

**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, June 12, 2019. Chairman Mike Reed called the meeting to order at 7:03 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 Dave Noyes was approved unanimously to accept the minutes of the May 8, 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 final design which was scheduled to be forwarded to BEL in early June 2019 has not been received yet.

Earl Hurst Subdivision (formerly Stonebarn Place) – the private sewer easement between homeowners Earl M & Kathryn B Hurst and Lars & Bente H Secher was executed and recorded. A copy of the document was provided to the Authority.

Conestoga View Sewer Extension – there are outstanding paving and lawn restoration items that C&R needs to complete. C&R indicated via email that they will not perform any maintenance until all private lateral installation are paid by the homeowners. There are two property owners who have not paid C&R. The Authority, by consensus, authorized BEL to contact C&R's bonding company. There are eight remaining properties that have not connected to public sewer for this project.

Bobby Rahal – Having reviewed the sanitary sewer design, BEL recommends approval.

The *motion* by Don Eckel, seconded by Brian Kane was approved unanimously to **approve the sanitary sewer design** for the Bobby Rahal project conditioned upon the items outlined in BEL's May 29, 2019 review letter being adequately addressed.

The design consultant provided revisions to the **HOP permit application** per BEL's comments and resubmitted the documents for review.

The *motion* by Brian Kane, seconded by Don Eckel was approved unanimously to authorize execution of the HOP Permit application pending review of the plans submitted by the design consultant.

Chairman Mike Reed signed the permit application.

The engineer will **review the plumbing plans** for the project before the zoning officer issues the permit.

The Authority Solicitor prepared the necessary **sanitary sewer facility agreements** and the engineer recommends that the Authority authorize execution of the agreements.

The **motion** by Brian Kane, seconded by Don Eckel was approved unanimously to execute the **Developer's/Extender's agreement** for the Bobby Rahal Project.

The **motion** by Dave Noyes, seconded by Mike Reed was approved unanimously to execute the agreement to **relinquish the sanitary sewer easement at the former Home Depot** site as shown on the 2007 plan and 2013 plan.

System Maintenance – There is paving to be completed at the Cocalico Creek Road Pumping Station site to address the line settlement issues. BEL presented a recommendation and cost opinion of \$35,460.00 to repair the paving. After discussion, the Authority noted that the integrity of the influent sewer main should be ascertained before repair is begun, and directed BEL to have the pipe televised.

Marlee Properties LLC – 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 Marlee Properties LLC project conditioned upon the items outlined in BEL's May 14, 2019 review letter being adequately addressed.

99 Rosewood Drive – the developer requested a second preconstruction meeting on June 11, 2019 to discuss proposed changes to the footprint of the dwelling from the approved plans. BEL attended the meeting and reported that the original plan will be followed without any changes.

126 West Metzler Road Sewer Lateral – Ditchcreek Utility Services televised the sanitary sewer lateral from the main to the cleanout at this location and found no visible issues with that portion of the lateral.

Brownstown Elementary School – Having reviewed the sanitary sewer design, BEL recommends approval.

The **motion** by Mike Reed, seconded by Brian Kane was approved unanimously to **approve the sanitary sewer design** for the Brownstown Elementary School project conditioned upon the items outlined in BEL's May 28, 2019 review letter being adequately addressed.

Manhole Risers – The road department is paving roads in the School Lane Farms development and requires manhole risers for the project. The risers were ordered and most have been delivered to date. Several additional risers were also ordered to keep on hand in case they are needed.

4. **RESOLUTION 6-12-2019-1**

The **motion** by Mike Reed, seconded by Dave Noyes, was approved unanimously to **adopt Resolution No. 6-12-2019-1, as prepared by the Authority Solicitor, to increase the tapping fee to \$3,900.00 per EDU effective June 1, 2019.**

5. **CORRESPONDENCE**

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

6. **BILLS**

The **motion** by Mike Reed, seconded by Don Eckel was approved unanimously to pay total monthly operating expenses of \$45,276.49.

The **motion** by Dave Noyes, seconded by Brian Kane was approved unanimously to pay escrow expenses of \$3,048.69 for the Marlee, Transition to Community, 99 Rosewood Drive, Bobby Rahal, LGH, Brownstown Elem School and Earl Hurst (former Stone Barn Place) projects.

7. **PAYMENT REQUISITIONS**

The **motion** by Brian Kane, seconded by Dave Noyes was approved unanimously to authorize payment **Requisition No. 208** for \$45,276.49 to pay operating expenses. The Authority and engineer signed the document.

The **motion** by Mike Reed, seconded by Don Eckel was approved unanimously to authorize payment **Requisition No. 52** for \$8,538.34 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 and Cocalico Creek Road PS, and for purchase of Manhole Risers for the School Lane Farms paving project. The Authority and engineer signed the document.

