

**EAST BRANDYWINE TOWNSHIP MUNICIPAL AUTHORITY**  
**APRIL 12, 2022**

**Members in Attendance:**

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

**Absent:**

David Whelihan, Member

**Also in Attendance:**

Luke Reven, Township Manager  
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, April 12, 2022, was called to order at 8:30 AM by Mr. Corbin. Other attendees included Dave Friedman (participating remotely) and John Dean of EEMA, and Sam Dever of Hydraterra Professionals.

**Minutes**

Mr. Summers moved to approve the minutes of the Tuesday, March 8, 2022, meeting as written. Mr. Corbin seconded the motion, which carried unanimously.

**Treasurer's Report**

Mrs. Bednarchik read the Treasurer's Report and provided a list of thirty-seven invoices for the period of 3/09/22 through 4/12/22 totaling \$79,008.07. Mr. Summers moved to approve the Treasurer's Report and pay the bills as presented. Mr. McClung seconded the motion, which carried unanimously.

Eighteen customers remain delinquent for the first quarter of 2022. Municipal claims will be filed shortly.

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

There were eight settlements in March at Maplevue. The number of occupied dwellings is seventy-one plus the model home.

## **Applecross**

Dave Friedman reported that an exceedance of the monthly average for Total Suspended Solids occurred due to filamentous bacteria. Dosing of sodium hypochlorite was increased, and results have improved. The drip system continues to bypass the auto backwashing filters. EEMA provided a quote of \$6,237.47 plus shipping/handling to install valve and backflush rebuild kits and solenoids to rebuild the drip skid. The manufacturer will be contacted to address an issue with Drip Zone #1 not recording flow. All pump stations were cleaned. Pump Station B is currently running on one pump due to a seal failure and other issues with Pump #2. Deckman Electric evaluated the pump and provided a quote of \$7,487 to repair and \$27,956 for a new replacement pump. EEMA will assess the condition of Pump #1 to avoid a catastrophic failure and research the availability of a bypass pump should the need arise. Average daily flow was 134,000 gallons, and total treated effluent in March was 4,168,000 gallons.

Mr. Summers moved to authorize the repair of Pump #2 in Pump Station B by Deckman Electric at a cost of \$7,487. Mrs. Moser seconded the motion, which carried unanimously.

Mr. Summers moved to approve the quote submitted by EEMA O&M Services Group in the amount of \$6,237.47 plus shipping/handling to rebuild the drip skid. Mr. McClung seconded the motion, which carried unanimously.

EEMA conducted the quarterly Drip Field Inspection for the 1<sup>st</sup> quarter of 2022. Numerous groundhog dens were observed in various drip zones. Some lids need to be replaced, and a section of tubing needs to be repaired. An exterminator will be contacted to provide an assessment for rodent removal.

Mr. Dever presented the quarterly Lagoon Capacity Report for the first quarter of 2022. The golf course operator indicated that lagoon levels are currently 87% full. Spray irrigation will begin this month.

DEP issued the final Water Quality Management Permit No. 1506407 on 3/11/22. Copies of the supplemental documents were provided to EEMA.

Hydraterra submitted the Annual Effluent Tracking Report for 2021 to DEP on 2/25/22.

Mr. Boldaz noted that another drip zone facing East Reeceville Road was identified that would prohibit the felling of ash trees on the south side. Mr. Dever is preparing a specification to review with Mr. VanLew and will then contact the two tree companies to obtain revised quote. An estimated 27 trees can be felled without causing damage to the drip system. Mr. Corbin suggested additional pricing be obtained for a separate, controlled felling of other dead and diseased trees that will require additional protective measures to be utilized.

EEMA previously suggested the channel grinder from the deactivated Bondsville Road Pump Station could be used as a spare for other pump stations, if rebuilt. JWC Environmental inspected the grinder and provided a quote of about \$10,000 for a new grinder and estimated the aftermarket

value at about \$1,500. The cost to rebuild the grinder would be significantly more. JWC suggested the grinder be heavily coated with WD-40 and stored until it needs to be rebuilt.

