally submitted within one week. Fencing at the treatment plant and Pump Station #2 is being installed today.

As-built drawings for the drip fields were prepared by Dan Hudson of Evans Mill Environmental and have been submitted. The as-built drawings for the collection system are being completed by Chuck Francis of CDC Designs and will be submitted this week.

DEP approved an extension of the Pump & Haul permit through April 1, 2021.

The temporary forcemain installed across the stormwater detention basin for disposal area #1 was discussed. In a letter dated 7/30/20, Hydraterra notified Pikeland Construction that the forcemain is not an acceptable temporary or permanent installation and must be corrected. Additionally, Hydraterra was not notified or consulted prior to its construction, which was completed without inspections. Mr. Ebert indicated there are no options available other than to drain the forcemain and not utilize drip field #1 until after the temporary stormwater basin is converted to a permanent condition. He will submit a shop drawing indicating that an isolation valve will be installed and the line aboveground will be drained for weather protection. He will also provide flow calculations and determine the number of housing units allowable until drip field #1 is operational.

Mr. Ebert requested copies of the correspondence between Hydraterra and Pikeland Construction regarding the Operation and Maintenance Manuals for the treatment plant and pump stations since he was not tracking this item. He will follow-up with Pikeland Construction on their compliance with the review comments.

Mr. Boldaz indicated that Bob Preston from his office met with Mike Emerson from Pikeland on-site to review the punch list items. To date, Hydraterra has not received a signed off punch list for review nor an invitation for a walkthrough to address the punch list items. Mr. Boldaz noted there are several other outstanding items and requested their submission as soon as possible to allow sufficient time for review. Mr. Ebert acknowledged that certain items are outstanding and said work is ongoing to submit the missing as-built drawings, easements and title documents. He also mentioned that a final inspection of the treatment plant was conducted and failed due to mostly minor items, such as unfinished ceiling penetrations, and uninstalled fencing and stairs to the platform, which are still in fabrication. It was noted that some progress was delayed due to storm damage from the recent heavy rainfall event. Mr. Boldaz advised that the inlets seemed to handle the rainfall and erosion along the base course was not substantial.

Gregg Adelman indicated that Metropolitan Development Group (MDG) is evaluating the proposed amount of \$48,000 for the Repair Fund. Mr. Ebert said he provided a written recommendation to Metropolitan to approve that amount. Metropolitan had no comment on the draft letter to the residents.

Mr. Oeste advised that Metropolitan needs to settle outstanding reimbursement of engineering and legal invoices to the Municipal Authority before any approvals are granted. Mr. Adelman said he understands that some objections have been filed on some of the invoices and that Gia Raffaelli would have to address that issue.

### **Mapleview**

Mr. Ebert confirmed that the groundwater monitoring wells have been decommissioned and the first set of background sampling has been authorized. Mr. Boldaz advised that he has not received the decommissioning reports that the Authority, as the permittee, is required to provide to DEP within thirty days of well closure.

Ebert Engineering was authorized to complete the drip field design as a standalone system, and construction is scheduled to begin in the spring. Keystone Engineering was authorized to do the electrical design. Mr. Ebert expects Keystone's work to be completed by mid-September, and then MGK Industries will perform a quality control review of the pump station. He anticipates the drip field design will be completed in October.

Mr. Oeste recalled that permission was granted for Phase I to be sold without having any on-site drip disposal area and the Authority providing for disposal of the treated effluent for Phase 1 on the disposal fields at Applecross. However, he cautioned that the timing of construction of the drip fields must be consistent with housing construction and sales to avoid reaching a point of having no more disposal capacity and no drip fields constructed.

### **Keats Glen**

John Dean reported that all permit parameters were met in July. The second mixer was installed in the anoxic zone, and the spare mixer is on-site in the operations building. Routine maintenance

and cleaning was performed. The composite sampling now includes influent ammonia to track any spikes that may occur.

A second quote for flow metering and recording instruments was obtained from Applied Analytics for comparison with the quote from W.G. Malden. Applied Analytics quoted \$6,937.50 for an ABB flow meter and includes programming but not installation. The quote of \$6,586.00 from W.G. Malden for an Endress Hauser flow meter and circular chart recorder includes programming and installation. Mr. Dean advised that he is comfortable using the current equipment until the budget allows for replacement. The quotes are expected to be honored into the new budget year.

Quotes for chemical supplies at both Keats Glen and Applecross are being obtained from Coyne Chemical due to ongoing delivery and invoicing issues with the current supplier. A representative from Coyne Chemical visited both facilities to inspect the chemical rooms and check floor drains. Coyne Chemical maintains stricter safety standards and will provide their own double-walled containment tanks. A quote from Univar may be obtained for comparison.

