

MEETING MINUTES – March 9, 2016
WEST EARL SEWER AUTHORITY
PO BOX 725
BROWNSTOWN, PA 17508-0725

The regular monthly meeting of the West Earl Sewer Authority was held in room 102 at the West Earl Township Municipal Building, 157 West Metzler Road, Brownstown, Pennsylvania on Wednesday, March 9, 2016. Chairman Mike Reed called the meeting to order at 7:00 PM.

Authority members present: Mike Reed, Dave Noyes, Rick Weik, Brian Kane and Don Eckel. Also present: Dan Becker, Becker Engineering, Teresa Beaver, administrator.

1. **MINUTES**

The *motion* by Don Eckel, seconded by Dave Noyes was approved unanimously to accept the minutes of the February 10, 2016 regular meeting of the West Earl Sewer Authority as presented.

2. **PUBLIC COMMENT**

David Thornton, who currently serves as a West Earl Township supervisor, introduced himself and asked for some information regarding the Township's Act 537 plan. Dan Becker explained the various factors that DEP uses to identify "needs areas" for the plan. He also explained that the Conestoga View Service area is the last project that was identified as a "needs area" in the Township's 2004 Act 537 Plan.

Marlin Huss, 430 Millway Road, asked the Authority to verify that public water is also being installed with the public sewer in the Conestoga View Area. The Authority informed Mr. Huss that they had not been made aware of any plans by the Water Authority to install public water in the area and directed him to attend an upcoming Water Authority meeting. Mr. Huss said he would like to have public water service, but is not in need of public sewer at this time.

3. **ENGINEER'S REPORT**

See attachment

DS Waters – Because DS Waters has been exceeding their paid capacity for both water and sewer, the Authority feels it would be beneficial to meet with representatives from DS Waters and the Water Authority to discuss the increased flows. A meeting will be arranged, either with the water authority, or separately.

LGH Sewer Connection – To date, the Authority has not received a response to the solicitor's January 5, 2016 letter.

9th Street Sewer Extension and Old Akron Road Sewer Extension – these two items on the engineer's report will be eliminated and combined with the Conestoga View Service area update.

Conestoga View Sewer Service – BEL informed the Authority that the surveyor has begun work in the area this week.

Carper Dance Studio – On February 15, 2016, the developer submitted a written request to reduce the sewer allocation from 5 EDU's to 2 EDU's at the site. At the recommendation of the engineer, the *motion* by Don Eckel, seconded by Rick Weik was approved unanimously to grant the request of the developer to relinquish 3 EDU's at 1 South State Street, leaving 2 EDU's allocation for the Dance Studio, with the understanding that any previously purchased sanitary

sewer capacity is not refundable, and if additional capacity is required in the future, the current tapping fee will be charged for each additional EDU.

Office staff notify the developer of the Authority's action.

Chapter 94 Report – The **motion** by Don Eckel, seconded by Mike Reed was approved unanimously to sign the Chapter 94 report for submission to PADEP by the March 31, 2016 due date. Chairman Mike Reed signed the document.

Township Compost Facility – The Sewer Authority **granted permission for a trench** to be dug on Sewer Authority property at 161 Locust Street, (the Wastewater Treatment Plant) for pipe installation from the creek to aid in extinguishing fires at the compost site. Township personnel will confer with Brian Hershock regarding the excavation and location of the pipe.

4. **CORRESPONDENCE**

- Copies of the **Monthly Operator's Report** were distributed to the Authority for review.

5. **BILLS**

The **motion** by Rick Weik, seconded by Don Eckel was approved unanimously to pay total monthly operating expenses of \$27,767.65.

The **motion** by Don Eckel, seconded by Brian Kane was approved unanimously to pay escrow expenses relating to the Carper Dance Studio for \$390.00. Escrow expenses will be reimbursed by the developer.

6. **PAYMENT REQUISITION**

The **motion** by Dave Noyes, seconded by Don Eckel was approved unanimously to authorize payment Requisition No. 169 for \$26,767.65 to pay operating expenses. The Authority and engineer signed the document.

The **motion** by Rick Weik, seconded by Brian Kane was approved unanimously to authorize payment Requisition No. 13 for \$2,235.00 to pay expenses from the Bond Redemption and Improvement Fund for Engineering expenses associated with the Conestoga View Sewer Extension project.

7. **OTHER BUSINESS**

None

8. **ADJOURNMENT**

The **motion** by Brian Kane, seconded by Mike Reed was approved unanimously to adjourn the meeting at 8:00 PM.

