

TOWNSHIP OF LOWER MAKEFIELD  
MUNICIPAL SEWER AUTHORITY  
MINUTES – APRIL 26, 2018

The regular meeting of the Sewer Authority of the Township of Lower Makefield was held in the Municipal Building on April 26, 2018. Mr. Tyler called the meeting to order at 7:30 p.m. and called the Roll.

Those present:

Sewer Authority:            Phil Tyler, Chairman  
                                      Richard Gauck, Vice Chairman  
                                      Scott Ferrante, Secretary  
                                      Joseph Chirichella, Member

Others:                         Greg Hucklebridge, Public Works Director  
                                      Kelley Watson, Sewer Administrator  
                                      Barbara Kirk, Township Solicitor  
                                      Fred Ebert, Sewer Authority Engineer  
                                      Daniel Grenier, Supervisor Liaison (joined meeting  
                                          in progress)

APPROVAL OF MINUTES

Mr. Ferrante moved, Mr. Gauck seconded and it was unanimously carried to approve the Minutes of February 22, 2018 as written.

ENGINEER'S REPORT

Neshaminy Act 537 Plan Update

Mr. Ebert stated the Board of Supervisors passed the Act 537 Plan for the Neshaminy Interceptor, and it is now at the DEP. He stated DEP will review it and most likely have comments. He stated once DEP approves it, they will release the 2016 and 2017 EDUs which will help the Matrix Development and a few other developments which have been waiting for this.

Mr. Ebert stated once DEP approves the Act 537 Plan, Lower Makefield has a commitment to upgrade two pump stations. He stated the first one is the Chanticleer pump station, and they will be working with the developer of Dogwood Drive Subdivision on this. Mr. Ebert reviewed the work that needs to be done to upgrade the pump station. He stated if the developer were not to contribute, it

would cost approximately \$100,000. He stated they have not yet met with the developer on this because he wanted to get the 537 Plan approved first since they could not proceed until it was approved.

Mr. Ebert stated the other pump station in the Neshaminy Interceptor Service area is the Brookstone pump station where the impellers are significantly worn and need to be replaced.

Mr. Ebert stated they will officially start year one of the Corrective Action Plan, and they have already started flow metering. He stated there were some issues with some of the meters in the cold weather and some flow meters need to be replaced.

Mr. Grenier joined the meeting at this time.

Mr. Ebert stated with regard to the DEP review, Falls is in front of the Township, and they are on their fifth review. He stated Northampton is next, and then Lower Makefield. Ms. Kirk stated DEP did pre-review the Plan before the final version was sent to the Board of Supervisors to adopt; and Mr. Ebert stated DEP reviewed it twice, and they added some additional items so we should be “pretty clean” since they pre-reviewed it. Mr. Ebert stated previously the policy was that when you had the Corrective Action approved, which was done in November, and had the Supplemental Agreement, which was done in February, and submitted a technically complete Act 537, they would release the EDUs; however that policy has since changed, and now they want it 100% complete although DEP may waiver on that due to pressure from Falls.

#### Pump Station Discussion

Mr. Ebert stated they need to upgrade the Heacock Road Pump Station as currently they are able to pump an annual average of 260,000 gallons, and last year they were at 350,000. With the new impeller they will be well over 440,000 gallons a day on an annual average. Mr. Ebert stated Mr. Watson already owns the impellers so when they do the by-pass pumping for the Heacock Road force main Bid, they will have Municipal Maintenance come in and install the two new impellers adding they are too big for the Township staff to install.

Mr. Ebert stated at Brookstone, they will take the pumps from Fox Hill Pump Station and install them at Brookstone. He stated currently Brookstone can only pump approximately 25,000 gallons a day; and the annual average for the last year was 70,000 gallons. He stated they will upgrade it so that it can pump 166,000 gallons.

Mr. Ebert stated they will have to do the Fox Hill pump station, and they will do a different sized impeller with the same pump model. He stated there are three at Fox Hill, and they will take two of them to Brookstone, so they will have to buy a new pump with the correct impeller and upgrade the impeller on one of the existing pumps.

Mr. Ebert stated he hopes that they will be able to do all of these within the Operating Budget, and they are required by DEP. He stated there are four pump stations that are out of compliance, and this will handle three of them.

