

**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, July 10, 2019. Chairman Mike Reed called the meeting to order at 7:00 PM.

Authority members present: 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 June 12, 2019 regular meeting of the West Earl Sewer Authority as presented.

2. **PUBLIC COMMENT**

Derrick Siegrist (Custom Home Group) informed the Authority that a 2-inch low pressure sewer stub was discovered when connecting the water utility at 99 Rosewood Drive. The Authority's record plans of this development does not show a sewer line, therefore the developer had been instructed to extend the main to the property in order to make the connection. Siegrist requested the Authority's consideration to connect via the existing stub. Siegrist, along with Steve Gergely (Harbor Engineering) and Mel Hess (Gibble, Kraybill & Hess) presented information and answered questions regarding the proposed connection.

The **motion** by Mike Reed, seconded by Dave Noyes was approved unanimously to **approve the request from Custom Home Group to connect to the existing 2-inch low pressure sewer line** located near 99 Rosewood Drive, with the understanding that the line must pass a 25 PSI pressure test; the developer will repair any damage found in the line; an easement agreement between the property owners of 99 Rosewood Drive and 95 Rosewood Drive is prepared, executed and recorded which states that the sewer line is privately owned from the curb to the shut off valve and is the responsibility of the property owner.

3. **ENGINEER'S REPORT**

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

DS Services – On June 25, 2019, BEL received the final design documents, and is currently reviewing them.

Non-Residential Waste Discharge Permit Program - **DS Waters** submitted a revised application to which BEL provided comments on July 9, 2019.

Zimco submitted a renewal application which BEL is reviewing.

Cleveland Brothers submitted a Non Residential Waste application on July 3, 2019 which BEL is reviewing.

Creek Hill – the Developer's contractor, BR Kreider is working with BEL to repair the manhole that is experiencing infiltration.

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 installations are paid by the homeowners. There are two property owners who have not paid C&R.

BEL issued a letter to C&R's bonding company on June 27, 2019. To date, there has been no response to that letter.

Bobby Rahal – BEL reviewed the plumbing plans for the project and issued a comment letter on June 13, 2019.

System Maintenance – Pipe Data View completed televising the influent line into the Cocalico Creek Road pump station wet well on June 25, 2019 and BEL is reviewing the video.

4. **CORRESPONDENCE**

- **MOR** – the Authority reviewed the report submitted by Cawley Environmental Services, Inc. for May, 2019, and noted that the new influent basket at the main plant is still in the process of being fabricated. Teresa Beever will ask Cawley the status of this repair.
- **Treasurer's Reports** – the Authority reviewed the treasurer's reports from March, April and May, 2019.

5. **BILLS**

The **motion** by Dave Noyes, seconded by Mike Reed was approved unanimously to pay total monthly operating expenses of \$44,790.56.

The **motion** by Mike Reed, seconded by Don Eckel was approved unanimously to pay escrow expenses of \$5,736.33 for the Marlee, Transition to Community, 99 Rosewood Drive, Bobby Rahal, Brownstown Elem School, Earl Hurst (former Stone Barn Place), Brownstown Commons and Creek Hill projects.

6. **PAYMENT REQUISITIONS**

The **motion** by Don Eckel, seconded by Dave Noyes was approved unanimously to authorize payment **Requisition No. 209** for \$44,790.56 to pay operating expenses. The Authority and engineer signed the document.

The **motion** by Dave Noyes, seconded by Don Eckel was approved unanimously to authorize payment **Requisition No. 53** for \$6,918.80 to pay expenses from the Bond Redemption and Improvement Fund for engineering expenses associated with the Oregon Pike PS I&I project, the Cocalico Creek Road PS I&I project, Conestoga View Sewers, and for purchase of Manhole Risers for the School Lane Farms paving project. The Authority and engineer signed the document.

7. **ADJOURNMENT**

The **motion** by Mike Reed, seconded by Dave Noyes was approved unanimously to adjourn the meeting at 8:00 PM.

