

**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, April 11, 2018. Chairman Mike Reed called the meeting to order at 7:01 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. **MINUTES**

The *motion* by Rick Weik, seconded by Brian Kane was approved unanimously to accept the minutes of the March 14, 2018 regular meeting of the West Earl Sewer Authority as presented.

2. **GUESTS**

Sandy Kime, ELA Group, who is the consultant for the proposed Bobby Rahal project, submitted a request to the Authority to vacate an existing sanitary sewer easement that had been created as part of the former Home Depot project. After review, BEL determined that the easement is of no benefit to the Authority and is not necessary to serve the Bobby Rahal project nor any adjacent or surrounding properties, and therefore recommends that the Authority grant the request.

The *motion* by Mike Reed, seconded by Brian Kane was approved unanimously to vacate the existing sanitary sewer easement on the Bobby Rahal project site which was created as part of the former Home Depot Project.

A second request for a revision to an existing WESA sanitary sewer easement along Route 272 was also presented. The Authority tabled action on this request until ELA gets further into discussions and design considerations with PennDOT regarding the scope of the required PennDOT improvements. Mr. Kime presented this to the Board and also recommended tabling any action on this request at this time.

Jerry Strayer, 219 South Conestoga View Drive, installed the upgraded electrical service to accommodate the grinder pump that will be installed as part of the Conestoga View sewer extension project. Since the installation, the grinder pump manufacturer notified the Authority that the electric feed from the home to the control panel requirement has changed from a 20 amp feed to a 25 amp feed for the simplex grinder pump. Mr. Strayer provided a rough estimate of \$475 for the additional work to increase from the 20 amp feed to the 25 amp feed. The Authority asked Mr. Strayer to submit the invoice for the additional cost and WESA will pay for the upgrade. BEL will then reimburse the Authority for the cost of the upgrade.

Marlin Huss, 430 Millway Road, asked the Authority about final restoration once the Conestoga View extension project is completed. The engineer and Authority assured Mr. Huss that the contractor will not receive final payment until final restoration is complete and satisfactory.

3. **ENGINEER'S REPORT**

See attachment

DS Services – BEL received correspondence late today that DS Services' engineers are working on the design of a flow limiting device. BEL recommended that if DS Services is unable to meet the May 4, 2018 deadline for installation, they provide details of how and when they intend to install the device.

Conestoga View Sewers – C&R has submitted an Application for Payment No 3 for work completed through March 31, 2018. BEL reviewed the application and recommends that the Authority authorize payment to C&R in the amount of \$148,057.07.

The motion by Don Eckel, seconded by Dave Noyes was approved unanimously to authorize payment of \$148,057.07 to C&R Directional Boring for payment of Application No. 3 for work completed through March 31, 2018.

Change Order request #1- the contractor submitted a request for a time extension of 7 weeks based on the delay of pipe manufacturing and delivery as a result of the hurricane/flooding in the Houston area where the pipe is manufactured. The change order also included a request for additional compensation of \$5,693.00 for increased pipe cost from the time the project was bid until the time the pipe was ordered. The Authority discussed the request and is willing to consider granting an extension provided the contractor submits a formal request with firm dates. The Authority will not consider a second time extension. While the Authority will consider a single time extension due to the hurricane and flooding, the board is not inclined to authorize additional payment for increased pipe cost.

Change Order request #2 – the contractor submitted a request for an additional 1-week time extension due to a delay in the grinder pumping unit delivery from the pump manufacturer. The Authority denied this request for a one-week time extension.

Marlee Properties, LLC –

The capacity reservation fee was paid March 20, 2018 for the period from January 10, 2018 through January 10, 2019.

99 Rosewood Drive – the builder submitted revised plans to the engineer.

Brownstown Business Center – BEL received sanitary sewer design drawing and issued a review letter dated March 29, 2018. The property owner has since notified Township representatives that the project is currently on hold.

152 Stone Quarry Road – Mr. Jerad Martin, owner of this property sent an email to the township about possibly hooking up to public sewer. He noted that there is a drainage basin behind the house that might prohibit connection. The email was forwarded to BEL for response regarding hook-up.