8. **OTHER BUSINESS**

Vice Chairman of the Board of Supervisors, Butch Keppley attended the meeting to update the Authority on negotiations with LASA.

9. **ADJOURNMENT**

The **motion** by Mike Reed, seconded by Brian Kane was approved unanimously to adjourn the meeting at 8:45 PM.

WEST EARL SEWER AUTHORITY June 2019 Engineer's Report

1. DS Waters: BEL received the Draft Design from DS Waters and issued a review letter dated April 23, 2019. DS Waters indicated that the final design will be forwarded to BEL upon their receipt which was scheduled for early June 2019.
2. LGH Sewer Connection (**No Change from May 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 May 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 May Report**): 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 (**No Change from May Report**): 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 May 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 May 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 May 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 May 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. The Solicitor has prepared the required Resolution for adoption by the Authority at the June 2019 Authority meeting establishing the tapping fee at \$3,900.00.

9. Stone Barn Place: At the May 2019 Authority meeting, the Authority approved 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 May 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 completed a site review and issued a letter to C&R dated May 10, 2019 outlining several items that need to be completed in advance of the 1-year warranty expiration of June 5, 2019. C&R responded via email that they will not perform any maintenance work until all private lateral installations are paid by the remaining 2 property owners. C&R indicated that they are owed \$2,500 from the 2 property owners. BEL conservatively estimates the remaining maintenance work totals approximately \$5,000.00. BEL recommends that the Authority authorize sending a letter to C&R's bonding company.

BEL has also been providing observation services for the private property lateral installations and approximately 8 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 has reviewed the revised sanitary sewer design and recommends that the Authority approve the sanitary sewer design conditioned upon the items outlined in BEL's May 29, 2019 review letter being adequately addressed.**

BEL received the PennDOT Highway Occupancy Permit application and provided comments to the design consultant on May 28, 2019 via email.

BEL received the Non Residential Waste (NRW) Discharge Application and issued a letter to the applicant on May 29, 2019 indicating that a NRW Discharge Permit is not required at this time. However, BEL recommended that a site review of the facility be completed within 60 days of the business opening to confirm compliance with the NRW Discharge Application. The applicant agreed to the conditions outlined in BEL's May 29, 2019 letter.

BEL attended a preconstruction meeting for the project on May 29, 2019 and is waiting for shop drawings to be provided. BEL also received plumbing plans and is in process of reviewing those plans.

The Authority Solicitor has prepared the necessary sanitary sewer facility agreements and recommends that the Authority authorize execution of the following agreements:

- **Easement Extension Agreement**
- **Developer's/Extender's Agreement**
- **Access Easement Agreement(s)**

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 contractors have completed the repairs to the Oregon Pike PS influent manhole and the Cocalico Creek PS wet well and valve vault. One of the maintenance items at the Cocalico Creek PS that was not addressed was the repaving of the site to address the line settlement issues. BEL

has prepared a short narrative along with a cost opinion for the Authority's review at the June 2019 Authority meeting.

15. PA One Calls: BEL responded to 40 PA One Calls since May 6, 2019.
16. West Earl Township Building Water Service: At the request of the Township, BEL provided drawings to the Water Authority consultant to proceed with installation of the water extension to serve the Township Building.
17. Marlee Properties, LLC: The Authority granted sanitary sewer capacity for 3 EDU's at the January 2018 Authority meeting. **BEL has reviewed the revised sanitary sewer design and recommends that the Authority approve the sanitary sewer design conditioned upon the items outlined in BEL's May 14, 2019 review letter being adequately addressed.**
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 has been requested to attend a second preconstruction meeting on June 11, 2019. BEL is also in process of reviewing sanitary sewer shop drawings.
19. Brownstown Business Center **(No Change from May 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: DitchCreek Utility Service completed televising of the sanitary sewer lateral from the main to the cleanout and there were no visible issues with that portion of the sanitary sewer lateral.
21. Scott Monger Subdivision **(No Change from May 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 May 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 May 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 May 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 May 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. Brownstown Commons Lots 4 & 5 **(No Change from May 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.
27. Transition to Community **(No Change from May Report)**: The Authority approved the sanitary sewer design conditioned upon the items outlined in BEL's March 13, 2019 review letter being adequately addressed.
28. Brownstown Elementary School: **BEL has reviewed the revised sanitary sewer design and recommends that the Authority approve the sanitary sewer design conditioned upon the items outlined in BEL's May 28, 2019 review letter being adequately addressed.** Due to the minor nature of the sanitary sewer improvements, the sanitary sewer financial security of \$5,000.00 was requested to be included as part of the Township's financial security to avoid having to post a second letter of credit.