

TOWNSHIP OF LOWER MAKEFIELD  
SEWER AUTHORITY  
MINUTES – FEBRUARY 28, 2019

The regular meeting of the Sewer Authority of the Township of Lower Makefield was held in the Municipal Building on February 28, 2019. Mr. Tyler called the meeting to order at 7:30 p.m. and called the Roll.

Those present:

Sewer Authority:            Phil Tyler, Chair  
                                      Richard Gauck, Vice Chair  
                                      Scott Ferrante, Secretary  
                                      Joseph Chirichella, Member  
                                      Doug DeMuth, 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 OF JANUARY 24, 2019

Mr. Chirichella moved, Mr. DeMuth seconded and it was unanimously carried to approve the Minutes of January 24, 2019 as written.

ENGINEER'S REPORT

Chapter 94 Report, CAP and CMP Update

Mr. Ebert stated they reviewed the Chapter 94 Report last month, and there have been no changes since then. He stated they are working on the Corrective Action Plan and flows will be presented at the March meeting. Mr. Ebert stated with regard to the CMP update, he received a letter from DEP dated February 16. He stated DEP manages our EDU allocation, and we received 2015 EDUs previously, and got all of the 2016. He stated we are one of five members that got all of our 2016 EDUs. He stated we are eligible to ask for our 2017 EDUs. He stated at next month's meeting, he will discuss the flows to the pump stations since a lot of our pump stations are at capacity. He stated we are currently replacing the impellers at Heacock and are looking at replacing a pump and potentially putting in a larger pump and/or impeller at Maplevale. He stated we will also have a new pump station at Stackhouse.

Stackhouse Pump Station Update

Mr. Ebert stated they are moving into the survey portion of the project right now, and the survey will be authorized shortly.

Brookstone Pump Station Update

Mr. Ebert stated we need to get the Easements straightened out and will potentially have to do a survey. He stated he reached out to Pennoni to get the background drawings, and they are trying to find them.

Grey Nun Sewer Line Update

Mr. Ebert stated we have provided the requested information to Bucks County, and he has not heard anything further from them. Mr. Ebert stated Bucks County has agreed that they own the line, and they have told Lower Makefield to stay out of the manholes. He stated they have gotten two videos, and they are doing a full assessment. Mr. Ebert stated he believes that they are calculating what the flows are from the people. Mr. Ebert stated all the lines we have tied into are relatively new and are all PVC with minimal I & I, and he feels Bucks County will consider what the flows should be and then see what the meter shows; and the difference between those is the I & I that would come in for the Grey Nuns lines. Mr. Ebert stated he believes it should be repaired and then Dedicated to Lower Makefield. Mr. Ebert stated he does not want to have a meter downstream from someone else's line. He stated Bucks County should get it fixed, and then Lower Makefield will take it.

Grease Trap Ordinance Update

Ms. Kirk stated the Grease Trap Ordinance is going in front of the Supervisors Wednesday night for approval.

Lateral Inspection Ordinance Review

Mr. Ebert stated he and Ms. Kirk will be making a presentation before the Board of Supervisors on Wednesday night and present the topics brought up by the Sewer Authority including how to deal with Condominium Associations.

Mr. Ebert stated another item was raised by Mr. Watson. Mr. Ebert showed the TOFA service area on the map. Mr. Ebert stated in Lower Makefield the homeowner is only responsible from their house to the right-of-way of road, which would be relatively inexpensive repairs. He stated in the Falls service area, the homeowners own to the main. Mr. Ebert stated if there is a break on a homeowner's lateral, the homeowner would have to dig up the road. Mr. Ebert stated they are going to have to educate the homeowners about that. Mr. Ebert stated with regard to the Condominium issue, his suggestion is that we prepare a schedule to give them notice. He stated in year four, the Condominiums would have to do an inspection, and they would have to do that every ten to twelve years. He stated he would then give year five to get a cost estimate and budget for it, and then have them do the work in year six.