4. **CORRESPONDENCE**

- **Sewage Overflow** – on Friday, March 30, 2018 there was a spill incident at the Lion's park located at 189 South State Street. The check valves in the grinder tank at this location were clogged. The plumber needed to remove both check valves to jet the line. Without a backflow check valve engaged, the tank rapidly filled and overflowed. Approximately 100 gallons of residual waste water ran out. A portable pump was dropped into the tank to sufficiently empty it to repair the check valves. Eighty pounds of lime was applied to the affected area. DEP was notified.

Additionally, Teresa Beever will contact Tom McGarvey to find out the status of the **spare grinder pumps** at the WWTP.

- **Treasurer's report** – the Authority reviewed the February 28, 2018 treasurer's report
- **MOR** – the Authority reviewed the report for February, 2018 provided by Cawley Environmental Services. Rick Weik mentioned to the board that the **gate opener for the entrance gate at the WWTP doesn't work**. He said it may be that the gate or chain is rusty and asked if Township personnel could check it out. Teresa Beever will relay the information to the Roadmaster.

The Authority discussed operations at the WWTP and is pleased with the way Cawley is running the plant. There is concern with **communications** and where responsibilities lie as it relates to the operator, however. BEL will contact Cawley Environmental and clarify the responsibilities, so both the operator and the Authority are in agreement about procedures.

5. **WWTP GENERATOR UPDATE**

Rick Weik updated the Authority on the generator. Cummins is scheduled to repair the generator on Wednesday, April 18, 2018.

Rick visited the pumping stations and gathered information about each of the generators. He will provide this information and request a quote from Martin Energy Group for the Authority's generator maintenance.

Rick also informed the Authority that the generator at the Church Street pumping station needs a block heater. Currently there is a residential space heater being used at this location. We will coordinate with Cawley regarding the installation of this heater.

6. **NEW BUSINESS**

Gary E Groff, **10 Grebill Court** requested consideration to approve sewer capacity of 1 **additional residential EDU** for proposed in-law quarters at this location.

The *motion* by Brian Kane, seconded by Rick Weik was approved unanimously to grant capacity of 1 Residential EDU to serve in-law quarters proposed for 10 Grebill Court, Brownstown.

7. **BILLS**

The *motion* by Mike Reed, seconded by Don Eckel was approved unanimously to pay total monthly operating expenses of \$32,246.67

The *motion* by Dave Noyes, seconded by Brian Kane was approved unanimously to pay escrow expenses of \$2,005.00 for the Scott Monger project, the Bobby Rahal project and the Marlee project.

8. **PAYMENT REQUISITIONS**

The *motion* by Brian Kane, seconded by Mike Reed was approved unanimously to authorize payment **Requisition No. 194** for \$32,246.67 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. 38** for \$172,690.07 to pay expenses from the Bond Redemption and Improvement Fund for Engineering expenses associated with the Conestoga View Sewer Extension project, including Payment application #3 from C&R Directional Boring and the Manhole Rehab project. The Authority and engineer signed the document.

9. **ADJOURNMENT**

The *motion* by Mike Reed, seconded by Don Eckel was approved unanimously to adjourn the meeting at 8:44 PM.

WEST EARL SEWER AUTHORITY April 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, 2018. BEL emailed DS Waters on March 2, 2018 requesting a status update and DS Waters responded indicating they are evaluating this internally. Subsequent to the March Authority meeting, BEL emailed DS Waters on March 15, 2018 but has not received any response to date.
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 forwarded the final capacity evaluation study to WESA on February 7, 2017. ETSA issued a letter to LGH dated March 15, 2018 outlining the conditions for ETSA to provide sanitary sewer service. The Authority was copied on the letter.
3. Lancaster County Career & Technology Center **(No Change from March 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 **(No Change from March Report)**: The NRW Permit will expire on August 31, 2019. BEL received the 4th quarter sampling results and issued a review letter dated January 25, 2018.
 - b. Zimco/American LaFrance: The NRW Permit will expire on December 31, 2019. BEL received the 4th quarter sampling results and issued a review letter dated January 23, 2018. The sampling results showed a dramatic increase in several strength of waste parameters. The Authority issued a surcharge invoice to Zimco on March 23, 2018 in the amount of \$2,223.68.
 - 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 on April 5, 2018 to Robson Forensic who recently moved into 152 Industrial Drive. BEL has not yet received a response.
5. PADEP Sewage Facilities Planning **(No Change from March 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 March 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 March 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 March Report)**: The Authority approved the tapping fee of \$2,800.00 effective June 1, 2016.
9. Stone Barn Place **(No Change from March 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 March 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. Conestoga View Sewer Service: C&R Directional Boring, LLC, has installed all of the low-pressure sewer mains, all of the manholes and all service laterals. C&R has started installation of the grinder pumping basins and control panels and will initiate final restoration of some areas within the next few weeks. The contractor continues to have at least two work crews on site so BEL periodically provides 2 construction observation people on site to review construction. BEL

