

**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, February 12, 2020. Chairman Mike Reed called the meeting to order at 7:01 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 January 8, 2020 regular meeting of the West Earl Sewer Authority as presented.

2. **PUBLIC COMMENT/GUESTS**

None

3. **ENGINEER’S REPORT**

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

***DS Services Flow Equalization*** – BEL Reported that DS Services provided a revised schedule for installation of the flow equalization facilities. DS Services projects completion by May 13, 2020. The Authority is still waiting for shop drawings for this project.

***Non-Residential Waste Discharge Permit Program***

**DS Services** – DS Services has not paid the invoice for the additional 15 EDU’s that was authorized at the January 8, 2020 Authority meeting. The invoice due date was February 9, 2020. A reminder email was sent to Justin Newcomer (DS Services) with the letter and invoice attached, requesting payment.

**ZIMCO** – the surcharge of \$660.15 for the 4<sup>th</sup> quarter of 2019 was paid.

***Bobby Rahal*** – revised plumbing plans provided by the developer included stormwater reclaim discharge into the sanitary sewer system. BEL received a second revision on February 11, 2020 that should contain either an updated capacity request to accommodate the additional flows from stormwater or design to redirect stormwater reclaim to the stormwater system. BEL is currently reviewing the second revision.

***Brownstown Business Center*** – on February 6, 2020, the developer sent an email request that the Authority reconsider the required purchase of additional sanitary sewer capacity based on historical water consumption for the property. The Authority, by consensus, will not re-visit the request. The additional 2 EDU capacity requirement stands.

***Brownstown Commons*** - it was discovered that the sewer permit has not yet been issued for this project, which is underway. The developer will be invoiced for the tapping fee and a permit will be issued.

***Forney Estate*** – the cost opinion for removal and replacement of the sanitary sewer facilities was prepared by BEL and provided to the attorney for determination of financial security. There has been no correspondence since the cost opinion was provided.

There are expenses that were billed to the Authority for this project. The Authority asked Teresa Beever to contact Josele to determine whether to collect the full amount of escrow (\$10,000) for land development or whether a lesser amount would be appropriate.

**17 North Conestoga View Drive** – Melron Plumbing repaired the damaged sanitary sewer cleanout that was discovered at this location.

**LASA** – the engineer informed the Authority that several draft agreements have been prepared and reviewed by the West Earl Township Board of Supervisors for the sale of the sanitary sewer facilities to Lancaster Area Sewer Authority. The West Earl Sewer Authority can expect to execute the final agreement at the March 11, 2020 meeting.

Member Dave Noyes asked if the Authority could review a copy of the agreement before the March meeting. Mike Reed said he would ask the BOS for a copy to distribute to the Authority.

The NPDES permit will need to be transferred to LASA. The engineer will confer with the solicitor regarding the timing of the transfer.

4. **CORRESPONDENCE**

- **MOR** – the December 2019 report was reviewed by the Authority
- **Treasurer’s Reports** – the Authority reviewed the treasurer’s report from December, 2019.

5. **BILLS**

The **motion** by Don Eckel, seconded by Mike Reed was approved unanimously to pay total monthly operating expenses of \$48,515.05.

The **motion** by Dave Noyes, seconded by Don Eckel was approved unanimously to pay escrow expenses of \$3,070.75 for the Brownstown Business Center, Bobby Rahal, Marlee, LGH, and Forney Estates Projects.

6. **PAYMENT REQUISITIONS**

The **motion** by Don Eckel, seconded by Dave Noyes was approved unanimously to authorize payment **Requisition No. 216** for \$48,515.05 to pay operating expenses. The Authority and engineer signed the document.

7. **OTHER BUSINESS**

None

8. **ADJOURNMENT**

The **motion** by Don Eckel, seconded by Dave Noyes was approved unanimously to adjourn the meeting at 7:29 PM.

Respectively Submitted,  
Teresa Beever  
Recording Secretary, West Earl Sewer Authority

**WEST EARL SEWER AUTHORITY**  
**February 2020 Engineer’s Report**

1. DS Waters Flow Equalization: DS Waters provided a revised schedule for installation of the flow equalization facilities. DS Waters is projecting construction to be completed by May 13, 2020.