Mr. Ferrante stated his Condominium Association has 568 units, and he is in favor of the way Mr. Ebert has laid this out; however he asked that if they find the liability is a large number, would year five be sufficient. Mr. Ebert stated lines going under the buildings would probably not have damage. He stated he would anticipate that 15% of the laterals will fail; and out of those the vast majority would be broken clean outs that would need to be repaired. He stated where it could be a problem is where it transitions from a 4" to 6" which could be under a parking lot, and that would be more expensive as that would involve pavement restoration.

Mr. DeMuth asked if they could look at it now and do a quick assessment so they could let people know what the cost could be that they are looking at. Mr. Ebert stated it all depends on the age of the development; and an older developer would be one that is older than 1985. Mr. Watson stated that would include Rose Hollow. Mr. Ebert asked when they went from clay pipe to PVC, and Mr. Watson stated it was the late 1980s. Mr. Watson noted that there could be problems in developments where the sewer lines are run between the upstairs and downstairs units.

Mr. Grenier joined the meeting at this time.

Mr. Ebert stated with regard to the TOFA area, they could treat everyone in the Township the same and just make those in the TOFA service area go to the right-of-way but the question would be who would repair it between the right-of-way and the main in the TOFA area.

Mr. Ebert stated with regard to the Condominium Associations, if it were to be an excessive fee which created a hardship, they could put in a one-year extension that would require them to just do 50% one year and give them an additional year to do the rest.

Mr. Chirichella asked who would be inspecting the lines, and Ms. Kirk stated the homeowner would have to hire a master plumber. Mr. Ebert stated the video would then be submitted to the Township for someone they designate to review. Mr. DeMuth asked the average cost, and Mr. Ebert stated it will depend on the location of the line and the repairs required. Mr. Watson stated homeowners could purchase insurance from the Water Company. Mr. Ebert stated they could also purchase insurance from HomeServe. Mr. DeMuth stated if there was at least a sense of what this could cost, homeowners would then know what the risk is and the potential cost so that they could make plans. Mr. Ebert stated it would be done at the time you sell your home. He stated it would depend on the age on the home, and the number and location of clean outs. He stated if the clean outs are in a garden area, they have probably not been touched; however, if they have been mowed over for a number of years, they have probably been damaged. He stated it also depends on what they are made out of. Mr. Ebert stated at this point, they are just beginning discussion on this, and he will be presenting this to the Board of Supervisors on Wednesday.

Ms. Kirk asked if this is Statewide per DEP; and Mr. Ebert stated he cannot say that it is Statewide, but DEP is requiring this with every new Act 537 Plan. Ms. Kirk asked if DEP will reach out to the Realtors Association and put them on notice. She stated if you go to do a residential sale, they automatically have included inspections for termites, radon, etc. Mr. Ebert stated DEP will not reach out, and it will be a Township responsibility to do so. He stated normally there is a six-month education period. He stated most Township now have this so Realtors are very aware of it. Mr. Ebert stated Lower Makefield does not have a U and O process, so we will have to determine if it will be a Permit and what the enforcement process will be. Mr. Ebert stated the cost could be between \$500 to \$1,500 unless you have to go out to the road. Mr. Tyler stated if they scope it and everything is fine, you would be done. Mr. Ebert stated what he provided last month was a sample inspection form and sample Permit. He stated they would pick a time period of possibly two to three years that it would be good for.

#### Additional Comments by the Engineer

Mr. Ebert stated he is doing an EDU audit for the Township, and they will define how many EDUs there are that we should be charging for including how many are Residential and how many are Commercial, whether they bought the right capacity, and if we are charging the right amount. He stated we may be charging them one Connection Fee and one User Fee when we should be charging them for five or six. He stated they are going to be looking at the last eight quarters of water to determine this.