He stated the last one which is for informational purposes only is the Silver Lake Pump Station. He stated currently they can pump 380,000 gallons a day, and the flows were 750,000 gallons. He stated they are 30 horsepower pumps now; and based on the very preliminary sizing that they did, they could potentially go into a 125 horsepower motor since there is only so much they can get through the force main. He stated this is not something that would be Operations and Maintenance which would be taken out of the normal Budget; and it could cost \$300,000 to \$400,000 because of the need for a new incoming electric service, a new generator, and three pumps. He stated he is not recommending anything at this time, and he feels they should concentrate on Brookstone and Chanticleer which they are required to get done under the 537 Plan, and to also do Heacock. He stated he wants to do a better evaluation of the options for Silver Lake, and he will have to present this to the Board of Supervisors since this is clearly not a Budgeted Capital item. He stated Silver Lake is important because at the Derbyshire meter pit there is a Permit by-pass pump to take it over to Morrisville, and it takes it over to Morrisville to Silver Lake. He stated before they do much more upgrading, he wants to make sure he has pumping capacity there.

Mr. Tyler asked if Silver Lake could be put in next year's Budget; and Mr. Ebert stated he believes it will have to be because it is a capitalized item. Mr. Ebert stated when they took out the Bond in 2016, they had money in for a "hypothetical pump station" of \$1 million, and this may be it. He stated he has not worked with Mr. Fedorchak on an updated Budget as to where they are on that.

Mr. Ebert stated there are four pump stations that are in an overload condition now, and he notified DEP of this in the Chapter 94 Report.

### Grey Nun Sewer Line Update

Mr. Ebert stated the good thing about the Chapter 94 Report and the Corrective Action Plan was that it got the attention of Bucks County on the Grey Nun sewer line. They have indicated that if it is leaking as bad as Lower Makefield is indicating, they will fix it. Mr. Ebert stated he had some of the videos that Mr. Watson had done, and he asked Mr. Watson to pull the videos out or re-video them for the current flows. He stated Bucks County has verbally agreed that it is their pipe and it is above the meter pit so it is their responsibility. They asked for documentation on it, and they will then discuss it. Mr. Ebert stated he had highlighted this as a major item to DEP, and DEP came back that they need to address it immediately; and he had indicated that they were willing to, but they were not sure it was Lower Makefield's problem. He stated DEP talked to Bucks; and within two weeks of the submission of the Chapter 94 Report, he received an e-mail from Bucks County.

### Heacock Force Main Bid Schedule

Mr. Ebert stated the Heacock Force Main project is out for Bid. He stated it was advertised on the 19<sup>th</sup> and went live on the 23<sup>rd</sup>. He stated they will have the pre-Bid meeting on Friday, May 5, and Bids will be due on May 17<sup>th</sup>. He stated the Sewer Authority would make a recommendation at their May 24<sup>th</sup> meeting, and it will then go to the Board of Supervisors to authorize the Contract at their first meeting in June.

Mr. Ebert stated it was very important to one of the homeowners that they not impact her yard before the Prom and Graduation season, and they also need to pave the driveway for the Yoga Studio as soon as they are done. He stated the homeowners have been very cooperative.

### Dogwood Drive Update

Mr. Ebert stated the Dogwood Drive developer will help them out with the Chanticleer Pump Station, and now that the 537 is into DEP, they will schedule a meeting with the developer to discuss what they are willing to contribute in order for them to get capacity.

Morrisville Service Area Study – Committee Kick-Off Meeting

Mr. Ebert stated he was directed by the Board of Supervisors to form a Committee, and at the Sewer Authority's February meeting, they nominated Mr. Tyler and Mr. Gauck to serve on the Committee. He stated the Board of Supervisors nominated Mr. Lewis and Mr. Grenier to be on the Committee. Mr. Ebert asked for potential dates from Mr. Tyler and Mr. Gauck when they would be available to meet; and they will then coordinate with Mr. Lewis and Mr. Grenier to have a kick-off meeting.

Mr. Ebert stated one option they are going to look at are flows from Lower Makefield and Yardley that currently go to Morrisville going to Lower Bucks Joint Authority. He stated the second option would be the upgrade of the Morrisville Plant whether that be on the existing site or a new site. He stated what they are waiting for there is a commitment from Falls as to whether they or U. S. Steel will participate in this since that would determine whether they stay at the existing site or go to a new site. Mr. Ebert stated the two other options are "due diligence" options, one of which is to send all of the flows to Morrisville, paying off all the existing Bonds to Bucks County Water and Sewer Authority, and "walk away" from all the tap-in Fees and convey all the flows to a new plant. He stated another option would be to take all of our flows including Yardley's potentially out of Morrisville and go to Bucks County through the Interceptor.