continues to assist property owners with placement locations for grinder pumping units and laterals.

C&R has submitted an Application for Payment No. 3 for work completed through March 31, 2018. **BEL has reviewed the Payment Application and recommends that the Authority authorize payment to C&R in the amount of \$148,057.07.**

C&R has submitted 2 change order requests. Change Order request 1 is for a time extension for 7 weeks based on the delay of pipe manufacturing and delivery as a result of the hurricane/flooding issues in the Houston area where the pipe is manufactured. The request did not include revised Substantial and Final Completion dates so BEL has requested this information be submitted. Change Order Request 1 also requested additional compensation for \$5,693.00 for increased pipe cost from the time the project was bid until the time the pipe was ordered. It is BEL's opinion that some time extension may be justified due to the weather conditions, but no additional compensation is justified. BEL will provide additional information at the April Authority meeting.

Change Order request 2 is for an additional 1-week time extension due to a delay in the grinder pumping unit delivery from the pump manufacturer. BEL does not feel this time extension is justified. BEL will provide additional information at the April Authority meeting.

12. WWTF NPDES Permit Renewal (**No Change from March 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.
13. Sewer Index Mapping (**No Change from March Report**): BEL provided the most recent Authority mapping to the Township for inclusion in the Township's CS Datum database.
14. 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 revised sanitary sewer design drawings and issued a review letter dated March 21, 2018.

The developer also submitted a request to vacate an existing Authority sanitary sewer easement on the Bobby Rahal project site which was created as part of the former Home Depot project. BEL has reviewed the request and it appears that this existing, very small sanitary sewer easement is of no benefit to the Authority and is not necessary to serve the Bobby Rahal project nor any adjacent or surrounding properties. BEL recommends that the Authority agree to vacate this sanitary sewer easement. It is our understanding that the developer's consultant will be present at the April Authority meeting to present this request.

The developer also submitted a request to revise an existing Authority sanitary sewer easement along SR 0272. The Authority's existing 8-inch gravity sewer line is currently installed within a 20-foot wide Authority sanitary sewer easement located on the east side of Route 272 and which parallels Route 272. It appears that the Bobby Rahal project will require additional PennDOT road right-of-way to install the necessary traffic improvements and this request is to give PennDOT additional right-of-way which will encroach into the Authority's existing easement. At this time, I do not recommend that the Authority authorize this action since the developer has not shown or described the necessary improvements, if any, which will be required to be installed within the Authority's existing easement. Currently, the easement is located entirely outside of the PennDOT right-of-way and the area consists of grass and private parking lot. It is possible that the Bobby Rahal project will be required to install improvements within this area which could result in increased maintenance costs to the Authority if the existing sewer line needs to be excavated in the future. Even if the Bobby Rahal project does not install any improvements within the Authority's easement, granting PennDOT the additional right-of-way could result in improvements being installed within the Authority's easement at some future time. While I am not suggesting that the Authority not grant approval of this at some future time, I do feel the Board should have a full understanding of what improvements, if any, will be installed within the Authority easement area as part of the Bobby Rahal project or potentially by PennDOT in the future. Again, it is our understanding that the developer's consultant will be present at the April Authority meeting to present this request.