1. DS Waters: BEL received a phone call from George Sheare with DS Waters on January 4, 2013. Mr. Sheare indicated that the production at DS Waters has increased recently, and they have been experiencing higher operational costs as well as operational issues associated with their wastewater treatment system which treats their bottle washing wastewater prior to discharge to the Cocalico Creek. I explained to Mr. Sheare that if DS Waters is looking to increase their discharge to the Authority's system, a written request should be made to the Authority requesting additional capacity. The Authority would then evaluate the receiving sewer system capacity, and respond to DS Waters outlining whether excess capacity exists within the Authority system or whether any Authority system upgrades would be required to convey the additional flows. I also explained to Mr. Sheare that DS Waters would be required to pay the additional tapping fees associated with the additional capacity and also pay the increased sewer user fees.

The DS Waters flows continue to be above their allocated capacity periodically. Since there are new representatives involved at DS Waters, it may be a good time to meet with WEWA and DS Waters.

2. LGH Sewer Connection: ETSA issued a letter to WESA dated January 5, 2015 indicating that ETSA is willing to continue discussions with WESA to provide sanitary sewer service to LGH. ETSA indicated that WESA/LGH needs to agree in writing to pay for all of ETSA's costs in the evaluation of the ETSA existing facilities before any work will be commenced on the evaluation. The WESA Solicitor subsequently issued a letter to LGH's legal counsel on January 8, 2016 requesting that LGH agree to the terms that ETSA has presented for the evaluation.

LGH's consultant emailed BEL on March 8, 2016 questioning the status of negotiations between WESA and ETSA. BEL responded that no work will commence on sewer service alternatives until LGH complies with the items identified in the Authority Solicitor's January 5, 2016 correspondence.

3. Lancaster County Career & Technology Center (**No Change from February Report**): LCCTC submitted a letter to the Authority dated April 26, 2011 indicating that they may be interested in connecting to the Authority's sanitary sewer facilities when public sewer facilities are installed adjacent to the LCCTC facility. LCCTC indicated that anticipated wastewater flows of approximately 3,000 – 4,000 gpd should be utilized for planning purposes.

4. Non-Residential Waste (NRW) Discharge Permit Program:
 - a. DS Waters: The NRW Permit will expire on August 31, 2019. DS Waters provided the quarterly sampling results and BEL issued a review letter dated February 19, 2016.
 - b. Zimco/American LaFrance: The NRW Permit will expire on December 31, 2019. Zimco provided the quarterly sampling results and BEL issued a review letter dated January 21, 2016.
 - c. The Authority had mailed correspondence to all non-residential customers requesting updated information and information has been coming into the Authority. Authority staff and BEL have been working to compile the information that has been received to date. BEL also drafted a letter for the Authority to send to all non-residential customers regarding discharge of fats, oils and greases into the Authority's system.
 - d. At the request of the Authority, BEL issued a NRW Permit Questionnaire to Oatman Properties who recently purchased the property located at 1805 Newport Road. BEL has not received a response.

5. PADEP Sewage Facilities Planning (**No Change from February Report**): BEL met with PADEP and Authority representatives on June 25, 2012 to discuss future sewer area planning as well as planning associated with the 2010 WWTF rerate. As a result of that meeting, PADEP has requested that the Authority submit a Special Study to address the WWTF rerate as well as the selected alternative for the Oregon Pike Sewer Extension project. At the July 2012 Authority meeting, the Authority authorized BEL to prepare and submit the Special Study to PADEP for these two projects.

BEL also confirmed with PADEP that the Authority could request Total Nitrogen (TN) off-sets for the Talmage Area and the Oregon Pike Area since the existing OLDS will be abandoned and all

properties will be connected to the Authority's system. This means that the current TN loading limit included in the NPDES Permit for the WWTF can be increased by 25 lbs/year/EDU. BEL included the TN offset request information as part of the recently submitted WWTF NPDES Permit renewal.

6. Patti Martin Sewer Extension (**No Change from February Report**): BEL received a telephone call from the property owner questioning when and if public sanitary sewer service would be provided in the area of Millway Road. BEL indicated that filed survey work is being scheduled.
7. 9th Street Sewer Extension: BEL was previously contacted by representatives of the 513 South 9th Street property inquiring when public sewer may be available to the site. BEL informed the representatives that the Authority has no immediate plans to provide public sanitary sewer facilities in this area. However, if the Township requests that the Authority provide public facilities, then a project may be undertaken by the Authority. If the property owner desires public service or is required to connect to public facilities, then that would need to be done so at the property owner's expense at this time. A realtor for a property located along 9th Street recently contacted Teresa regarding public sewer service.

