

**EAST BRANDYWINE TOWNSHIP MUNICIPAL AUTHORITY
MAY 10, 2016**

Those in Attendance:

Sandra Moser, Vice Chairman
David Summers, Treasurer
Don Graewe, Member

Absent:

Michael Corbin, Chairman
David Whelihan, Member

Also in Attendance:

Scott Piersol, Township Manager
Luke Reven, Assistant 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 meeting of Tuesday, May 10, 2016, was called to order at 7:32 AM in the East Brandywine Township Municipal Building by the Vice Chairman. Dave Friedman of EEMA was the only visitor.

Minutes

The bulk rate proposed in the draft Bulk Service Agreement with Aqua for the Hide-A-Way Farms Subdivision was confirmed at \$7.74 per 1,000 gallons.

Mr. Summers moved to approve the minutes of April 12, 2016, as written. Mr. Graewe seconded the motion, and the motion was unanimously approved.

Treasurer's Report

Mrs. Bednarchik read the Treasurer's Report and provided a list of 17 invoices for the month of May totaling \$42,252.03 for payment. Mr. Summers moved to approve the bills for payment as presented. Mr. Graewe seconded the motion, and the motion was unanimously approved.

Seven customers remain delinquent for the first quarter of 2016. Payment was received from Bank of America for the arrears on the property at 199 Hopewell Road. This account is now paid through 6/30/16, and is being transferred to HUD. Payment was also received from Federal National Mortgage Association for the arrears on the property at 206 N. Caldwell Circle. The two municipal claims on this property can now be marked as satisfied. The property was sold and settled on 4/21/16.

Applecross

Dave Friedman of EEMA reported on the treatment plant operations for the month of April. The plant continues to operate well, and there were no permit violations to report. Flows are averaging 98,000 gallons per day.

The SBRs are no longer being chlorinated for filamentous algae. EEMA will monitor the process and restart the chlorine treatment, as needed. Cordell performed the yearly inspection of the overhead crane and hoist. Other maintenance items included an issue with the transducer or float in Pump Station A giving false alarms. After consultation with Flygt, the transducer was raised slightly, and the problem seems to be resolved. The transducers in the Equalization Tank and Sludge Holding Tank were recalibrated to improve readings. MGK Associates was on site to inspect the cable wrapped around mixer #2 in the Sludge Holding Tank. EEMA is utilizing mixer #1 until the repair is completed. Aqua Aerobics was consulted regarding the weir on SBR 2 not closing properly. Aqua believes there is a problem with the sensor associated with the limit switch. The cost of a new limit switch is \$350, but the labor cost is unknown due to the complexity and time involved. EEMA requested a formal quote for new limit switches for each of the decanters per the O&M Manual recommendation for replacement every five years. The grease issue at Pump Station A continues, although it is not as severe. The current course of action is to have McGovern periodically clean the pump stations.

Mr. Summers inquired whether there are other equipment items that need to be budgeted for replacement on a routine basis. Mr. Friedman will review the O&M Manual and develop a list of equipment with their anticipated replacement date and cost.

The ongoing grease issue at Pump Station A was discussed. Mr. Boldaz mentioned that periodic inspections of the under the sink grease trap at the Applecross Clubhouse indicate that the trap is being cleaned, and inspections of the manholes directly downstream of the Clubhouse have found them to be clean. He suspects the grease is coming from the residential development. Mr. Friedman concurred that grease is a common problem at other facilities, including those without restaurants. The permanent Clubhouse will have an exterior grease trap, which has a larger volume and allows time for the grease to cool. The pump stations are currently acting as grease interceptors, and the grease is being managed with periodic cleanings. The Authority will continue its efforts to educate the users about the proper disposal of fats, oil and grease.

Mr. Boldaz reported that he spoke with Craig Kachmar at MGK Associates about the invoices for removing the mixer and transporting it to Flygt and for the new transducer. Mr. Kachmire acknowledged that MGK is partially responsible for the damage to the new transducer, and will talk to the technicians involved with the installation. Mr. Summers moved to approve payment of the invoice for removing and transporting the mixer to Flygt at the reduced price of \$1,000. Mrs. Moser seconded the motion, and it was unanimously approved.

Mr. Oeste reported that he met with Joe Riper, Esq., last week to discuss the draft Second Amendment to the Agreement for Construction and Operation of Community Sewage Facilities. Mr. Riper sent revised documents which will be reviewed and circulated to the Board. Mr. Riper

also indicated that there is an ongoing dispute between Pulte and the golf course and, therefore, Pulte will be unable to get the golf course owner to agree to anything. Mr. Oeste will research whether there are any easements across the golf course, and, if so, the Authority will need to deal directly with the current owner. The original Agreement, which remains in effect and runs with the land, has provisions about the golf course's responsibility to accept the treated effluent and store it in the lagoons. However, since ownership of the golf course has changed three times, Mr. Oeste suggested the Authority may need to enter into a separate agreement with the golf course owner to define the maintenance responsibilities going forward.

