

**EAST BRANDYWINE TOWNSHIP MUNICIPAL AUTHORITY
JUNE 14, 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, June 14, 2022, was called to order at 8:06 AM by Chairman Corbin. Other attendees included Dave Friedman and John Dean of EEMA, Vic Kelly of Commonwealth Engineers, and Ashbey Corfee.

Minutes

Mrs. Moser moved to approve the minutes of the Tuesday, May 10, 2022, meeting 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 forty invoices for the period of 5/11/22 through 6/14/22 totaling \$121,933.15 for approval and payment from the Operating Fund. Mr. Summers moved to approve the Treasurer's Report and pay the bills as presented. Mr. McClung seconded the motion, which carried unanimously.

Delinquent notices for nonpayment of user fees for the second quarter of 2022 were mailed to 54 customers on 6/11/22. Liens will be filed if payment is not received by 7/11/22. Six liens were filed on 6/01/22 for nonpayment of user fees for the fourth quarter of 2021 and the first quarter of 2022.

There was one settlement in May at The Estates at Dowlin Forge. The number of occupied dwellings is two hundred nine.

There were three settlements in May at Mapleview. The number of occupied dwellings is seventy-four plus the model home.

McCausland/Plank Tract

Vic Kelly presented two plans of the proposed drip disposal field layout as outlined in the Conditional Use Decision approved by the Board of Supervisors. One plan provides 150% of the required drip disposal area without the Reeceville Road extension. The alternate plan delineates the potential layout of the Reeceville Road extension and provides 100% of the drip disposal area. Mr. Kelly indicated that the monitoring wells were installed recently but no testing has been done yet. The pump test is expected to be done within the next two to three weeks, and then the Sewage Facilities Planning Module will be completed. Mr. Kelly explained that the need for grinder pumps was eliminated by raising the grade in certain areas and increasing the slope on the terminal manholes from one-half to a minimum of one percent with about four feet of cover to allow the entire sanitary sewer system to flow via gravity and connect into Applecross Phase 4b. Discussions are ongoing with the Applecross HOA on an agreement to memorialize the terms and conditions of the sewer connection.

Mr. Boldaz questioned whether there are any ash trees located in the drip disposal area and, if so, whether an arborist can quantify the number of ash trees. He suggested that any ash trees be removed prior to the installation of drip tubing due to the current situation with the emerald ash borer beetle. Mr. Kelly said he would consult with the landscape architect, but he believed there were mostly beech trees on the site.

Mr. Kelly referred to one of the engineer's review comments regarding plantings over the sewer system, and indicated that the Board of Supervisors granted some relief from the landscaping requirements because the entire drip area is wooded, and the amount of landscaping required by ordinance can't physically fit on the site. He suggested some shrubs could be planted in the rear of the lots, which is where the sewer lines will be located. Mr. Corbin offered that the Authority would be agreeable to some limited landscaping with restrictions as to the type of shrubbery and conditioned upon the HOA being responsible for the replacement of any shrubbery removed to allow for maintenance on the sewer lines.

Mr. Kelly sought direction from the Authority regarding their preference between the two planning concepts. Mr. Oeste said he will review the conditions in the Conditional Use Decision and suggested that understanding the feasibility of the road extension would be important in order for the Authority to render a definitive decision.

Rather than provide specific 20 ft. easement areas for the sewer lines, Mr. Kelly suggested a blanket easement would allow the Authority more flexibility to make repairs. Mr. Oeste said specific easements are generally required, but a blanket easement could be considered.

Mr. Corbin questioned whether the small, pie-shaped parcel shown as drip area on both plans could be extended closer to Route 322 to increase the drip area if the road extension becomes a reality. Mr. Kelly said he would look at that possibility as part of the traffic design.

Hydraterra reviewed the preliminary plan submission and issued a review letter dated 5/19/22 with comments on the proposed sanitary sewer and drip disposal system. A revised review letter was

issued on 6/13/22 to include an additional comment #16 under General Comments stating that the forcemain for treated effluent from the Applecross treatment plant through Phase 4b and to the disposal pump station should be shown on the plan and profile.

Applecross

Dave Friedman reported that the plant is running well, and all permit parameters were met in May. A low dose of sodium hypochlorite continues to be added to control filamentous bacteria. The drip system is operating well, and parts were delivered for repair of the disk filter. Deckman Electric completed the repair of Pump #2, which was reinstalled at Pump Station B. Additional maintenance items included replacement of one section of disk filter cloth, repair two leaks in the drip fields caused by groundhog damage, check decant actuator failure, clean UV sensor on UV #1, and respond to two high level alarms for the EQ tank. Average daily flow was 138,000 gallons, and total treated effluent was 4,265,000 gallons for the month of May.

Hydraterra issued a report on 5/17/22 following inspection of the newly installed grease trap at the revitalized banquet facility, now known as Les Jardins. The grease trap has a capacity of approximately 50 gallons and a flow rate of approximately 25 gallons per minute. The golf course operator said the facility will become operational in February 2023 and will hold approximately 25 events per year. Mr. Boldaz indicated that Hydraterra was not contacted prior to the installation or provided with the loading information. The installation was done within acceptable standards, but the capacity may not be sufficient for a banquet facility. Mr. Boldaz will obtain additional information from the Country Club and will speak with Matt Spellman, Township Commercial Building Inspector, about coordinating reviews of this nature.