15. Sewer Lateral Inspections: BEL has been performing sanitary sewer lateral inspections as necessary.
16. System Maintenance **(No Change from March 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.
17. PA One Calls: BEL responded to 17 PA One Calls since March 1, 2018.
18. Route 272 and Church Street Sanitary Sewer Manholes: SWERP has completed rehabilitation of all sanitary sewer manholes. BEL is waiting for project closeout documents including the payment application. BEL received a draft payment application but has notified the contractor that BEL will not recommend payment until all required contractual documents, including the 20-year warranty, are provided.
19. West Earl Township Building Water Service: BEL is coordinating the water lateral installation with C&R and the Township. C&R may not be interested in installing this additional work.
20. Eagle View Pumping Station Driveway **(No Change from March Report)**: 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. As discussed at the January 2018 Authority meeting, the Authority will replace the damaged sidewalk sections in the Spring.
21. Marlee Properties, LLC: The Authority granted sanitary sewer capacity for 3 EDU's at the January 2018 Authority meeting. However, it is our understanding that the developer has not paid the capacity reservation fee as of March 19, 2018. The developer's consultant has submitted sanitary sewer design drawings and BEL is in process of reviewing those drawings.
22. 99 Rosewood Drive: The Authority granted sanitary sewer capacity for 1 EDU at the January 2018 Authority meeting, conditioned upon the developer/builder submitting sanitary sewer facility design information for review and approval. The builder has revised the design drawings and has adequately addressed all of BEL's previous concerns. BEL attended a preconstruction meeting with the builder's contractor on February 27, 2018 and has been coordinating shop drawing submittals with the builder's contractor. At the request of the builder, BEL attended a meeting with the builder and the Authority on March 28, 2018 to discuss the sanitary sewer extension. BEL will provide an update at the April Authority meeting.
23. Brownstown Business Center: BEL met with the property owner on January 12, 2018 regarding a proposed building modification/addition at 15 South State Street. The property owner is proposing to construct a "caretakers house" and modify the existing building office space into 2 long term rentals and up to 10 separate office spaces each with 1 or 2 employees. BEL informed the property owner of the Authority's requirements and recommended that they submit a letter to the Authority outlining the details of the project and requesting sanitary sewer capacity. BEL did receive sanitary sewer design drawings and issued a review letter dated March 29, 2018.
24. 3888 Oregon Pike **(No Change from March Report)**: The property owner constructed a new home and plans on demolishing the existing home which contained 2 EDU's. The sanitary sewer facilities were installed without being witnessed by the Authority or BEL. BEL witnessed a pressure test on February 1, 2018. BEL indicated to the property owner that he needs to provide a drawing detailing the sanitary sewer facilities that were abandoned and installed as part of the project.
25. 126 West Metzler Road Sewer Lateral **(No Change from March Report)**: BEL was notified that the property owner's plumber contacted the Authority about a potential sewer lateral issue. BEL visited the site and discussed this issue with the plumber. BEL will coordinate televising of the sewer lateral with C&R to determine the integrity of the lateral.

26. 2017 Chapter 94 Report: BEL submitted the 2017 Chapter 94 Wasteload Management Report to PADEP on March 21, 2018. PADEP requested an additional form to be submitted which BEL submitted on March 28, 2018.
27. Scott Monger Subdivision: The Authority granted 1 EDU of sanitary sewer capacity for the Scott Monger Subdivision at the March 2018 Authority meeting. BEL issued a sanitary sewer design review letter dated March 8, 2018. BEL recently received revised sanitary sewer design drawings and will be reviewing those drawings in the near future.
28. 152 Brian Drive Sewer Lateral Installation: BEL completed 3 separate site reviews associated with the sanitary sewer lateral installation. The property owner completed the lateral installation himself and the initial construction was not done in accordance with the Authority's requirements. Additionally, the depth of the gravity sewer lateral into the grinder pumping basin is only 18-inches, which is not in conformance with the Authority's specifications. The property owner had core drilled the existing grinder pumping basin prior to BEL arriving on site, and BEL does not recommend trying to "field patch" the existing basin penetration and core drilling a new penetration through the basin wall. BEL has attempted to contact the property owner but has not heard back from him.
29. 152 Stone Quarry Road Sanitary Sewer Service: BEL previously spoke with the property owner regarding sanitary sewer service options and suggested that the property owner submit a letter to the Authority describing the property sanitary sewer situation. The property owner, Jared Martin, submitted an email to the Township on April 4, 2018.