

**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, May 8, 2019. Chairman Mike Reed called the meeting to order at 7:02 PM.

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

1. **MINUTES**

The *motion* by Don Eckel, seconded by Brian Kane was approved unanimously to accept the minutes of the April 10, 2019 regular meeting of the West Earl Sewer Authority as presented.

2. **PUBLIC COMMENT**

None

3. **ENGINEER'S REPORT**

BEL reviewed the following items with the board. **See attachment.**

DS Services – the Engineer's review letter dated April 23, 2019 was sent to DS Services regarding the draft design submitted last month.

Non- Residential Waste Discharge Permit Program

DS Services submitted 1st quarter sampling results and BEL issued a review letter dated April 30, 2019.

DS Services' NRW permit renewal application was submitted to the Authority and BEL issued review comments on April 23, 2019.

ZIMCO submitted 1st quarter sampling results and BEL issued a review letter dated May 1, 2019. Exceedances were minimal this quarter therefore surcharges were not calculated.

Tapping Fee – the Authority reviewed the final calculations presented by BEL for the tapping fee update. Dan Becker will contact MHCK to prepare the necessary resolution for execution at the June 12, 2019 meeting.

Earl Hurst Subdivision (formerly Stonebarn Place) – Having reviewed the sanitary sewer design, BEL recommends approval.

- The *motion* by Mike Reed, seconded by Don Eckel was approved unanimously to approve the sanitary sewer design for the Earl Hurst Subdivision project conditioned upon the legal descriptions and exhibits for the proposed private sanitary sewer easements being submitted to the Authority engineer for review prior to final plan approval, AND copies of the recorded easement agreements for the private sanitary sewer easements being provided to the Authority.

Bobby Rahal – Revised plans were submitted to BEL for review on May 6, 2019 for this project.

Marlee Properties LLC – Revised plans were submitted to BEL for review on May 6, 2019 for this project.

126 West Metzler Road Sewer Lateral – Having been notified of a potential lateral issue at this address, the Authority will have the lateral televised.

- The **motion** by Don Eckel, seconded by Brian Kane was approved unanimously to schedule Melron Plumbing to televise the lateral serving 126 West Metzler Road in order to determine if the integrity of the lateral has been compromised.

BEL will contact the plumber to schedule the work.

Brownstown Elementary School – BEL has been working with the consultant for this project via email.

4. **CAPACITY REQUEST** - Victor Leininger, owner of the lot located at 122 West Metzler Road, submitted a request for one EDU residential capacity for a single family dwelling he plans to build at this location.

- The **motion** by Mike Reed, seconded by Dave Noyes was approved unanimously to grant one residential EDU capacity for this proposed dwelling.

A capacity reservation invoice will be sent to the property owner.

5. **CORRESPONDENCE**

- **MOR** – the Authority reviewed the report submitted by Cawley Environmental Services, Inc. for March, 2019.

The Authority was informed by Cawley Environmental that the PLC (control panel) for the Oregon Pike Pumping Station is in need of replacement. The price will be \$5,518.00. The Authority directed BEL to determine what the problem is with the panel and make the recommendation via email to the board regarding replacement.

6. **BUDGET**

The Authority reviewed the Draft 2019-2020 budget. The **motion** by Mike Reed, seconded by Dave Noyes was approved unanimously to adopt the 2019-2020 budget as presented.

7. **BILLS**

The **motion** by Don Eckel, seconded by Brian Kane was approved unanimously to pay total monthly operating expenses of \$35,243.98.

The **motion** by Don Eckel, seconded by Dave Noyes was approved unanimously to pay escrow expenses of \$2,626.41 for the LGH, Brownstown Elem School, Bobby Rahal, Marlee, Stone Barn Place, Creek Hill, Brownstown Commons and Transition to Community projects.

8. **PAYMENT REQUISITIONS**

The **motion** by Don Eckel, seconded by Brian Kane was approved unanimously to authorize payment **Requisition No. 207** for \$35,243.98 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. 51** for \$5,618.55 to pay expenses from the Bond Redemption and Improvement Fund for engineering expenses associated with the Oregon Pike PS I&I project and Conestoga View Sewers, and for PS I&I repairs to the Oregon Pike PS. The Authority and engineer signed the document.

9. **ADJOURNMENT**

The **motion** by Mike Reed, seconded by Dave Noyes was approved unanimously to adjourn the meeting at 7:41 PM.

