

**EAST BRANDYWINE TOWNSHIP MUNICIPAL AUTHORITY
OCTOBER 11, 2022**

Members in Attendance:

Michael Corbin, Chairman
David Summers, Vice Chairman
David Whelihan, Member
Thomas McClung, Member
Michael Wade, Member

Also in Attendance:

Matthew VanLew, Township Roadmaster
Joseph Boldaz, Municipal Authority Engineer
Thomas F. Oeste, Authority Solicitor
Jan C. Bednarchik, Recording Secretary

The East Brandywine Township Municipal Authority meeting of Tuesday, October 11, 2022, was called to order at 8:01 AM by Chairman Corbin. Other attendees included Dave Friedman, John Dean, and Jeremy Stepnowski of EEMA, Sam Dever of Hydraterra Professionals, and Vic Kelly of Commonwealth Engineers.

Minutes

Mr. Summers moved to approve the minutes of the Tuesday, September 13, 2022, meeting as written. Mr. Whelihan seconded the motion, which carried unanimously.

Treasurer's Report

Mrs. Bednarchik read the Treasurer's Report and provided a list of twenty-three invoices for the period of 9/14/22 through 10/11/22 totaling \$72,996.70 for approval and payment from the Operating Fund. Mr. Whelihan moved to approve the Treasurer's Report and pay the bills as presented. Mr. Summers seconded the motion, which carried unanimously.

Delinquent notices for the third quarter of 2022 were sent to fifty-one customers on 9/07/22. Sixteen customers remain delinquent as of today's date.

Notice was received that the property at 141 Bolero Drive is scheduled for Sheriff's Sale on 2/16/23. The Authority currently has two liens on the property, and a payoff figure will be provided prior to the sale.

The property at 58 Mulligan Court has been sold and is scheduled for settlement on 10/14/22. Delinquent user and lien fees totaling \$3,035.72 will be paid at closing.

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

McCausland/Plank Tract

The Board of Supervisors granted preliminary plan approval on 10/06/22 subject to compliance with certain conditions, including the Conditional Use Decision and Order granted on 3/03/22. Mr. Kelly said the conditions require providing an access area for the potential extension of Reeceville Road and 100% sewer drip disposal capacity while also demonstrating that 150% of drip disposal capacity can be achieved without the road extension. Mr. Kelly stated that all soils testing and monitoring wells have been done, and he anticipates that the sewage facilities planning module will be completed within the next week or two. He asked for guidance on how and to whom to dedicate the various easements for the road extension, sanitary sewer collection and conveyance systems.

Mr. Oeste clarified that Condition #4 of the Decision and Order states: *“If approved by the Municipal Authority, the land area and facilities for drip irrigation may be reduced in size to accommodate the Reeceville Road extension referenced in Condition 16 herein below. The land area of the drip irrigation area and the facilities shall be reduced to the minimum extent necessary to accommodate the Reeceville Road extension.”* The Decision and Order also requires dedication of a 50-foot right-of-way for the road extension. Mr. Oeste indicated that, while the Board of Supervisors favors the road extension, it is not a certainty, and the Municipal Authority would need to determine exactly how much drip disposal area would be given up in order to accommodate the road. He suggested these issues could be resolved during the final plan review. Mr. Kelly stated that a blanket easement will be given to the Authority for all facilities to allow access for maintenance vehicles in addition to a metes and bounds description for all easements. Mr. Oeste suggested the easements for the conveyance lines and the entire 150% drip disposal area be dedicated to the Municipal Authority, and the Authority can dedicate the 50-foot right-of-way for the Reeceville Road extension to the Township, as necessary.

Hydraterra issued a letter on 10/5/22 with review comments on the proposed sanitary sewer system to serve the proposed 89 townhouse development. General comments included the requirement of DEP approval of Sewage Facility Planning and a Water Quality Management Permit for the proposed drip disposal system, and a letter of approval from the water utility provider. Details related to the return effluent conveyance and drip disposal system are to be submitted for review and approval prior to submittal of the final land development plan. Mr. Kelly indicated he would comply with all comments.

Applecross

Dave Friedman reported that the plant is running well, and all permit parameters were met in September. The rebuild of the American Drip Skid has been delayed because the rebuild kit was incomplete. American Manufacturing will be contacted about the missing parts. The disk filter backwash valve is out of service and requires replacement at an estimated cost of \$500. The two check valves for the filter feed pump have worn out and are no longer operational in automatic mode. The replacement cost is approximately \$2,000 per valve. The spare lagoon pump was sent to Envirep for evaluation. Maintenance items included replacing the off float for the sludge holding tank decant pump, replacing the motor for the exhaust fan in the PLC room, changed float

positions and settings for pump levels after two low level alarms at Pump Station A, and checked heating systems in all buildings in preparation for cold weather. Average daily flow was 126,000 gallons, and total treated effluent was 3,766,000 gallons for the month of September.

A quote was obtained from Aqua Aerobics for the PLC/HMI Interface upgrade at \$91,813 along with a questionnaire to ensure the project scope is complete. Mr. Wade recommended getting the equipment on order soon due to the extensive lead time. Mr. Wade, Mr. Friedman and Mr. Boldaz will meet within the next two weeks to complete the questionnaire and identify specific parts to be ordered. Authorization to order the equipment will be an agenda item for the November meeting.