### **Applecross**

Dave Friedman reported that the plant is running well and all permit parameters were met in July. Maintenance items included cleaning the UV bulb sleeves on unit #2, cleaning the disk filter, and replacing brushes and wear plates on the fine screen. Water hammer arresters were installed on the water supply lines. The drip fields were inspected for leaks and no issues were found. A new actuator valve for the disk filter was installed. The annual crane inspection was performed by Cordell.

The mixer motors for both SRB #1 and SBR #3 were received. The mixer motor for SBR #3 was reinstalled by Eastern Environmental. SBR #2 and SBR #3 are now fully operational and working well. McGovern Environmental is scheduled to clean SBR #1 later this week, and then Rick Weller will replace the decant valve and the mixer motor will be reinstalled. Once SBR #1 is back in service, SBR #2 will be taken out of service for cleaning, replacement of the decant valve, and repair of the leak in an air line. EEMA expects to have plenty of quality material to seed the Hillendale plant now that two SBRs are fully operational.

Mr. Dean reported that the plant operated in a storm mode condition for approximately two hours during the recent extreme rainfall event, and Pump Station B ran off of the generator. An elevated flow of 215,000 gallons, or about 90-100,000 gallons above normal, was recorded.

Mr. Boldaz reported that a sketch of the proposed flagpole for the antenna relocation was provided to Matt VanLew for his review. Further discussion is needed to determine the preferred style of flagpole or stand for installation and maintenance. Equipment is available locally and the cost is not expected to exceed \$1,500.

Mr. Dever reported that he contacted Doug Rae, the golf course operator, to inquire about the lagoon levels. As of the end of July, there was approximately one million gallons of additional storage available compared to the same time last year. Another meeting will be scheduled with

Mr. Rae and Bob Levy in the coming weeks to discuss opportunities to increase spray irrigation to reduce lagoon levels for winter storage.

### **Act 537**

Mr. Boldaz announced that the final draft of Sections 1 through 6 of the Act 537 Plan Update will be released within the next two days. Paper copies will be delivered to the Township Office for each Authority member, the Authority Solicitor and Secretary, and for each Supervisor. An electronic copy will be provided to Mr. Piersol. The final two sections pertain to finances and justification and implementation of the selected alternative, which is the sewage management program and an analysis of a couple of key developments. Once all final comments are received, Hydraterra will complete the remaining two sections and send the final document to the Chester County Planning Commission and Health Department and the Township Planning Commission for review.

### **Old Business**

Mr. Corbin provided additional comments on the draft lateral policy intended to simplify the overall implementation and inspection process. Mr. Boldaz will schedule a conference call with Mr. Corbin, Mr. Summers and Mr. Piersol to discuss the additional comments in preparation of finalizing the document for adoption.

A draft policy on drip field maintenance was provided to Mr. VanLew for his review and comment. The policy specifies the frequency of maintenance and the responsible person or party to perform that maintenance. Mr. Friedman's report that EEMA employees are walking the disposal fields at Applecross to look for leaks will be considered in the policy. Mr. Boldaz will contact Mr. VanLew for his recommendations on this policy.

### **New Business**

Mrs. Bednarchik suggested the draft letter prepared for the residents of Dowlin Forge include the handouts that are sent to new customers to provide information about the billing cycle, late fee policy, and proper use of the public sewer system. It was agreed that an inclusive mailing would be a good way to reach those new customers in advance of their first invoicing.

Mrs. Bednarchik also requested consideration of returning to one meeting per month once the Dowlin Forge project is dedicated, adding that the work sessions were initially to be held on an as needed basis but have become full-fledged meetings. Mr. Boldaz agreed that he expends extra time and effort preparing for two meetings each month and opined that there is less incentive for developers to make substantial progress knowing there is another meeting coming up. Mr. Oeste concurred that the work sessions were started to provide an opportunity for reviewing plans in advance of the regular meetings. He recommended holding the work sessions on an as needed basis with the agenda limited to specific items. It was agreed that the work sessions will be limited to such times as there are pressing or time sensitive items on the agenda.

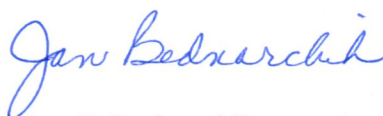
**Public Comment**

None.

**Adjournment**

Mr. Corbin moved to adjourn the meeting at 9:30 AM and enter into Executive Session to discuss legal matters. Mrs. Moser seconded the motion, which carried unanimously. A work session will be held as needed on Friday, August 28, 2020, at 8:00 AM.

Respectfully submitted,



Jan C. Bednarchik  
Secretary