Mr. Ebert stated Bucks County has become more public on the option of potentially building a new plant, and they are looking for an exit plan at the end of their Contract with the City of Philadelphia. Mr. Ebert stated there is a chance that they will do the same thing that they did with water; and when their Contract with the City of Philadelphia to purchase water expired, they bought water from North Penn and North Wales. He stated they may look for a similar scenario to build their own treatment plant and take all their flows to one centralized treatment plant. Mr. Ebert stated while he feels this will happen, he does not know what the timeline on that would be.

Mr. Tyler asked how fast they feel Morrisville will put out \$130,000 an acre for thirty acres, and he asked where they would get that kind of money. Mr. Ebert stated he feels they would take a loan out as he feels they are afraid of losing all their customers to Bucks County. Mr. Ebert stated the Falls Supervisors are taking this seriously and evaluating it although they are not engaging their Authority in this discussion, and the Authority has not authorized their engineer to sit in on anything.

Mr. Grenier stated the Board of Supervisors have been getting a lot of questions about an option where the Township would build their own sewer treatment plant. It was noted that this had been considered many years ago for the location where Macclesfield Park is now located, and the residents were not in favor of this at that time. Mr. Ebert stated that is an option that they could explore which could be included in the report just to show that all options were explored. Mr. Ebert stated he has had scenarios where the option they felt initially was the least likely; but when they looked at everything, it became the most feasible.

Mr. Ebert stated he will update the Sewer Authority on this issue on a monthly basis; however, he cannot provide a timeline because some of these options require information from others over whom they have no control such as getting information back from Lower Bucks Authority on what it would take to upgrade their treatment plant. He stated with the Morrisville options, until Falls makes a decision, they do not know what will be done.

Mr. Tyler stated Lower Makefield is not obligated to go in with Morrisville on a new plant, and this is why Lower Makefield is exploring all of their options. Mr. Ebert stated it is required to explore all options as part of the 537 Plan. Mr. Ebert stated he has talked to Bucks County to find out what Lower Makefield's existing debt is on the Bond Service as well as what it would take to take all our flows there.

Mr. Gauck asked when he needs the dates from he and Mr. Tyler as to when they are available for the Committee Kick-Off meeting. Mr. Ebert asked for the dates within the next two weeks, adding he would like both day times and night times. Mr. Ebert stated he will coordinate everyone's availability. Mr. Ebert agreed to send out a group e-mail.

Mr. Ebert stated he provided the Sewer Authority a detailed flow summary in the report on the 537 Plan.

#### SOLICITOR'S REPORT

Ms. Kirk stated with regard to the Stackhouse pump station, there was a meeting of Mr. Hucklebridge, Mr. Majewski, Mr. Fedorchak, and herself talking about working with the property owner to acquire a larger area for the pump station. She stated this will be done through a friendly condemnation working with the property owner. She stated Mr. Majewski will provide the amount of acreage needed to make a building lot and work with the appraiser. Ms. Kirk stated they also need to work on Easements for the running of the lines from the other two neighbors. Ms. Kirk stated she feels the location they have selected is beneficial to everyone.

Ms. Kirk stated this past Monday the Planning Commission met and recommended approval of the Revised Sections of the Comprehensive Plan which included Mr. Ebert's sewer update, and the Planning Commission felt what was provided was very good and focused on what has been happening in recent years in the Township.

Ms. Kirk stated they continue to file Municipal sewer liens, and they are getting paid.

Mr. Ebert stated the Board of Supervisors have asked that whenever a Land Development comes in that there be a joint meeting of all the consultants. He stated they just had the first one on Caddis Healthcare. Ms. Kirk asked why she was not invited to attend, and Mr. Grenier stated he will have Ms. Kirk included in the future. Mr. Grenier stated he felt it was lacking in the Township that we do not have a "Technical Review Board." He stated when an Application comes in, you get all the staff together and include the EAC, the CTC, Mr. Ebert, and they will include Ms. Kirk in the future. He stated this is usually done without the Applicant at this point, and everyone can discuss the Application; and they then have fewer comments in their review letters, and their comments will just include their area so that the EAC will not have comments in their letter about traffic or sewers when that is not really their purview. He stated they could still bring things up at the meeting. He stated he feels this process will be more efficient.

Mr. Ebert stated this will allow for coordination adding one of the things he is trying to do is extend sewers to adjoining properties whenever there is a new development. He stated it also allows him to work with the developers on where they should send their sewage.

Mr. Grenier stated this also helps to make sure that the developers are keeping the Township and Boards and Commissions informed and not just working with the Township consultants. Ms. Kirk stated sometimes the developers contact individual Township professionals and those professionals not knowing what is involved with the financial arrangements with the Township will start doing work, and there can then be difficulties with the bills. She stated this is a good way of keeping some financial reins on what is being done as well.