Mr. Boldaz reported that quotes for the removal of ash trees within and outside the perimeter of the drip area could not be obtained for consideration this morning because the tree services are busy dealing with the other emerald ash borer damage. He is hopeful to present quotes at the July meeting and may contact Mr. VanLew about utilizing the services of the township road crew.

Keats Glen

John Dean reported that the plant is running well, and all permit parameters were met in May. Routine maintenance was performed and included cleaning the sludge holding and anoxic tanks. Average daily flow was 6,000 gallons, and total treated effluent was 187,000 gallons for the month of May.

Mr. Summers voiced concern about the annual budget allocation for Keats Glen having already been met and cautioned against any discretionary spending for the remainder of the year.

Mr. Boldaz advised that additional vendor quotes were received and submitted as an amendment to the American Rescue Plan Act (ARPA) grant application. Chester County received about 300 applications and has indicated that grant awards will focus on projects that will benefit the County as a whole. The grant award date has been delayed until 8/17/22.

DEP issued the final NPDES Permit No. PA0030228 on 6/01/22. The permit expires on 6/30/27, and a renewal application must be submitted 180 days prior to the permit expiration date.

Estates at Dowlin Forge/Hillendale

John Dean reported that the plant is running well, and all permit parameters were met in May. Aerzen replaced the pre-EQ blower and repaired a sight glass leak in SBR Blower #2. Adjustments were made to phase times and waste times due to rising temperatures. The two pump stations were inspected for signs of coupling issues. Average daily flow was 30,000 gallons, and total treated effluent was 918,000 gallons for the month of May.

Mr. Boldaz provided an update on the two remaining punchlist items. Metropolitan Development Group reported that Watson Services is scheduled to stabilize the erosion and exposed dripper tubes in the drip field this week. The developer is not willing to extend the paving one foot beyond the fencing on the perimeter of the pump stations as shown on the approved plans. Hydraterra is drafting a letter to Metropolitan on this issue.

Mapleview

Mr. Dean reported that EEMA continues to monitor the pump station for MGK Industries. There have been no alarms or maintenance issues. Average daily flow was 7,500 gallons for the month of May.

Brandywine Walk/Weaver Tract

Hydraterra reviewed the preliminary land development plan submission, which proposes the construction of 161 single family dwellings and 134 townhomes, and issued a review letter with numerous comments on 6/10/22. Additional DEP planning and permitting will be required to pursue the combined disposal system with the Mapleview development. Other comments included the provision of an easement to the Municipal Authority for the return treated effluent line along the southern end of the parcel to be shown on the plan and the specification of the type of pipe for all gravity sanitary sewer with sufficient cover.

Hideaway Farms

Mr. Dean reported that the twice weekly inspections of the pump station were performed. Cleaning and organization of the station is ongoing. A leak in the hydraulic unit for the grinder was repaired. EEMA is awaiting an evaluation and quote from Reading Electric on the pump that was left onsite by Southdown Homes. Average daily flow was 25,800 gallons for the month of May.

The Authority continues to await an invoice from Aqua for the first quarter of 2022. Mr. Reven noted that the PUC recently approved Aqua's request for a rate increase from the existing tariff of \$7.74 per 1,000 gallons. The PUC approved a rate of \$12.61 per 1,000 gallons, which Mr. Reven suggested could provide leverage for the Authority to negotiate a reduction in the bulk service rate of \$13.50 per 1,000 gallons.

Old Business

The final Audit Report for 2021 was received from BBD LLP. No exceptions were noted.

Hydraterra issued a letter on 5/25/22 with review comments on the proposed 500 gallon grease interceptor for installation in the East Brandywine Fire Company's parking lot to intercept wastewater discharge from the Fire Company's washing machine and from the trench drains from the truck bays. A representative of the Fire Company said the Municipal Authority's letter of 3/11/22 requesting a countersignature as acceptance of certain conditions regarding structures located within the sanitary sewer easement was executed and returned. Mrs. Bednarchik will ask township staff if they received the letter.

By letter dated 5/26/22, Nordic Energy provided notice of their intent to terminate the Authority's contract for the supply portion of the electricity accounts and that the accounts will automatically be returned to PECO service within thirty days. The Authority may conduct its own research for a new supplier and investigate some alternative energy source for the long term. Mr. Reven said the township's arrangement with Turnkey Management to secure lower rates for electricity generation has been discontinued.

New Business

The contract with Suburban Laboratories for groundwater monitoring services expires on 7/27/22. Hydraterra prepared a request for bids for a new 2-year contract with an option for a third year extension. An adjustment factor was included in the bid package to allow an increase after the first contract year based on the increase, if any, in the Consumer Price Index, with a limit of five percent (5%) annually. A notice that sealed bids will be accepted electronically through PennBid, the bid procurement management system, will be duly advertised in the local newspaper. A bid tally and recommendation for contract award will be presented at the next meeting.

Public Comment

None.

Adjournment

Mr. Corbin moved to adjourn the meeting at 9:41 AM. Mrs. Moser seconded the motion, which carried unanimously. The next meeting is Tuesday, July 12, 2022.

Respectfully submitted,



Jan C. Bednarchik
Secretary