

**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, January 10, 2018. Chairman Mike Reed called the meeting to order at 6:57 PM.

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

1. **SEWER AUTHORITY REORGANIZATION 2018**

The Chairman opened nominations for officers.

Don Eckel nominated **Mike Reed for Chairman**, seconded by Dave Noyes. Approved unanimously.

Dave Noyes nominated **Brian Kane for Vice-Chairman**, seconded by Mike Reed. Approved unanimously.

Brian Kane nominated **Rick Weik Secretary/Treasurer**, seconded by Mike Reed. Approved unanimously.

Mike Reed nominated **Don Eckel for Assistant Secretary/Treasurer**, seconded by Brian Kane. Approved unanimously.

Each nominee accepted his nomination.

Mike Reed was appointed Chairman for 2018 unanimously.

Brian Kane was appointed Vice-Chairman for 2018 unanimously.

Rick Weik was appointed Secretary/Treasurer for 2018 unanimously.

Don Eckel was appointed Assistant Secretary/Treasurer for 2018 unanimously.

The ***motion*** by Don Eckel, seconded by Brian Kane was approved unanimously to re-appoint ***Becker Engineering as Authority engineer.***

The ***motion*** by Mike Reed, seconded by Brian Kane was approved unanimously to re-appoint ***Morgan, Hallgren, Crosswell and Kane as Authority Solicitor.***

The ***motion*** by Dave Noyes, seconded by Brian Kane was approved unanimously to re-appoint ***Rhoads & Sinon as Bond Counsel.***

The ***motion*** by Brian Kane, seconded by Mike Reed was approved unanimously to re-appoint ***Brown, Schultz, Sheridan & Fritz as Auditor.***

2. **MINUTES**

The ***motion*** by Don Eckel, seconded by Rick Weik was approved unanimously to accept the minutes of the December 13, 2017 regular meeting of the West Earl Sewer Authority as presented.

3. **PUBLIC COMMENT**

- **Ronald & Sue Wanner**, 17B North Conestoga View Drive, asked the Authority to consider allowing the installation of a lateral for future hook-up and install a cap on private property. The residence at this location is greater than 150 feet from the service line, therefore is not required to make connection at this time. Due to the configuration of the property, the most reasonable way to make the connection would be to install the line through the Penny Steely property and make the connection on South Conestoga View Drive. The engineer explained that an agreement between the property owners would need to be executed and recorded, and that typically a cap on the sewer lateral is installed at the Right of Way line.

The **motion** by Brian Kane, seconded by Mike Reed was approved unanimously to allow a private lateral to be installed across the Penny Steely property provided a recorded **easement agreement** between the two property owners is provided to West Earl Sewer Authority **and** to allow the **installation of a private sewer lateral** from South Conestoga View Drive across the Penny Steely property to 17B North Conestoga View Drive. Lateral **cost will be borne by property owner** of 17B North Conestoga View Drive.

4. **ENGINEER'S REPORT**

See attachment

DS Services – On January 4, 2018, the Authority sent a certified letter to DS Services' about their repeated flow exceedances. DS Services has not responded to either the Authority or the engineer.

Conestoga View Sewers – BEL reports that the majority of stakes have been delivered to the properties for placement of laterals and grinder tanks. Construction is scheduled to begin on January 15, 2018.

PA One Calls – Effective January 4, 2018, BEL resumed responding to PA One calls on the Authority's behalf.

Route 272 and Church Street Sanitary Sewer Manholes – The bid documents were received and reviewed by BEL, and found to be in order. The notice to proceed was issued to SWERP. Abel Construction was unable to replace the frame and cover for manhole C/1 located at the intersection of West Metzler Road and Church Street, therefore, work was not started by SWERP. BEL is looking for an alternate contractor to replace the frame.

Eagle Drive Pumping Station Driveway – the Authority will wait until spring to pursue this matter.

Marlee Properties, LLC – the **motion** by Dave Noyes, seconded by Brian Kane was approved unanimously to grant sanitary **sewer capacity of 3 EDUs** for a proposed warehouse to be constructed on property located behind the future Bobby Rahal project site.

99 Rosewood Drive – the **motion** by Mike Reed, seconded by Don Eckel was approved unanimously to grant **1 EDU residential capacity** for this lot conditioned on the developer's installation of the 2-inch sanitary sewer main extension that is required to serve this lot.