Mr. Grenier stated they might have certain Applicants come in even before they submit a Sketch Plan so they can have good communication right at the start.

PUBLIC COMMENT

Mr. Dennis Lanctot, 1384 Oxford Valley Road, stated he had attended a previous Sewer Authority meeting in the fall, and they were inquiring about getting that area sewered; and they were told that they might be receiving a letter early in the year, but they have not received it yet.

Mr. Ebert stated this project went up to the Board of Supervisors, and they put three more phased in. He stated the letter has been put in draft form; and as soon as he gets permission from Mr. Fedorchak, it will be sent out. He stated he feels it could be sent out the end of May.

Mr. Bill Gaboda, 1230 Ash Lane, stated he heard mention of the idea that possibly Lower Makefield could construct their own sewer treatment plant, and he asked what would the cost for that be and what would be the timeline. He asked if we had our own treatment plant, could we charge others to use it. Mr. Ebert stated that is the purpose of the Feasibility Study, and the Supervisors have asked that he include that option. He stated they would need to consider if Yardley would be involved and where it could be located, but he would be unable to offer a guess on any of those questions at this time; however, he feels he will have these answers in three to six months. He stated as part of the Act 537 Plan, they have to look at a twenty-year horizon for the sewage facilities planning for the entire Township. He stated because of the expense of the Morrisville Plant, they are looking at all the options. He stated the Board of Supervisors authorized a Committee to be formed so that he as a consultant is “not working in the dark,” and he will get input from the Committee. He stated they need to determine the impact to the residents both financially and with regard to the location. He stated they also need to consider the control the Township has. Mr. Ebert further discussed the Morrisville situation adding that if Falls were to be involved, that would decrease the percentage of the costs that Lower Makefield has to pay. He noted they also have to consider the users that will be brought in since equipment lasts less time if certain users such as Waste Management are involved in the plant.

Mr. Doug Demuth, 1735 Jockey’s Way, stated it seems that we are in a situation where we have to do something, and he asked if DEP is pushing this. He also asked if DEP has given us a timeline as to when a decision has to be made. Mr. Ebert stated it is the DEP and also the EPA. He stated DEP put Morrisville under a Consent Order and an Agreement approximately three years ago which requires a timeline. He stated at that time the Lower Makefield Board of Supervisors said that they wanted to be an active participant since they have to pay 42% of the costs and have no say; and Lower Makefield wanted it done through the 537 process so that they could do an alternative analysis. Mr. Ebert stated while we have gone through this process, DEP is getting significantly more pressure from the

EPA to respond. Mr. Ebert stated Morrisville has spent at least \$4 million in upgrades; however, before the next phase of upgrade, which could cost \$20 million to \$30 million, they wanted them to stop looking at what would just cover them for the next five to ten years and instead look at what would cover the next thirty to fifty years.

Mr. Demuth asked if there is timing associated with when we have to do something, and Mr. Ebert stated there is not currently. He stated he feels DEP will put that on us fairly soon. Mr. Demuth asked if we are being fined for anything, and Mr. Ebert stated Morrisville did pay a fine which we paid a percentage of. Mr. Ebert stated he believes that a decision will have to be made in a year or two. He stated he hopes that they will agree to something before we are mandated to do something since once there is a mandate, the options are less flexible.

Ms. Kirk stated this is why the Board of Supervisors want to explore options because they do not want to wait until there is a mandate. Mr. Ebert stated they also have an obligations to the tax payers to show that they made the best decision.

Mr. Grenier stated Morrisville Municipal Authority may be invited before the Board of Supervisors in the not too distant future. Mr. Chirichella asked what they would be talking about, and Mr. Grenier stated people have been coming up during Public Comment complaining about their sewer bill; and they felt it would be good to have Morrisville come in. Mr. Tyler stated the issue with the sewer bills is that it was increased this year, but for five years there was no increase. Mr. Ebert stated there was a mandated Corrective Action Plan including I & I and they are obligated to spend that money.

Mr. Demuth stated from a resident standpoint getting a bill which has increased 30% with no explanation is a shock. He stated if there had been some information provided with the bill explaining what took place to justify the increase, they would have understood. Mr. Demuth stated he is hearing that they are looking at multiple upgrades to various pumping stations, re-directing flows to other locations which may be costly; and he assumes that he will be getting additional increases as they go forward to pay for some of these needed upgrades. He stated if they continue to build in the Township it puts more pressure on existing facilities. He asked if the developers should not pick up some of these costs.