1. DS Waters: BEL received the Draft Design from DS Waters and issued a review letter dated April 23, 2019. DS Waters has been in communication via email regarding the system design.
2. LGH Sewer Connection **(No Change from April Report)**: LGH has agreed to the conditions required for ETSA to provide sanitary sewer service to the property located in West Earl Township. ETSA provided a copy of the draft Temporary Sewer Service Agreement to WESA on December 12, 2018. The Authority Solicitor has reviewed the Agreement and issued a letter to the Authority dated January 29, 2019.
3. Lancaster County Career & Technology Center **(No Change from April 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 and DS Waters submitted a permit renewal application to the Authority on March 25, 2019. BEL provided review comments on April 23, 2019. BEL also received the 1st quarter sampling results and issued a review letter dated April 30, 2019.
 - b. Zimco/American LaFrance: The NRW Permit will expire on December 31, 2019 and BEL provided a reminder letter to Zimco dated April 23, 2019. BEL also received the 1st quarter sampling results and issued a review letter dated May 1, 2019.
 - 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 **(No Change from April Report)**: 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 April 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 April 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 April Report)**: The Authority previously authorized a 90% sanitary sewer financial security reduction in November 2015 to bring the remaining financial security to \$36,582.15. BEL has received the required print sets and electronic copies of the Record Drawings and provided copies to the Authority. The Authority Solicitor provided 2 copies of the Bill of Sale for the sanitary sewer collection system to the developer for execution on August 29, 2018. The developer will also need to provide a sanitary sewer maintenance guaranty in the amount of \$54,873.23 prior to the Authority considering dedication of the sanitary sewer facilities. BEL

reviewed the remaining outstanding construction issues that need to be addressed by the developer in advance of dedication and issued a review letter dated March 20, 2019.

8. Tapping Fee: BEL updated the tapping fee calculation and provided the final calculation to the Authority on May 6, 2019 via email.
9. Stone Barn Place: The developer is no longer proposing the residential subdivision and submitted revised sanitary sewer design plans for review. **BEL has reviewed the sanitary sewer design and recommends that the Authority approve the sanitary sewer design conditioned upon the item outlined in BEL's April 18, 2019 review letter being adequately addressed.**
10. Fairmount Homes WWTF (**No Change from April 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: The Substantial Completion date for the project has been established as June 6, 2018. BEL will be completing a site review in advance of the 1-year warranty expiration of June 5, 2019. BEL has also been providing observation services for the private property lateral installations and approximately 9 connections remain outstanding.
12. 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 provided a review letter dated April 3, 2019.

The Authority Solicitor has been working with the Developer's attorney regarding the necessary sanitary sewer facility agreements.

13. Sewer Lateral Inspections: BEL has been performing sanitary sewer lateral inspections as necessary.
14. System Maintenance: 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.

The Authority authorized Zimmerman Excavating to repair the Oregon Pike PS influent manhole and authorized SWERP to repair the Cocalico Creek PS wet well and valve vault at the February 2019 Authority meeting. Zimmerman Excavating completed the manhole adjustment work on March 28, 2019 and SWERP completed the Cocalico Creek PS wet well and valve vault work on April 16, 2019.

15. PA One Calls: BEL responded to 41 PA One Calls since April 8, 2019.
16. West Earl Township Building Water Service (**No Change from April Report**): 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.
17. Marlee Properties, LLC: The Authority granted sanitary sewer capacity for 3 EDU's at the January 2018 Authority meeting. BEL received revised sanitary sewer design drawings on May 6, 2019 and will be reviewing those drawings in the near future.
18. 99 Rosewood Drive: The Authority granted sanitary sewer capacity for 1 EDU at the January 2018 Authority meeting and approved the sanitary sewer design at the December 2018 Authority meeting. The Authority received the Letter of Credit which establishes the sanitary sewer financial security at \$40,689.00. BEL attended a preconstruction meeting on April 4, 2019 and is waiting for shop drawings to be submitted for review.

19. **Brownstown Business Center (No Change from April 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.
20. **126 West Metzler Road Sewer Lateral:** 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. Does the Authority want to pursue televising the lateral?
21. **Scott Monger Subdivision (No Change from April 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.
22. **152 Brian Drive Sewer Lateral Installation (No Change from April 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. The Authority issued a certified letter to the property owner who contacted BEL. Evidently the property owner is proposing to attend the Authority meeting to discuss his situation.
23. **152 Stone Quarry Road Sanitary Sewer Service (No Change from April 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.
24. **241 East Main Street PennDOT HOP (No Change from April Report):** Construction and testing of the sanitary sewer lateral has been completed. The property owner/contractor will need to close out the PennDOT HOP.
25. **Darl & Denise Yoder (No Change from April Report):** 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. The Authority granted 1 EDU, or 265 gpd, of sanitary sewer capacity at the August 2018 Authority meeting.
26. **Route 272 PennDOT Paving Project (No Change from April Report):** The Authority received information from PennDOT on October 29, 2018 and it does not appear there will be significant impact to the Authority’s facilities. BEL completed the required paperwork and forwarded to PennDOT. BEL has also confirmed with the Township that there are spare manhole risers available in the event minor manhole grade adjustments need to be made during construction.
27. **Brownstown Commons Lots 4 & 5 (No Change from April Report):** The Authority approved the sanitary sewer design conditioned upon the comments outlined in BEL’s January 15, 2019 review letter at the February 2019 Authority meeting.
28. **Transition to Community:** The Authority approved the sanitary sewer design conditioned upon the items outlined in BEL’s March 13, 2019 review letter being adequately addressed.
29. **Brownstown Elementary School:** BEL received sanitary sewer design drawings via email and issued review comments to the school’s consultant via email on April 30, 2019.