### **Keats Glen**

John Dean reported that the plant is running well, and all permit parameters were met in March. Maintenance items included installing new tubing on the chlorine pump and adjusting the pump speed, hosing down the sludge holding and digester tanks, and cleaning the volutes on the mixing pumps. Contact was made with the phone company regarding the upgrade to fiber optic. Average daily flow was 7,000 gallons, and total treated effluent in March was 222,000 gallons.

Mr. Boldaz received an email notification this morning from DEP regarding their issuance of the draft NPDES permit. He will review the draft permit and provide a report at next month's meeting.

A Local Share Account (LSA) grant application was submitted to the Commonwealth Financing Authority (CFA) on 3/14/22 seeking funding in the amount of \$249,500 for improvements to the Keats Glen Sewage Treatment Plant to include coating the interior of the steel tank, replacement of the chlorine disinfection equipment with an ultra-violet disinfection system, and new mechanical equipment. Vendor quotes obtained for preparation of the grant application estimate the total cost of the project at \$257,331. The CFA has inquired whether the Municipal Authority wishes to secure the funding balance of \$8,331. Mrs. Moser moved to secure the difference between the Engineer's Estimate and the ESA Budget using matching funds from the Keats Glen Capital Improvement Fund. Mr. Summers seconded the motion, which was unanimously approved. A letter confirming the funding commitment along with supporting bank statements will be submitted to the CFA Grants Office this week.

### **Estates at Dowlin Forge/Hillendale**

John Dean reported that the plant is running well, and all permit parameters were met in March. The two Hopewell Road residents who attended the last meeting to express their concerns about odors and stormwater issues were given a tour of the treatment plant. The tour was well-received and no odors were observed. Average daily flow was 31,000 gallons, and total treated effluent in March was 948,000 gallons.

Mr. Dean reported on a failure of Blower No. 4, the pre-EQ blower, on 4/04/22. The blower was shut down to avoid additional damage. Aerzen was contacted regarding a potential warranty issue. Upon inspection, the Aerzen field technician determined that a small oil leak in the sight glass may have caused a bearing to wear out. Mr. Boldaz advised that Aerzen initially denied the warranty, but Hydraterra and the local Aerzen rep pushed for the company to reconsider. Once Aerzen provides a definitive decision, Hydraterra will notify Fred Ebert so he can inform his client. In the meantime, operations are more hands-on with only one working blower.

Mr. Dean also reported on an issue with the drip panel not recording flow to Zone 8 or trying to dose to a nonexistent Zone 17. American Manufacturing has been contacted to troubleshoot.

All of the punchlist items quoted for repair by EEMA have been completed. Mr. Boldaz met with Schlouch to discuss the schedule for final paving and repair of the sinkage in front of the treatment plant. Erosion around the treatment plant will remain on the punchlist until completed.

EEMA conducted the quarterly Drip Field Inspection for the first quarter of 2022. Numerous areas of erosion were identified and will require topsoil. Wood chips, netting and/or pine straw will also be needed to prevent the topsoil from washing away. A copy of the Inspection Report will be provided to Fred Ebert to share with the developer for coordination of the soil restoration work. It was noted that the 18-month maintenance bond period expires in September 2022.

By letter dated 3/07/22, DEP acknowledged receipt of the Annual Groundwater Report for the Hillendale facility and concluded that it should not adversely impact groundwater resources meant to be used as a water supply.

### **Mapleview**

Mr. Dean reported that EEMA continues to monitor the pump station for MGK Industries. There have been no alarm issues. Average daily flow was 7,000 gallons in March.

Mr. Boldaz advised that Hydraterra received shop drawings from the developer regarding some amendments being applied to the soil in the drip field.

A phone conference with DEP representatives has been scheduled for 4/13/22 at 1:00 PM to discuss combining the Mapleview and Weaver Tract disposal systems and the elimination of the disposal pumping station on the Weaver Tract. Participants will include Don Sample, Fred Ebert, Luke Reven, Joe Boldaz and Jan Bednarchik.

### **Brandywine Walk/Weaver Tract**

The Township anticipates receiving the land development plan submission next week.

### **McCausland/Plank**

Hydraterra received an electronic submission of the land development plan on 4/08/22. Review comments are forthcoming.

