

**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, August 8, 2018. Chairman Mike Reed called the meeting to order at 7:02 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 Don Eckel, seconded by Brian Kane was approved unanimously to accept the minutes of the July 11, 2018 regular meeting of the West Earl Sewer Authority as presented.

2. **PUBLIC COMMENT**

Albert D Heiser, who owns a house at 175 Dogwood Drive that contains a basement apartment, asked the Authority for **consideration to pay only one tapping fee** for both residences. The Authority explained that a tapping fee is required for each dwelling. Mr. Heiser was directed to contact the zoning officer if he is interested in eliminating the second dwelling.

Ray Zimmerman – owner of property at 389 Millway Road approached the Authority to request an extension to connection until a new house is built on the property to replace the existing dwelling. Mr. Zimmerman said he anticipates construction to begin in spring 2019 and finish by fall 2019. Chairman Reed explained that the tapping fee must be paid within the 60 days of the Notice to Connect and the one year warranty will have expired by fall of 2019, but the circumstances warrant a time extension. The *motion* by Dave Noyes, seconded by Brian Kane was approved unanimously to **grant an extension to connecting** to the public sewer system until fall 2019 **conditional on verification by the SEO that the current on lot system is adequate**. BEL will confer with the SEO to determine the condition of the on lot system and notify the homeowner.

3. **ENGINEER'S REPORT**

See attachment

DS Services – the Notice of Violation was sent to DS Services and a reply was received by the Authority on July 2, acknowledging the problem and indicating that steps will be taken to correct the situation. Rich Chominski, from DS Services attended the Authority meeting to update the board on the steps being taken to correct the high flow problem. Mr. Chominski said that a tank will be installed to proportion out the flow. Rettew has been employed by DS Services for design; a proposal for construction is anticipated in about 3 weeks.

LGH – BEL reported that ETSA received a letter from LGH in which all the stipulations presented by Ephrata Township Sewer Authority have been accepted by LGH.

Non-Residential Waste Discharge Permit Program –

- DS Services – Flows continue to exceed permitted limits; pH levels were outside the range of allowable pH levels.

- ZIMCO – Two pollutants have exceeded the permitted limit; average daily flow for the quarter exceeded the permitted limit by about 225 gpd
- Cleveland Bros is proposing discharge of wash bay water into the sanitary sewer system. The engineer asked that the request and the details of the waste water contribution are submitted in writing.

Creek Hill - the developer is preparing to dedicate the roads. The outstanding sewer issues that were enumerated in November 2017 have not been resolved.

Conestoga View Sewers – BEL Reports that there are about 4 punch list items that need to be addressed.

Darl & Denise Yoder subdivision - the developer’s consultant provided a capacity request for 1 residential EDU at this location.

- The **motion** by Mike Reed seconded by Brian Kane was approved unanimously to grant sewer capacity of 1 EDU for the proposed Darl & Denise Yoder Subdivision.

A capacity reservation invoice will be sent to the Darl & Denise Yoder. The Yoder’s will be required to establish \$1,000 escrow for this project.

4. **CORRESPONDENCE**

- **Treasurer’s report** – the Authority reviewed the June 30, 2018 treasurer’s report
- **MOR** – the Authority reviewed the report submitted by Cawley Environmental Services, Inc.

5. **BILLS**

The **motion** by Rick Weik, seconded by Brian Kane was approved unanimously to pay total monthly operating expenses of \$30,806.14.

The **motion** by Dave Noyes, seconded by Brian Kane was approved unanimously to pay escrow expenses of \$813.75 for the Creek Hill, Stone Barn Place, Bobby Rahal, Marlee and 99 Rosewood Drive projects.

6. **PAYMENT REQUISITIONS**

The **motion** by Don Eckel, seconded by Brian Kane was approved unanimously to authorize payment **Requisition No. 198** for \$30,306.14 to pay operating expenses. The Authority and engineer signed the document.

The **motion** by Rick Weik, seconded by Dave Noyes was approved unanimously to authorize payment **Requisition No. 42** for \$5,577.45 to pay expenses from the Bond Redemption and Improvement Fund for Engineering expenses associated with the Conestoga View Sewer Extension project. The Authority and engineer signed the document.

