

**EAST BRANDYWINE TOWNSHIP MUNICIPAL AUTHORITY  
FEBRUARY 8, 2022**

**Members in Attendance:**

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

**Absent:**

Thomas McClung, Member

**Also in Attendance:**

Luke Reven, Township Manager  
Matthew VanLew, Township Roadmaster  
Thomas Oeste, Esq., Municipal Authority Solicitor  
Joseph Boldaz, Municipal Authority Engineer  
Jan C. Bednarchik, Recording Secretary

The East Brandywine Township Municipal Authority meeting of Tuesday, February 8, 2022, was called to order at 8:00 AM by Mr. Corbin. Other attendees included Dave Friedman and John Dean of EEMA, and Sam Dever of Hydraterra Professionals.

**Minutes**

Mr. Summers moved to approve the minutes of the Tuesday, January 11, 2022, meeting as written. Mrs. Moser seconded the motion, which carried unanimously.

**Treasurer's Report**

Mrs. Bednarchik read the Treasurer's Report and provided a list of thirty invoices for February totaling \$74,654.96 for payment from the Operating Account. Mr. Summers moved to approve the Treasurer's Report and pay the bills as presented. Mrs. Moser seconded the motion, which carried unanimously.

Some delinquent notices were returned as unclaimed and were sent again by First Class Mail, which extended the due date to 2/04/22. Municipal claims will be filed shortly.

Payment was received from Carol Schmidt to satisfy all municipal claims and bring her account current through 3/31/22. Orders to Satisfy will be filed.

There were six settlements in January at The Estates at Dowlin Forge. The number of occupied dwellings is two hundred three.

There were two settlements in January at Mapleview. The number of occupied dwellings is fifty-seven plus the model home.

### **Applecross**

Mr. Friedman reported that a tear in the filter cloth caused an exceedance for Total Suspended Solids in January. All other permit parameters were met. The garage was cleaned, and spare parts were inventoried and organized. Maintenance items included replacement of the high level float at Pump Station A, inspecting the voltage supply for Pump Station C, removal of rags from the influent screen, and troubleshooting an issue with the drip skid. Average daily flow was 133,000 gallons, and total treated effluent in January was 4,125,000 gallons.

Pulte Homes submitted dedication documents for Phase IV, a.k.a. Parcel 5b. Hydraterra issued a letter dated 2/07/22 confirming that all legal descriptions accurately depict and describe the easements and rights-of-way being offered for dedication. Mr. Oeste will review the documents and provide a recommendation on the offer of dedication at the next meeting.

Two additional proposals were received for the removal of dead and diseased ash trees located within the drip disposal area. Boot Road Tree Service submitted a proposal of \$9,000, and Martin Tree Service submitted a proposal of \$17,500. Having concerns about protecting the disposal area from felling trees and compacting the soil, Mr. Boldaz met with Bartlett Tree Service for guidance. Bartlett indicated that felling trees of 20" caliper and 80' high could cause 6" of deformation in the surface, even on frozen ground. They suggested mats and other surface covers could be used to help distribute the impact of the felled trees. Bartlett offered to help write a specification for the work. Mr. VanLew was asked to provide an estimate of the number of trees that are of main concern for further discussion at the next meeting.

### **Keats Glen**

John Dean reported that the plant is running well, and all permit parameters were met in January. The operations building and chemical storage area were cleaned, and the sludge holding tank and digester tank were hosed down. Sodium hypochlorite is dosed occasionally to control filaments. Average daily flow was 7,600 gallons, and total treated effluent in January was 236,000 gallons.

Mr. Dean will meet with Dave Wolfinger of DEP at 10:00 AM this morning to inspect the Keats Glen and Hillendale facilities.

### **Estates at Dowlin Forge**

John Dean reported that the plant is running well, and all permit parameters were met in January. Metropolitan Development Group (MDG) approved the quotes provided by EEMA to complete some of the punchlist items, and the work is currently underway by EEMA's maintenance team. No noticeable odors were detected in January. Jeremy Stepnowski is starting as a new operator with EEMA as of 2/14/22. Average daily flow was 29,000 gallons, and total treated effluent in January was 862,000 gallons.

A high level alarm occurred at Pump Station 1 when the valve manifold lifted out of the station and separated from its couplings. McGovern Environmental was called to pump down the wet well while temporary repairs were made. Hydraterra recommended restraints be installed on the pipes to prevent a future pipe separation. Materials were purchased to replace the three failed dresser couplings with restrained ductile iron couplings. The dresser couplings in Pump Station 2 were found to be properly restrained and did not require replacement. A memo detailing the failure at Pump Station 1 was prepared by Hydraterra and shared it with Fred Ebert and Gia Raffaelli. In accordance with the Maintenance Security Agreement, MDG is responsible for all costs and expenses related to this emergency response.