**WEST EARL SEWER AUTHORITY
July 2019 Engineer's Report**

1. DS Waters: BEL received the Final Design documents from DS Waters on June 25, 2019 and is in process of reviewing those documents.

2. LGH Sewer Connection **(No Change from June 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 June 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 and DS Waters provided a revised application on June 17, 2019. BEL provided a few review comments to DS Waters on July 9, 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. BEL received a renewal application from Zimco on July 1, 2019 and BEL is in process of reviewing the application. 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: 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 received a Non Residential Waste application on July 3, 2019 and is in process of reviewing the application.
5. PADEP Sewage Facilities Planning **(No Change from June 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 June 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: 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 has been in communication with the developer's contractor regarding the one manhole experiencing infiltration.

8. Tapping Fee: The Authority modified the sanitary sewer tapping fee to \$3,900.00 effective June 1, 2019.
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. BEL received a copy of the recorded private sanitary sewer easement agreement between the 2 private property owners on May 13, 2019.
10. Fairmount Homes WWTF (**No Change from June 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. The Authority authorized BEL to forward a letter to C&R's bonding company and BEL issued that letter on June 27, 2019.

BEL has also been providing observation services for the private property lateral installations and approximately 7 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. The Authority also approved the sanitary sewer design conditioned upon the items outlined in BEL's May 29, 2019 review letter being adequately addressed at the June 2019 Authority meeting.

BEL received the PennDOT Highway Occupancy Permit (HOP) application and provided comments to the design consultant on May 28, 2019 via email. The developer's consultant made the necessary modifications to the application and the HOP application was submitted to PennDOT on July 2, 2019.

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 issued a review letter dated June 13, 2019.

The Authority authorized execution of the necessary agreements with the developer at the June 2019 Authority meeting. BEL still needs a copy of the executed Developer's/Extender's Agreement.

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 the televising of the influent line into the Cocalico Creek PS wet well. Pipe Data View completed the televising on June 25, 2019 and BEL is in process of reviewing the video of the televising.

15. PA One Calls: BEL responded to 77 PA One Calls since June 10, 2019.
16. West Earl Township Building Water Service **(No Change from June Report)**: 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. The Authority also approved the sanitary sewer design conditioned upon the items outlined in BEL's May 14, 2019 review letter being adequately addressed at the June 2019 Authority meeting. The Authority Solicitor has prepared the necessary agreements and forwarded those to the developer for execution prior to approval by the Authority.
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 also attended a second preconstruction meeting on June 11, 2019 at the request of the builder's contractor. BEL has reviewed the sanitary sewer shop drawings.

On July 2, 2019, the builder located 2 sanitary sewer lines which parallel Rosewood Drive behind the curb line. The developer requested permission to utilize one of those lines and BEL recommended that the developer present their request to the Authority for consideration.

19. Brownstown Business Center **(No Change from June 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. Scott Monger Subdivision **(No Change from June 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.
21. 152 Brian Drive Sewer Lateral Installation **(No Change from June 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.
22. 152 Stone Quarry Road Sanitary Sewer Service **(No Change from June 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.
23. 241 East Main Street PennDOT HOP **(No Change from June Report)**: Construction and testing of the sanitary sewer lateral has been completed. The property owner/contractor will need to close out the PennDOT HOP.

24. Darl & Denise Yoder (**No Change from June 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.
25. Brownstown Commons Lots 4 & 5 (**No Change from June 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.
26. Transition to Community (**No Change from June Report**): The Authority approved the sanitary sewer design conditioned upon the items outlined in BEL's March 13, 2019 review letter being adequately addressed at the April 2019 Authority meeting.
27. Brownstown Elementary School: The Authority approved the sanitary sewer design conditioned upon the items outlined in BEL's May 28, 2019 review letter being adequately addressed at the June 2019 Authority meeting.