Mr. Gaboda asked if we are paying for upgrades in Philadelphia; and Mr. Ebert stated we are, and added that Philadelphia has put on a significant increase. Mr. Ebert responded to Mr. Demuth's comment about developer contributions stating that at the Chanticleer pump station, the Dogwood Drive developer will

be working with the Township to get them to pay a contribution although some of the work is needed due to the age of the systems. Mr. Demuth stated he feels they should be informed about these issues when they send out the bills.

#### GREASE TRAPS DISCUSSION

Mr. Watson provided a copy of the bill to clean the Heacock pump station. He stated the two shopping centers go into this pump station, and this is the only pump station where there is a problem with rags. He stated there were three tons of heavy white rags. He stated there are also two nursing homes that go into this pump station. Mr. Grenier asked how this is regulated. Mr. Watson stated the only thing we have is the Grease Trap Ordinance, and we need to add rags to this Ordinance. He stated it is costing \$4,000 a quarter to have this cleaned out.

Mr. Grenier asked how they can make them responsible for minimizing how much gets to the pump station. Mr. Watson stated they need to work with someone to go in and enforce it. Mr. Tyler stated they need to have someone go in and open up the grease traps and check them.

Mr. Chirichella asked what kind of rags are involved, and Mr. Watson stated they are the heavy wipes which are advertised as flushable as well as rags and towels.

Mr. Grenier asked if the Sewer Authority would be interested in recommending that we assign some people to review the current Ordinance and see what could be added to it.

Ms. Kirk asked if the grease traps fall under Property Maintenance, and Mr. Ebert stated he feels it is a stand-alone Ordinance. Mr. Hucklebridge stated he obtained a copy of the Lower Bucks Ordinance which is fairly strict, and they could use that as a starting point. Mr. Tyler stated the Bucks County Board of Health is also supposed to inspect grease traps in restaurants and nursing homes. There was discussion how you could prove that certain places were throwing disposable wipes in the sewer system. Mr. Watson stated this is the only place where they have a problem with this, and it is where there are two shopping centers and two nursing homes. Mr. Ebert stated a lot of times they put in a sampling manhole with the ability to put in a screen that would stop them; and then it is obvious where it is coming from. He stated you can then take an enforcement action to have a removal system put on their property.

Mr. Ebert stated a lot of the Plumbing Codes will allow interior grease traps; but when you have a commercial dishwasher, it uses a very high temperature and flushes it right through so you need to have an exterior grease trap. He stated you cannot rely on the Building Code, and you need a Grease Ordinance to require the exterior grease trap. He stated they do require it on the new Plans that have come through but they cannot go back on the others although they can catch that through the sampling manhole. Mr. Watson stated you are not allowed to have the dishwasher through the grease trap, and it is supposed to be on a separate line going out. Mr. Watson stated they put it underneath the sink where they pre-rinse everything.

Ms. Kirk stated she feels Mr. Watson, Mr. Ebert, and Mr. Hucklebridge should meet to discuss this. Mr. Ebert stated he feels they need an exterior grease trap of more than 1,000 gallons in size in accordance with the EPA. He stated he feels grease traps inside the building are worthless as they are not efficient or effective. He stated the exterior grease trap will allow it to re-coagulate and you can catch it and measure it efficiently. Ms. Kirk stated she feels they should meet and review the existing Ordinance and consider what they feel should be proposed.

Mr. Grenier stated he does not feel a Motion is needed in order for them to look into the Grease Trap Ordinance and make recommendations. Mr. Grenier stated they also need to make sure that they consider the enforcement side. Mr. Ebert stated there should be an Application Fee and an Inspection Fee.

Ms. Kirk recommended they start by looking at what Lower Bucks and others such as Falls already have in this regard.

#### OTHER BUSINESS

Mr. Hucklebridge asked if the members would prefer not to have a packet and just have it e-mailed; and it was agreed that the packets would be e-mailed in the future. Mr. Ferrante stated they may have to be careful with certain information being e-mailed, and it was noted it could be marked “confidential” or encrypted.

Mr. Watson stated they need the Board of Supervisors to appoint another Sewer Authority member. Mr. Grenier stated he has been told there are some people who have expressed interest although he is not sure that they have submitted resumes; and he will look into this.

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There being no further discussion, Mr. Chirichella moved, Mr. Ferrante seconded and it was unanimously carried to adjourn the meeting at 8:30 p.m.

Respectfully Submitted,

Scott Ferrante, Secretary