7. **OTHER BUSINESS**

- The **motion** by Mike Reed, seconded by Brian Kane was approved unanimously to charge a **second tapping fee to Rozanne Zimmerman**, owner of 204 South Conestoga View Drive for the business office at this address.
- The Authority directed BEL to contact Mid Atlantic pump to replace the old spare grinder pumps that are at the WWTP.
- Rick Weik reported that Martin’s will have a price next week for generator service.
- The UV sensor assembly at the WWTP needs to be replaced. The assembly costs \$1,563.00 and has been ordered.

The Sewer Authority adjourned to executive session at 8:20 P.M.

The Authority reconvened the regular meeting at 8:35 P.M.

8. **ADJOURNMENT**

The *motion* by Don Eckel, seconded by Brian Kane was approved unanimously to adjourn the meeting at 8:35 PM.

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

1. DS Waters: The Authority issued a Notice of Violation letter to DS Waters dated June 19, 2018. DS Waters submitted a response letter dated July 2, 2018 requesting additional time to address their sanitary sewer flow issues. The correspondence did not give any indication of how much additional time is being requested. The Authority Solicitor requested an updated schedule from the DS Waters attorney but to our knowledge, has not received a response.

2. LGH Sewer Connection **(No Change from July Report)**: ETSA issued a non-negotiable letter to LGH dated March 15, 2018 outlining the conditions required for ETSA to provide sanitary sewer service to the property located in West Earl Township. LGH provided a counter proposal to ETSA dated May 14, 2018. ETSA issued a letter declining the counter proposal on June 7, 2018.
3. Lancaster County Career & Technology Center **(No Change from July 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. BEL received the 2nd quarter sampling results and issued a review letter dated July 30, 2018.
 - b. Zimco/American LaFrance: The NRW Permit will expire on December 31, 2019. BEL received the 2nd quarter sampling results and issued a review letter dated July 17, 2018.
 - 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. Cleveland Brothers: BEL was contacted regarding discharging wash bay water that is currently being recycled and disposed off site, into the Authority's sanitary sewer system. Cleveland Brothers has indicated that the wash bay water will be treated prior to discharge. BEL requested that Cleveland Brothers put the request in writing detailing the proposed pretreatment process, capacity needs, etc.
5. PADEP Sewage Facilities Planning **(No Change from July 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 July 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: 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. BEL was on site to review the manholes in anticipation of sanitary sewer dedication and will be issuing a letter to the developer in the near future.
8. Tapping Fee **(No Change from July Report)**: The Authority approved the tapping fee of \$2,800.00 effective June 1, 2016.
9. Stone Barn Place: The Authority granted 8 EDU's of sanitary sewer capacity (2,120 gpd) at the September 2017 Authority meeting. The developer recently retained a new design consultant for

the project and plans were recently submitted for review. BEL received revised sanitary sewer design drawings and emailed a few minor technical comments to the developer's consultant on August 2, 2018.

10. Fairmount Homes WWTF **(No Change from July 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 completed all sanitary sewer construction and testing and the Substantial Completion date for the project has been established as June 6, 2018. BEL issued a letter to the Authority dated June 29, 2018 indicating that all sanitary sewer connection notices can be issued by West Earl Township.

The Contractor was on site to address punch list items during the week of July 30, 2018 and completed the majority of the outstanding issues. There are a few items that remain outstanding.

Based on previous correspondence/discussions with C&R representatives, C&R had mentioned potential litigation due to the amount of money being withheld by the Authority. Consequently, BEL contacted the Authority Solicitor who issued a letter to C&R dated July 27, 2018 clearly outlining the responsibilities of the contractor.

C&R has not submitted an Application for Payment this month so BEL has no payment recommendation for the Authority.

12. WWTF NPDES Permit Renewal **(No Change from July 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. PADEP provided an updated Draft NPDES Permit to the Authority via email on April 30, 2018. BEL reviewed this and provided an email to the Authority dated May 4, 2018 which indicates that PADEP did not address any of our July 9, 2015 comments.
13. Sewer Index Mapping **(No Change from July Report)**: BEL provided the most recent Authority mapping to the Township for inclusion in the Township's CS Datum database. BEL also provided the Authority's most recent sanitary sewer mapping information, Chapter 94 data, etc. to the Lancaster County Planning Commission for their use in the County Wide 2040 Comprehensive Plan.
14. Bobby Rahal Automotive Group **(No Change from July Report)**: 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 July 6, 2018.