### **Hideaway Farms**

Mr. Dean reported that the twice weekly inspections of the pump station were performed, and cleaning and organization of the station is ongoing. The dosing station pumps were removed and prepared for long term storage. Average daily flow was 25,064 gallons.

EEMA conducted the Disposal Bed Inspection for the first quarter of 2022. No noticeable signs of erosion or rodent problems were observed.

An offer of \$4,000 for the dosing station generator was received from Downingtown Borough. After some discussion, the Board decided that the costs involved in preparing a notice for acceptance of bids and advertising would likely negate any significant increase in income from the sale. Mr. Summers moved to accept the offer of \$4,000 from Downingtown Borough for the purchase of the Cummins 25K Generator. Mrs. Moser seconded the motion, which carried unanimously. Consideration will be given to installing solar lights at the dosing station and terminating electric service once the generator is removed.

### **Old Business**

Mr. VanLew continues to work on obtaining an agreement with a company to provide emergency delivery of 3,700 gallons of fuel for the ten existing generators should the need arise during an extended power outage.

The Annual Audit Report for 2021 is being finalized and should be available by the next meeting.

Mr. Summers discussed the proposals received for higher yield investment opportunities for the Applecross Capital Reserve and Tapping Fee Accounts. MidPenn Bank recommended brokered CD's, which would need to be insured. Victory Bank offered an insured deposit account with no contract or monthly service fees that would be FDIC insured up to \$250,000 with funds in excess of FDIC coverage swept out to other financial institutions to ensure appropriate coverage. Funds can be deposited and withdrawn, as needed, and the current rate is .40%. Victory also offers a sweep account with a current rate of .50%, which exceeds the PLGIT rate. Mr. Summers disclosed that he only uses Victory Bank in his role as treasurer for a nonprofit organization and does not foresee a conflict of interest. Mrs. Moser moved to invest some funds in the Applecross Capital Reserve Account and the Tapping Fee Account with Victory Bank and to authorize Jan Bednarchik, Luke Reven, David Summers and Sandra Moser as the four signatories. Mr. McClung seconded the motion, which carried unanimously.

The Annual Statement of Financial Interests forms are due to the Township Secretary by 5/01/22.

### **New Business**

Chester County was awarded approximately \$102 million in American Rescue Plan Act (ARPA) funds and announced that it is accepting applications for funding requests from municipalities, public authorities, small businesses, and non-profit organizations that are located within, or provide substantial service to, Chester County. The deadline for applying is Monday, May 16, 2022, at noon. Due to the brief time available for preparation of a new project, the Board decided to expand on the Local Shared Account grant application for additional improvements to the Keats Glen Sewage Treatment Plant. Proposed improvements include replacement of the existing steel tank with concrete, new mechanical equipment, UV disinfection system, and televising/cleaning the collection system. Mr. Corbin moved to authorize an application to be filed for an ARPA grant for improvements to the Keats Glen Sewage Treatment Plant subject to final review by the Municipal Authority. Mr. Summers seconded the motion, which carried unanimously.

Mr. Reven presented a report from Turnkey Management regarding the managed electric supply portfolio for the Township and Municipal Authority. The report demonstrates that Turnkey secured a lower rate for electricity generation from Nordic Energy over PECO rates but does not mention that the township paid more in administrative fees to this vendor than it saved in electric costs. Mr. Reven intends to discontinue the arrangement with Turnkey Management after verifying there is no penalty for early termination of the contract with Nordic, which is due to expire in February 2023. The Authority will shop for an electric supplier when the current contract ends.

The Pennsylvania Municipal Authorities Association (PMAA) announced the development of a performance assessment program to help authorities become better organizations through continuous improvement. The cornerstone of the program is a self-assessment survey to identify strengths and areas of improvement. The deadline for registration is 4/29/22 and the enrollment cost is \$250. The Board opted not to participate in the program.

### **Public Comment**

None.

### **Adjournment**

Mrs. Moser moved to adjourn the meeting at 10:35 AM. Mr. McClung seconded the motion, which carried unanimously. The next meeting is Tuesday, May 10, 2022.

Respectfully submitted,



Jan C. Bednarchik  
Secretary