

**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, March 11, 2020. Chairman Mike Reed called the meeting to order at 7:01 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 February 12, 2020 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 Flow Equalization*** – DS Services projects completion by May 13, 2020. BEL will provide copies of reviewed shop drawing submittals after all are received from DS Services.

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

**Cleveland Bros** – BEL participated in a conference call with Cleveland Brothers on February 28, 2020 clarify a few items on the Non-Residential Waste Permit Application.

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

***Bobby Rahal*** – BEL reported that the sanitary sewer construction is nearly complete at this project site.

***Marlee Properties, LLC*** – sanitary sewer construction installation began on February 28, 2020.

***Brownstown Business Center*** – the developer of this project paid the tapping fee for 2 additional EDU's at this location.

***Brownstown Commons*** – The tapping fee for 4 EDU's has been paid for this project.

***Forney Estate*** – the new owner of the property agreed to video the sewer lines in order to determine their integrity; therefore, a lesser financial security will be required.

***2019 Draft Chapter 94 Report*** – BEL prepared the report for the Authority's review. The Authority will respond to the engineer with any questions or comments, and BEL will submit the report to PADEP by the March 31, 2020 deadline.

***Martin Appliance Warehouse*** – the developers consultant met with BEL on March 4, 2020 to review sanitary sewer service options for this proposed project. The developer will be able to connect by gravity to Cocalico Creek Road or by low pressure to Burkholder Drive.

200 Dogwood Drive and 494 S 9<sup>th</sup> Street – Office staff received calls from the property owners of 200 Dogwood Drive and 494 S 9<sup>th</sup> Street who indicated that their grinder pumps had stopped running. BEL investigated each and found that the breakers were off. Once the breakers were turned back on, both pumps began working normally.

LASA - West Earl Township Supervisors Butch Keppley and Dave Thornton attended the meeting to answer any questions that the Authority had regarding the impending sale of the Sewer Authority assets to LASA. Each Authority member was provided a copy of the draft Asset Purchase Agreement between LASA and the Township of West Earl. The West Earl Township Board of Supervisors intends to dissolve the West Earl Sewer Authority once the sale is complete. BOS Members asked the Authority members to make their interest known if they would be willing to serve on other boards which currently have vacancies.

The Board of Supervisors anticipates closing at the end of May 2020 on the sale and requested the West Earl Sewer Authority to sign the draft agreement. Secretary/Treasurer Don Eckel noted that Butch Keppley has been instrumental in the process of the sale of the Authority and that Attorney Cleary has prepared and reviewed the document, therefore he feels confident that it is in order.

The motion by Brian Kane, seconded by Don Eckel was approved unanimously to authorize the Chair or Vice Chair of the Authority to execute the Asset Purchase Agreement in the form presented at the meeting or with changes acceptable to the Chair or Vice Chair and the Authority Solicitor.

The motion by Dave Noyes, seconded by Brian Kane was approved unanimously to authorize the Chairman to execute the permit transfer application which will modify the sanitary sewer facilities responsibilities from the West Earl Sewer Authority to LASA. BEL will coordinate the timing with LASA and the sale of the system.

4. **CORRESPONDENCE**

- **MOR** – the January 2020 report was reviewed by the Authority.
- **Permit List** – the 2020 permit list was provided to the Authority members for review.

5. **BILLS**

The motion by Don Eckel, seconded by Mike Reed was approved unanimously to pay total monthly operating expenses of \$60,094.60.

The motion by Dave Noyes, seconded by Brian Kane was approved unanimously to pay escrow expenses of \$2,692.21 for the Brownstown Elementary School, Marlee, Brownstown Business Center, Bobby Rahal, and Forney Estates Projects.

6. **PAYMENT REQUISITIONS**

The motion by Don Eckel, seconded by Brian Kane was approved unanimously to authorize payment **Requisition No. 217** for \$60,094.60 to pay operating expenses. The Authority and engineer signed the document.

7. **OTHER BUSINESS**

None

8. **ADJOURNMENT**

The motion by Mike Reed, seconded by Brian Kane was approved unanimously to adjourn the meeting at 8:03 PM.

**WEST EARL SEWER AUTHORITY**  
**March 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. BEL has been receiving copies of reviewed shop drawing submittals from DS Waters and will provide copies to the Authority after all submittals are received.
2. LGH Sewer Connection **(No Change from February 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 February 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 (**No Change from February Report**): 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 (**No Change from February Report**): 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: Cleveland Brothers submitted a Non Residential Waste application and BEL issued review comments on September 11, 2019. BEL participated in a conference call with Cleveland Brothers on February 28, 2020 regarding the review comments.
5. PADEP Sewage Facilities Planning (**No Change from February 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) offsets 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 February 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 February 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. The developer's contractor has addressed all remaining outstanding construction punch list issues.
8. Tapping Fee (**No Change from February Report**): The Authority modified the sanitary sewer tapping fee to \$3,900.00 effective June 1, 2019.
9. Fairmount Homes WWTF (**No Change from February 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 **(No Change from February Report)**: 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 letter dated February 19, 2020 indicating that the plumbing plans meet the requirements of the Authority. Sanitary sewer construction is nearing completion and BEL is providing periodic construction observation.
12. Sewer Lateral Inspections: BEL has been performing sanitary sewer lateral inspections as necessary.
13. System Maintenance **(No Change from February 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.
14. PA One Calls: BEL responded to 77 PA One Calls since February 7, 2020.
15. West Earl Township Building Water Service **(No Change from February 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's contractor completed site blasting and sanitary sewer installation began on February 28, 2020. BEL is providing periodic construction observation.
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 February 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 February 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 February 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 February 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 February 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 February 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 February 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 (**No Change from February Report**): 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 (**No Change from February Report**): 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. The new property owner's consultant contacted BEL to discuss alternatives for consideration as opposed to posting financial security. BEL will provide additional information at the February Authority meeting.
28. 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 provided over 1,000 pages of documentation to LASA and the Township for inclusion into the agreement.  
  
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.
29. 2019 Chapter 94 Report: BEL has prepared the Draft 2019 Chapter 94 Report and provided that to the Authority and Cawley for review. The Report needs to be submitted to PADEP by March 31, 2020.
30. Martin Appliance Warehouse: The developer's consultant requested a meeting with BEL to review sanitary sewer service alternatives for the project. BEL met with the developer's consultant on March 4, 2020.
31. 200 Dogwood Drive: At the request of the Authority, BEL visited the property and issued a construction observation report dated February 19, 2020.