BEL will incorporate this area into the Conestoga View Sewer Project field survey work so the Authority can determine the cost effectiveness of serving this area with public sanitary sewer service.

8. Old Akron Road Sewer Extension (Landis Property): The Authority requested that BEL evaluate sanitary sewer extension alternatives to provide public sanitary sewer service to an area along Oregon Pike and Old Akron Road. BEL reviewed a GIS map and preliminary project costs with the Authority at the April 2013 Authority meeting. The Authority also requested that this area be surveyed as part of the Conestoga View Sewer Service area in the event the Township/Authority decides to install sanitary sewer facilities in this area.

BEL will incorporate this area into the Conestoga View Sewer Project field survey work so the Authority can determine the cost effectiveness of serving this area with public sanitary sewer service.

9. Creek Hill (**No Change from February Report**): All sanitary sewer construction and testing has been completed. The Authority authorized a reduction to the sanitary sewer financial security reduction from \$281,693.50 to \$36,582.15 at the November 2015 Authority meeting.
10. Tapping Fee (**No Change from February Report**): The Authority approved the recently calculated tapping fee of \$2,560.00 effective June 1, 2015.
11. Stone Barn Place (**No Change from February Report**): The Authority granted 8 EDU's of sanitary sewer capacity (2,120 gpd) at the July 2015 Authority meeting. The developer's consultant needs to address one minor sanitary sewer design issue and provide a sanitary sewer construction cost opinion for purpose of establishing the sanitary sewer financial security for the project.
12. Fairmount Homes WWTF: BEL received a telephone call from Fairmount Homes regarding the status of public sanitary sewer service for the Farmersville Area. Fairmount Homes is in the process of renewing their WWTF NPDES Permit and will be faced with a WWTF expansion/upgrade or connect to public sanitary sewer service at some point in the future. Fairmount Homes indicated that they do not want to spend hundreds of thousands of dollars to expand/upgrade their WWTF and then have to connect to public facilities immediately thereafter. There is no action required by the Authority at this time.
13. Hess Property (**No Change from February Report**): BEL received several inquiries from M.L. Saxinger and Associates regarding sewer service and capacity for a proposed project located behind the Newport Road Pumping Station.

14. Conestoga View Sewer Service: BEL contacted PADEP regarding planning requirements for this project. PADEP indicated that WESA will be required to complete an Act 537 Special Study which shall include an alternatives analysis for sanitary sewer service. BEL has initiated this work on the Special Study. Also, field survey and environmental clearance work will commence the week of March 7th.
15. WWTF NPDES Permit Renewal **(No Change from February Report)**: The Authority's WWTF NPDES Permit will expire on January 31, 2016. BEL submitted the renewal application to PADEP on July 9, 2015.
16. Sewer Index Mapping **(No Change from February Report)**: The Authority authorized BEL to update the sewer index mapping at the May 2015 Authority meeting. BEL provided a draft map to the Authority staff for review.
17. Phase 3, East Main Street Stormwater Project **(No Change from February Report)**: BEL has been working with the Township's Consultant and the contractor to address a sanitary sewer lateral conflict.
18. Carper Dance Studio: The developer is proposing to construct a dance studio at the site of the former Brownstown Restaurant. The property has a current sanitary sewer allocation of 5 EDU's and the service lateral was previously capped. The developer has provided a written request to the Authority requesting that their allocation (and subsequent sewer user fees) be reduced to 2 EDU's for this property. **BEL recommends that the Authority approve the reallocation of 2 EDU's for this property with the understanding that any previously purchased sanitary sewer capacity is not refundable.**
19. Hoover Heights: BEL received sanitary sewer design drawings on November 18, 2015 and sent an email to the developer's consultant on November 30, 2015 indicating that work will not commence on this project until the developer establishes the required sanitary sewer escrow account in accordance with the Authority's Rules and Regulations. The Township may be interested in connecting the Township Building/Public Works Building to the sanitary sewer facilities which will be installed as part of this project.

The developer's consultant will supposedly be establishing an escrow account for this project which will allow work by the Authority to commence.
20. 2015 Chapter 94 Report: BEL emailed the draft 2015 Chapter 94 Report to the Authority on March 2, 2016. Since BEL did not receive any comments, we have finalized the Report and recommend that the Authority sign the Report for submission to PADEP.
21. Township Compost Facility: The Township has requested that the Authority permit the Township to dig a trench across the WWTF site to the creek to access water for extinguishing small compost fires. If the Authority is in agreement with this, Authority and Township staff can coordinate the details of the trench/pipe installation.