Mr. Watson stated there is a major problem at BrightFarms where they were told that they were allowed to drain the tanks into the sewer lines. Mr. Ebert asked how often they do this, and Mr. Hucklebridge stated at one point he believes they indicated they were doing it once a year. Mr. Tyler stated they could not dump it into the field, and Mr. Hucklebridge stated he believes that is what they were doing before he was here. Mr. Ebert stated he does not believe it is that much water. Mr. Tyler suggested that it be determined how much they are really dumping down the sewer. Mr. Watson stated it goes through Yardley Borough. Mr. Ebert stated he does not believe it is a lot of volume. Mr. Grenier asked if anything that is in it is regulated; however, that was not known. Mr. Hucklebridge stated they did go to Morrisville to get approval at the plant. Mr. Ebert stated they would have to apply to Morrisville in order to discharge it, and Mr. Hucklebridge stated that is what they did. Mr. Ebert stated Morrisville has many situations like this. Mr. Watson stated it would hit as an infiltration on the meters going in which would raise the rates and also throw the EDUs off no matter if it is once or twice a year. Mr. Ebert stated we are billed on a quarterly basis. Mr. Hucklebridge stated it will look like an infiltration. Mr. Watson stated they are on a well. Mr. Tyler asked how we are measuring what they are dumping down the sewer line if they are on well water. Mr. Hucklebridge stated they are charged a flat rate. Mr. Watson stated it goes through the Sandy Run meter to get into Yardley Borough. Mr. Ebert asked if it is a meaningful number, but this was not known. Mr. Ebert stated if it is 25,000 gallons he would not worry about it if they are doing it once or twice a year. Mr. Ebert stated the annual flow to Yardley is 838 million gallons so he would not worry about 25,000 gallons.

Mr. DeMuth suggested that someone go to BrightFarms and see the size of the tanks and ask what they are doing. Mr. Ebert stated the concern would be how frequently they are doing it since if they are doing it weekly, he would be worried.

Mr. Watson stated Morrisville indicated that BrightFarms needed to notify Morrisville when they were going to do it, and Lower Makefield has had no further involvement in this. Mr. Watson stated he would prefer that they tank it out rather than put it through the meter.

There was a short recess as the Authority went into Executive Session to discuss a legal matter.

## SOLICITOR'S REPORT

Ms. Kirk stated she circulated an e-mail to the Authority that she will not be present for the March meeting, and she will send someone in her place.

Ms. Kirk stated she had completed the Memorandum of Understanding with Ms. Middlemiss on acquiring the land; but when Mr. Hucklebridge presented it to Ms. Middlemiss, she had a change which was subsequently made. Mr. Hucklebridge stated he is still coordinating with Ms. Middlemiss to get it signed.

## OTHER BUSINESS

Mr. Ferrante asked for an update on the collection of the Accounts Receivables. Ms. Kirk stated they are doing well adding that in the last two weeks they have filed approximately twenty-five additional liens and the last grouping was close to \$50,000. Mr. Grenier suggested she discuss this during the presentation to the Board of Supervisors. Ms. Kirk stated initially they were going after those who were \$1,000 overdue, but now they are doing \$1,000 overdue or four quarters behind.

Mr. Grenier asked if there are any issues where people are legitimately not able to pay due to hardship; and Ms. Kirk stated the only time is if she gets notice of a bankruptcy filing, and that would depend on what the filing is. Ms. Kirk stated some of the people when they get notice of the lien will call the Township and set up a payment plan; however, if they do not follow the payment plan, we proceed with the lien, and then they have to pay in full. Mr. Grenier stated while it has not been four quarters since it happened, he was wondering if the Government shutdown had an impact. Ms. Kirk stated that has not come up. Mr. Ferrante noted it was only one month, and Mr. Grenier agreed.

Mr. Tyler asked that the Sewer Authority get a report next month from the Sewer Sub Committee that is looking at options with Morrisville, and Mr. Grenier agreed to provide that.

Mr. Ferrante stated he knows that Yardley Borough wants to come to a Sewer Authority meeting. Mr. Grenier stated with regard to Yardley, the Township had to put a number in the Budget to cover costs, and it has changed a few times. Mr. Watson stated he knows that Yardley is talking about starting on Letchworth Avenue down to the pump station to enlarge that. Mr. Grenier asked if there is a timeline and budget for that; however, Mr. Watson stated he was not given that information.

February 28, 2019

Sewer Authority – page 7 of 7

Mr. Hucklebridge stated he is looking for more information from Morrisville on their bills to the Township so they can be verified.

There being no further business, Mr. DeMuth moved, Mr. Ferrante seconded and it was unanimously carried to adjourn the meeting at 8:15 p.m.

Respectfully Submitted,



Scott Ferrante, Secretary