The Authority Solicitor has been working with the Developer's attorney regarding the necessary sanitary sewer facility agreements.
15. Sewer Lateral Inspections: BEL has been performing sanitary sewer lateral inspections as necessary.
16. System Maintenance **(No Change from July 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 27 PA One Calls since July 10, 2018.

18. Route 272 and Church Street Sanitary Sewer Manholes: The project has been completed and the warranty period will expire on February 21, 2019.
19. West Earl Township Building Water Service: As outlined in BEL's May 22, 2018 email to the Authority, BEL recommends that the Authority consult with WEWA to decide which entity should take the lead on bidding the water and sewer service extension project. WEWA was planning on completing rock borings along the proposed water line route and was going to look into completing the same work for the sanitary sewer line route.
20. Marlee Properties, LLC: The Authority granted sanitary sewer capacity for 3 EDU's at the January 2018 Authority meeting. The developer's consultant submitted revised sanitary sewer design drawings and BEL is in the process of reviewing that submission.
21. 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. BEL received design drawings on June 28, 2018. The Authority directed to delay review of the submission until an escrow account is established by the builder. BEL was notified on August 3, 2018 that the escrow account has been established by the developer/builder so BEL will review the submission in the near future.
22. Brownstown Business Center **(No Change from July Report)**: 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.
23. 126 West Metzler Road Sewer Lateral **(No Change from July 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 obtained a quote from Melron in the amount of \$325.00 to televise the lateral to determine the integrity of the lateral piping.
24. Scott Monger Subdivision **(No Change from July Report)**: The Authority granted 1 EDU of sanitary sewer capacity for the Scott Monger Subdivision at the March 2018 Authority meeting. The developer will need to schedule a preconstruction meeting and provide sanitary sewer shop drawings prior to commencement of construction. PennDOT has issued the Highway Occupancy Permit for construction of the sanitary sewer lateral.
25. 152 Brian Drive Sewer Lateral Installation **(No Change from July Report)**: The property owner constructed the sanitary sewer lateral himself and 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. BEL attempted to contact the property owner on several occasions but never heard back from him. BEL prepared a draft letter for the Authority to issue to the property owner to have the lateral installed with a minimum cover of 42-inches.
26. 152 Stone Quarry Road Sanitary Sewer Service **(No Change from July Report)**: 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. BEL provided the Authority's Rules and Regulations to Mr. Martin on April 18, 2018 and recommended that he contact a Professional Engineer to assist him with his sanitary sewer service options.
27. 245 East Main Street PennDOT HOP: BEL attended a preconstruction meeting with Mr. Shumate on July 5, 2018. Shop drawings will need to be provided prior to construction and PennDOT has issued the Highway Occupancy Permit for construction of the sanitary sewer lateral.

28. Darl & Denise Yoder: The Yoder's are proposing to subdivide an existing lot along Stone Quarry Road and their consultant submitted a sanitary sewer capacity request for 1 EDU to accommodate the proposed new lot. **BEL recommends that the Authority grant 1 EDU, or 265 gpd, of sanitary sewer capacity for the Darl & Denise Yoder Subdivision project.**

The Authority shall note that this subdivision plan is proposing to connect the sanitary sewer service line from the newly created lot into a privately-owned sanitary sewer lateral. The Authority Rules and Regulations requires each improved property to have its own individual connection into the Authority's sanitary sewer facilities. The developer's consultant provided a letter from the Authority's previous engineering consultant dated August 10, 2010 stating that since the sanitary sewer facilities are privately owned, review by the Authority is not required. BEL will provide more information to the Authority at the August Authority meeting but will need direction from the Board on how to proceed with respect to sanitary sewer service approvals for this project.

29. Route 272 PennDOT Paving Project: Candie forwarded a letter to BEL on August 2, 2018 regarding a PennDOT project which will impact the Authority's sanitary sewer facilities. BEL will review the correspondence to determine the actual impact to the existing sanitary sewer facilities.