Mr. Summers moved to purchase the disk filter valve and check valves for the filter feed pump as requested by EEMA. Mr. Corbin seconded the motion, which carried unanimously.

The Quarterly Permit Report noted no excursions during the third quarter of 2022. Average flow was 128,667 gallons per day. The Lagoon Storage Capacity Report for the third quarter of 2022 showed the lagoon levels at slightly below 40% capacity in preparation for winter storage.

Keats Glen

Mr. Dean reported that an exceedance of CBOD occurred although the monthly average was within permit compliance. He explained that the permit requires sampling twice a month with a weekly average for CBOD, while the lab process for CBOD takes 7 to 8 days to complete. Mr. Corbin suggested questioning this requirement at the next permit renewal. The chlorine feed is now on a timer to help save chemical costs. Average daily flow was 6,000 gallons, and total treated effluent was 191,000 gallons for the month of September.

The Quarterly Permit Report noted no excursions during the third quarter of 2022. Average flow was 5,800 gallons per day.

Mr. Boldaz reported that the first round of ARPA and LSA grant funding were awarded for various health related issues with no funding related to infrastructure. The second round of funding is to be announced in November.

Estates at Dowlin Forge/Hillendale

Mr. Dean reported that the plant is running well, and all permit parameters were met in September. The mixed liquor suspended solids (MLSS) are being adjusted for colder temperatures. The drip panel was reset after becoming stuck and overdosing one spray zone for one day. A new UPS unit for the control panel PLC was installed, tested and confirmed by Mull's Electric. Other maintenance included changing the gearbox oil for the Lakeside Screen. Average daily flow was 35,000 gallons, and total treated effluent was 1,005,000 gallons for the month of September.

Mr. Dean received one odor complaint from the neighboring property owner approximately one week after touring the plant. An inspection of the wetland area behind their home will be scheduled to determine whether anaerobic conditions in their pond may be causing foul odors.

Mr. Boldaz reported that Metropolitan Development Group has proposed to resolve the issue with the paving around the fencing at the two pump stations by installing a band of concrete around the fenced in area. Hydraterra agreed that a concrete pad from the existing pavement extending eighteen inches outside the fence would provide a cleaner and more permanent solution. A construction detail requiring an expansion joint between the cut asphalt and new concrete was provided for reference. EEMA will conduct the quarterly inspection of the drip fields and provide a report at the next meeting. The 18-month maintenance bond expires 11/28/22.

Mr. Boldaz advised that his office received notice from Metropolitan that they are preparing to topcoat Arters Way. The drawings called for a grass island with curbing in the center of the cul-de-sac. Hydraterra concurred with the Township Engineer's recommendation to eliminate the grass island to provide easier access to the treatment plant by large trucks, such as the sludge trucks and snowplows.

The Water Quality Management Permit renewal application was submitted to DEP on 9/27/22.

The DRBC Docket renewal application was submitted to the Delaware River Basin Commission on 9/27/22.

The Quarterly Permit Report noted no excursions during the third quarter of 2022. Average daily flow was 30,667 gallons per day.

Mapleview

Mr. Dean reported that EEMA continues to monitor the pump station, flow, and generator twice a week. Average daily flow was 9,000 gallons for the month of September.

Brandywine Walk/Weaver Tract

Mr. Boldaz advised that Hydraterra received revised land development plans from D. L. Howell, which were difficult to review due to numerous overwrites and errors. A meeting was held with the design engineer last week, and a newly revised set of plans are to be submitted this week. Hydraterra has yet to receive the planning module submission for the proposed combined disposal system with the Mapleview project.

Mr. Oeste advised that the Board of Supervisors is scheduled to act on the final land development plan at its next meeting on 10/20/22. He opined that, due to the complexity of the plan, final approval would be conditioned upon compliance with the recommendations of the Township and Municipal Authority Engineers.

Hideaway Farms

Mr. Friedman reported that the twice weekly inspections of the pump station were performed. Average monthly flow was 23,103 gallons for the month of September.

The Quarterly Permit Report noted no excursions during the third quarter of 2022. Average daily flow was 23,130 gallons per day.

Old Business

The annual treatment plant tour will take place on Saturday, October 29, at 8:30 AM.

New Business

Mr. Corbin moved to appoint Tom McClung as Authority Treasurer for the remainder of the year. Mr. Summers seconded the motion, which carried unanimously.

Hydraterra staff and EEMA operators met to compile a list of capital budgetary items for each treatment facility for consideration in the 2023 budget. Mr. Summers will present a draft budget for discussion at the next meeting. A user fee increase of \$5/quarter is proposed for Keats Glen.

PMAA announced that Sandy Moser received the Extended Service Award for serving 23 years as an Authority member. A plaque was received and will be presented to Mrs. Moser at the next meeting.

Public Comment

None.

Adjournment

Mr. Summers moved to adjourn the meeting at 9:35 AM. Mr. Corbin seconded the motion, which carried unanimously. The next meeting is Tuesday, November 8, 2022.

Respectfully submitted,



Jan C. Bednarchik
Secretary