Mr. Boldaz reported that he has been working with Brubacher, MGK Associates, Wilkinson and Pulte on the final punchlist items to move toward dedication. Manholes along Bolero Drive, Applecross Boulevard, and some of the off-road manholes that were not previously inspected have been inspected, and any deficiencies have been added to the punchlist. It is anticipated that additional as-builts and easement information will be forthcoming from the civil engineer. MGK Associates is working on items relative to the treatment plant, and Brubacher is addressing items associated with the collection system. Easements that traverse the golf course lands will be identified to obtain the necessary agreements.

Applecross Phase 5-B

Mr. Boldaz reported that Pulte needs a Sewage Facilities Planning Module approved by the Municipal Authority, Township, and ultimately by PADEP for Phase 5-B. However, without a functioning drip control panel, the Authority is unable to approve the treatment and/or disposal capacity in its entirety for Phase 5-B. Bill Creeger is aware that the Planning Module will not be approved until dedication. Wilkinson Associates is currently working on a final document with milestone dates left blank to be filled in at a later date. Mr. Boldaz indicated that there is capacity available for a certain number of connections in Phase 5-B, but not for the whole development.

The Board of Supervisors granted preliminary plan approval on 4/20/16 subject to certain conditions outlined in the approval letter dated 5/03/16. Mr. Piersol stated that Pulte Homes is in the process of completing construction of a bridge for the proposed access road before they start working on the infrastructure, including the sewer lines.

Brandywine Village Shopping Center

Mr. Boldaz reported that the public sewer connection is underway, and financial security has been received by the Township for the roadway work within Brookhaven Lane. He and Matt VanLew met with PennDOT on-site to discuss the construction and traffic control. Hydraterra will provide full-time inspection during the construction process.

Mr. Boldaz has been communicating with Brandywine Village Associates and PreDOC to submit plans for abandonment of the existing treatment plant. PADEP has provided guidance documents for abandonment of sewage treatment plants, but they do not regulate or require any abandonment plan. Paul Prince has indicated that Brandywine Village Associates intends to

close off the line by permanently plugging it, and that it is Carlino's obligation to physically abandon the treatment plant. Mr. Boldaz expressed concern about potential environmental issues with having a treatment plant filled with wastewater eventually overflowing with stormwater. There is concern that PADEP may try to hold the Township/Authority responsible even though the Township is not a co-permittee for the plant.

Hydraterra recently performed an inspection of the grease control facilities within the Shopping Center and found them to be clean and in basic compliance with the provisions in the Grease Facilities Maintenance Agreement. One paperwork issue was noted where the cleaning manifest was not posted. A follow-up inspection will be conducted within the next week. The Agreement requires monthly cleanings at China Moon and Michaelangelo's and quarterly cleanings at Burger King.

East Brandywine Center

Mr. Piersol reported that the Board of Supervisors granted preliminary plan approval on 4/20/16 subject to certain conditions outlined in the approval letter dated 4/22/16. A correction letter was issued on 4/26/16 to reference the correct Authority Resolution as Resolution No. 1 of 2010 and not Resolution 14 of 2014. The provisions of Resolution No. 1 of 2010 require all new subdivisions and land developments to be self-sustaining relative to the storage and disposal of treated effluent. Mr. Piersol said that Paul Prince and Eugene Orlando mentioned this provision numerous times during the hearing process and argued that the requirement cannot be waived because it is in the Zoning Ordinance. However, it is also part of the Subdivision and Land Development Ordinance, so the Board of Supervisors can waive the provision provided the Developer makes the request and receives approval from the Authority.

Hide-A-Way Farms

Mr. Boldaz reported that Southdown Homes is moving forward with the dedication process, which will include a portion of the sewage facilities and the drip disposal field. A draft punchlist was issued to Southdown Homes for correction. J.W. Davis, site contractor, is currently working on the punchlist items, and Southdown's engineer is preparing easement documents and collecting as-built information. Southdown also expects to install the infrastructure for Emma Court this summer to service the final eighteen homes that remain to be constructed.

The draft Bulk Service Agreement was sent to Alan Roth at Aqua Pennsylvania following last month's meeting. Mr. Roth advised that he is no longer in charge of the wastewater utility operations at Aqua, and that he would forward the draft agreement to the appropriate personnel. To date, there has been no response from Aqua. Mr. Boldaz will contact Alan Roth again to obtain the name of the new contact person.

Old Business

Mr. Oeste reported that he and Mr. Boldaz continue to work on the comprehensive resolution to codify all of the Authority rules and regulations into a single resolution, excluding those resolutions pertaining to fees that change periodically. Consideration will be given to adding requirements for abandonment of existing package plants. The draft should be ready for discussion at the next meeting.

By letter dated 5/06/16, Applied Micro Systems was notified that the Authority has terminated use of its utility billing program. Mr. Piersol and Mrs. Bednarchik will be meeting with Muni-Link for a demo of its billing software later this morning.

New Business

Tim Cuppitt has begun working on the annual audit, and the final report will be completed prior to the due date of June 30.

Public Comment

There was no public comment.

Adjournment

Mrs. Moser moved to adjourn the meeting at 8:35 AM. Mr. Summers seconded the motion, and it was unanimously approved. The next meeting is Tuesday, June 14, 2016.

Respectfully submitted,



Jan C. Bednarchik
Secretary