2. LGH Sewer Connection **(No Change from January 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 January Report)**: LCCTC had contacted BEL questioning whether the Authority had any plans to extend public sanitary sewer service into the area of the LCCTC facility. As a follow up to those discussions, LCCTC representatives submitted an email request to the Authority dated November 25, 2019 for the Authority's consideration. BEL drafted a response letter for the Authority to utilize when responding to LCCTC.
4. Non-Residential Waste (NRW) Discharge Permit Program:
  - a. DS Waters: The NRW Permit will expire on August 31, 2024. The Authority issued a letter to DS Waters dated January 9, 2020 requiring the purchase of additional sanitary sewer capacity based on historical facility flows. BEL also received the 2019 4<sup>th</sup> quarter sampling results and issued a review letter dated January 28, 2020.
  - b. Zimco/American LaFrance: The NRW Permit will expire on December 31, 2024. BEL received the 2019 4<sup>th</sup> quarter sampling results and issued a review letter dated January 17, 2020 and issued the surcharge calculation in the amount of \$660.15 dated January 17, 2020.
  - 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 submitted a Non Residential Waste application and BEL issued review comments on September 11, 2019. The property owner has recently been in contact with BEL regarding the review comments.
5. PADEP Sewage Facilities Planning **(No Change from January 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 January 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 January 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. 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. All remaining outstanding construction punch list issues have been addressed by the developer's contractor.
8. Tapping Fee **(No Change from January Report)**: The Authority modified the sanitary sewer tapping fee to \$3,900.00 effective June 1, 2019.

9. Fairmount Homes WWTF **(No Change from January 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.
10. Conestoga View Sewer Service: BEL has been providing observation services for the private property lateral installations and approximately 5 connections remain outstanding.
11. Bobby Rahal Automotive Group: BEL received revised plumbing plans and issued a review letter dated February 6, 2020. Sanitary sewer construction is ongoing and BEL is providing periodic construction observation.
12. Sewer Lateral Inspections: BEL has been performing sanitary sewer lateral inspections as necessary.
13. 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.
14. PA One Calls: BEL responded to 144 PA One Calls since January 2, 2020.
15. West Earl Township Building Water Service **(No Change from January 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.
16. Marlee Properties, LLC: The developer has posted the required sanitary sewer financial security in the amount of \$116,675.00 and coordinated a preconstruction meeting which was held on October 10, 2019. The developer's contractor completed site blasting and sanitary sewer installation is scheduled to begin mid-February 2020.
17. Brownstown Business Center (15 South State Street): At the January 2020 Authority meeting, the Authority voted to require the developer to post a \$1,000.00 dollar escrow account and grant 2 additional EDU's of sanitary sewer capacity. BEL issued a letter dated January 15, 2020 outlining the Authority's wishes. The developer emailed the Authority on February 6, 2020 requesting that the Authority reconsider the required purchase of additional sanitary sewer capacity based on historical water consumption for the property.
18. Scott Monger Subdivision **(No Change from January 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.
19. 152 Brian Drive Sewer Lateral Installation **(No Change from January 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.
20. 152 Stone Quarry Road Sanitary Sewer Service **(No Change from January 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.

21. 241 East Main Street PennDOT HOP **(No Change from January Report)**: Construction and testing of the sanitary sewer lateral has been completed. The property owner/contractor will need to close out the PennDOT HOP.
22. Darl & Denise Yoder **(No Change from January 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. The Authority forwarded a reminder to the developer to pay the Capacity Reservation/Commitment Fee on August 2, 2019.
23. Brownstown Commons Lots 4 & 5 **(No Change from January Report)**: Sanitary Sewer facility construction and testing has been completed for Lot 4. No sanitary sewer work has commenced for Lot 5. The developer needs to provide Record Drawings to the Authority.
24. Transition to Community **(No Change from January Report)**: Sanitary sewer facility construction and testing for one group home and the director's home has been completed. The developer needs to provide Record Drawings to the Authority.
25. Brownstown Elementary School: All sanitary sewer facility shop drawings have been reviewed. Sanitary sewer facility construction has commenced and BEL is providing periodic construction observation.
26. Sanitary Sewer Easements: Teresa located the remaining recorded sanitary sewer easement agreements so all easement agreements are accounted for. BEL provided digital copies of the agreements and associated mapping to the Authority on December 11, 2019.
27. Forney Estate (formerly Cloverbrook): The Authority Solicitor has provided a recommendation to the Authority to release the former developer from the remaining sanitary sewer financial security and to require the new owner to establish a substitute sanitary sewer financial security. As directed by the Authority at the January 2020 Authority meeting, BEL prepared a construction cost opinion for removal and replacement of the sanitary sewer facilities and issued correspondence to the Authority dated January 17, 2020 detailing the cost opinion.
28. 17 North Conestoga Drive: On January 22, 2020, BEL was contacted by Melron regarding a damaged sanitary sewer cleanout. BEL met Melron on site to coordinate the cleanout repair.
29. LASA Agreement: West Earl Township Supervisors requested that BEL compile the information to be included as part of the agreement between LASA, the Township and the Authority. BEL anticipates having this information prepared by February 14, 2020. BEL has spent a considerable amount of time to compile the requested information.

LASA has requested that the Authority execute the necessary PADEP Application for NPDES or WQM Permit Transfer form which will modify the sanitary sewer facilities responsibilities from the Authority to LASA. BEL will contact the Solicitor in advance of the February Authority meeting to obtain her opinion on timing of the permit transfer process.