5. **CORRESPONDENCE**

- **Treasurer's report** – the Authority reviewed the November 30, 2017 treasurer's report.
- **Conestoga View Budget Summary** – the Authority reviewed the summary.

6. **NEW BUSINESS**

On January 5, 2018 office staff was notified that the wiring harness on the backup generator at the WWTP shorted out and burned up, causing the generator to fail. Presently, there is a rental generator in place. Bruce Doane, from Cawley Environmental, is working with Cummins to repair or find a suitable replacement for the generator. It has not been determined whether the generator has been damaged. This would require disassembling and inspection. A new generator would cost about \$177,000.00. Rick Weik offered to contact other businesses that do repair work on generators of this size. Office staff will contact Mr. Doane and let him know that we will be looking for a second opinion on the condition of the generator.

7. **BILLS**

The ***motion*** by Don Eckel, seconded by Brian Kane was approved unanimously to pay total monthly operating expenses of \$25,525.89.

The ***motion*** by Dave Noyes, seconded by Don Eckel was approved unanimously to pay escrow expenses of \$862.50 for the LGH project and Bobby Rahal project.

8. **PAYMENT REQUISITIONS**

The ***motion*** by Brian Kane, seconded by Don Eckel was approved unanimously to authorize payment **Requisition No. 191** for \$25,525.89 to pay operating expenses. The Authority and engineer signed the document.

The ***motion*** by Dave Noyes, seconded by Brian Kane was approved unanimously to authorize payment **Requisition No. 34** for \$6,986.25 to pay expenses from the Bond Redemption and Improvement Fund for Engineering expenses associated with the Conestoga View Sewer Extension project and the Manhole Rehab project. The Authority and engineer signed the document.

9. **OTHER BUSINESS**

- The owner of the property at **15 S State Street** contacted the engineer regarding a change in use of the property at this location. The proposal is for offices on the first floor and suites on the second floor, in addition to a residential unit. BEL will be meeting with the owner this Friday to discuss in more detail and to determine the number of EDU's required.

10. **ADJOURNMENT**

The ***motion*** by Mike Reed, seconded by Brian Kane was approved unanimously to adjourn the meeting at 8:14 PM.

**WEST EARL SEWER AUTHORITY
January 2018 Engineer's Report**

1. DS Waters: The Authority issued a letter to DS Waters dated January 4, 2018 requiring installation of a flow limiting device to be installed by May 4, 2017.

2. LGH Sewer Connection **(No Change from December Report)**: 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 forwarded the final capacity evaluation study to WESA on February 7, 2017. LGH and ETSA had some communication regarding costs to connect to the ETSA system, but no decisions have been made by ETSA.
3. Lancaster County Career & Technology Center **(No Change from December 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 **(No Change from December Report)**:
 - a. DS Waters: The NRW Permit will expire on August 31, 2019. BEL received the 3rd quarter sampling results and issued a review letter dated November 3, 2017.
 - b. Zimco/American LaFrance: The NRW Permit will expire on December 31, 2019. BEL received the 3rd quarter sampling results and issued a review letter dated November 3, 2017.
 - 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 December 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 December 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. Creek Hill **(No Change from December Report)**: BEL received and reviewed a sanitary sewer financial security reduction request dated November 13, 2017 from the developer requesting a 100% reduction to the financial security. BEL issued email correspondence to the developer dated November 22, 2017 outlining the sanitary sewer issues that have been outstanding and indicating that any further financial security reductions cannot be considered until the outstanding issues are resolved. The Authority previously authorized a 90% sanitary sewer financial security reduction in November 2015 to bring the remaining security to \$36,582.15.
8. Tapping Fee **(No Change from December Report)**: The Authority approved the tapping fee of \$2,800.00 effective June 1, 2016.
9. Stone Barn Place **(No Change from December Report)**: The Authority granted 8 EDU's of sanitary sewer capacity (2,120 gpd) at the September 2017 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.