Another complaint about sewer odors was received from a resident of Hopewell Road. Mr. Boldaz noted that the complainant's property is remotely located from the treatment plant, and he pointed out that there have been no odor complaints from residents within the Dowlin Forge development. He also noted that most of the original complaints pertained to stormwater runoff issues rather than odors. Township staff has been advised to ask callers for the specific dates and times that odors are detected to help correlate with the plant operations. Mr. Dean advised that aeration to the EQ tank and sludge holding tank has been increased beyond the recommended factory settings to control odors and said there is no burst of odor when the pump station runs. Operators will schedule some early morning visits to see if a surge of water usage in the AM hours as residents prepare for work might cause odors. Mr. Summers suggested the possibility of inviting the neighbors of Hopewell Road to a tour of the treatment plant. Mr. Reven advised that the Township Engineer is taking the lead on responding to stormwater complaints, and he believes that residents are satisfied at this point.

### **Hideaway Farms**

Mr. Dean reported that EEMA is performing the twice weekly inspections of the pump station. A thorough cleaning of the station will be done, and leftover odor control chemicals will be taken to Hillendale. The discharge pumps from the dosing station were taken out of the wet well, cleaned and lubricated, and will be stored at Applecross. The average discharge from Pump Station 1 was 21,935 gallons per day. The monthly flow data is to be reported to Aqua for billing purposes.

Mr. Boldaz said he is waiting on a proposal from Main Line Generator Services to help determine whether it is prudent to incur the annual costs to maintain the generator at the dormant dosing station versus replacing it in the future. Mr. Dean noted that the generator is in great condition with only thirty hours of recorded use.

As discussed at the last meeting, the renewal application for the Water Quality Management Permit for the Hideaway disposal beds was submitted to DEP with a request for a waiver of the \$5,000 permit fee. DEP will not process the renewal application until the fee is paid. The importance of maintaining the disposal capacity for future use was discussed. The permit fee will be remitted to DEP along with a letter protesting the fee amount for the dormant disposal beds.

### **Weaver/Brandywine Walk**

Mr. Boldaz received an email from DEP yesterday indicating that they are processing an amendment to the Applecross Water Quality Management Permit to include the drip disposal for the Weaver tract.

### **McCausland/Plank**

Mr. Oeste advised that the Board of Supervisors expects to render the Conditional Use Decision at its meeting on 2/17/22.

### **Mapleview**

There was no activity to report.

### **Old Business**

By letter dated 1/12/22, DEP approved the request for a planning exemption for the connection of an existing single-family dwelling at 201 Zynn Road to the public sewer system.

By letter dated 1/12/22, DEP determined that the proposed construction of restroom facilities at the East Brandywine Township Community Park with connection to the public sewer system is exempt from the requirement to revise the Official Plan for new land development.

### **New Business**

Joan McCue submitted a letter requesting an exemption from the sewer user fees on her 4-unit rental property at 1178 Horseshoe Pike citing a fire in October of 2020 that rendered all units uninhabitable. Insurance coverage for the sewer fees ended in September of 2021. A building permit to repair the property now requires the installation of a costly sprinkler system and additional upgrades not covered by insurance. As a result, she can no longer afford to pay the sewer fees until the property is repaired. The Authority will consider adopting a formal policy to address situations where a home is rendered uninhabitable and the sewer connection is unused.

The Authority meeting in the month of November 2022 will conflict with the General Election, and the meeting room will be unavailable. The meeting may be held in the conference room or McCausland Hall or rescheduled to another date.

Mr. VanLew voiced his concern about the ability to fuel the ten existing generators during an extended power outage. He obtained the run times of all the generators from Hydraterra and is working to obtain an agreement with a company to provide emergency delivery of 3,700 gallons should the need arise.

The auditor will be on-site the week of February 21<sup>st</sup> to begin the 2021 audit. Mr. Summers moved to authorize the Chairman to sign the engagement letter with BBD LLP to complete the 2021 audit at a cost not to exceed \$6,800. Mr. Corbin seconded the motion, which carried unanimously.

**Public Comment**

None.

**Adjournment**

Mr. Corbin moved to adjourn the meeting at 9:50 AM. Mrs. Moser seconded the motion, which carried unanimously.

Respectfully submitted,



Jan C. Bednarchik  
Secretary