10. Fairmount Homes WWTF **(No Change from December Report)**: BEL received correspondence from Fairmount Homes' consultant indicating the Fairmount Homes is considering a building expansion that may require an expansion to their existing WWTF. The consultant stated that Fairmount Homes does not want to absorb the costs of expanding/upgrading their WWTF if public sanitary sewer service is going to be provided to the Farmersville Area. BEL responded on February 24, 2017 updating the Fairmount Homes consultant of the LGH project status.
11. Hess Property **(No Change from December 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.
12. Conestoga View Sewer Service: At the June 2017 Authority meeting, the Authority authorized award of the construction contract to C&R Directional Boring, LLC, including all alternates, at a cost of \$1,962,193.00 and authorized execution of the construction contracts. The contractor will be starting construction on January 15, 2018. BEL has had discussions with and met with many property owners impacted by this project over the last month and will continue to attempt to assist property owners with placement locations for grinder pumping units and laterals.
13. WWTF NPDES Permit Renewal **(No Change from December Report)**: The Authority's WWTF NPDES Permit will expire on January 31, 2016. BEL submitted the renewal application to PADEP on July 9, 2015 and PADEP issued the Draft NPDES Permit. BEL issued written comments to PADEP on July 15, 2016 regarding the Draft NPDES Permit.
14. Sewer Index Mapping **(No Change from December 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.
15. Bobby Rahal Automotive Group: The Authority granted 8 EDU's of sanitary sewer capacity at the June 2017 Authority meeting and issued a capacity letter dated June 20, 2017. BEL received sanitary sewer design plans on November 6, 2017 and emailed preliminary review comments to the developer's consultant on November 17, 2017. BEL has also met with the developer's consultant to discuss sanitary sewer design issues.
16. Sewer Lateral Inspections: BEL has been performing sanitary sewer lateral inspections as necessary.
17. System Maintenance **(No Change from December Report)**: At the May 2017 Authority meeting, the Authority requested that BEL prepare a sanitary sewer system maintenance schedule for the Authority's consideration. BEL prepared a draft schedule for the Authority's information and review and provided that to the Authority at the July 2017 Authority meeting.
18. PA One Calls: BEL met with Township staff on November 28, 2017 to review PA One Call requirements with respect to sanitary sewer and Township staff was to respond to Authority PA One Calls. BEL provided a current Index Map in digital format for the Township to utilize and update as part of Authority PA One Calls. BEL was subsequently notified by the Township that Township personnel will not be responding to Authority One Calls. BEL responded to 10 PA One Calls since January 4, 2018.
19. Route 272 and Church Street Sanitary Sewer Manholes: BEL received and reviewed the Contract Documents received from SWERP and issued the Notice to Proceed. BEL has received shop drawings and is coordinating the work with SWERP. One manhole frame needs to be replaced and SWERP needs to have that new frame installed prior to their work.
20. West Earl Township Building Sewer/Water Service: The Township issued a letter to the Authority dated November 1, 2017 requesting that the Authority provide sanitary sewer service to the

Township building. It is BEL's understanding that the Township is requesting that the Authority pay all costs for this sanitary sewer connection. The Authority directed BEL to have C&R install the low pressure sanitary sewer line along Metzler Road and stub a lateral to the Township Building for future service connection.

21. Eagle View Pumping Station Driveway: BEL met with the adjoining property owner and provided copies of the access easement agreement as prepared by the Authority Solicitor. The property owner was instructed to coordinate signing of the documents and notarization with Teresa if there are no questions. Mr. Yoder did respond and indicated that he is not interested in signing the easement agreement. There are 2 sidewalk sections that are broken that need to be replaced. The Authority could replace those sections with thicker reinforced concrete, even though the sidewalk sections are not situated within an Authority easement.
22. Marlee Properties, LLC: The developer's consultant submitted a sanitary sewer capacity request for 3 EDU's to the Authority dated December 20, 2017 for a proposed 285,975 square foot warehouse to be constructed on property located behind the future Bobby Rahal project site. **BEL has reviewed the request and recommends that the Authority grant sanitary sewer capacity for 3 EDU's for this project.**
23. 99 Rosewood Drive: Custom Home Group submitted a sanitary sewer capacity request for 1 EDU for an existing residential lot located within the Westgate Subdivision. **BEL has reviewed the request and recommends that the Authority grant sanitary sewer capacity for 1 EDU for this project.** It should be noted, however, that the Authority does not have public sanitary sewer facilities in front of this property. Consequently, the contractor will need to extend a public sanitary sewer main to the front of the project. BEL will provide more information to the Authority at the January Authority meeting for consideration and discussion.