



Township of Spring Infrastructure Committee Meeting Minutes – March 1, 2022

The regularly scheduled public meeting of the Township of Spring Infrastructure Committee was called to order by Chairperson Ehrlich at 8:30 a.m. on Tuesday, March 1st, 2022, in the Public Meeting Room of the Township of Spring Administration Building, located at 2850 Windmill Road, Spring Township, Berks County, Pennsylvania. The following members were present: Sarah Ehrlich, Leroy Schannauer, and Paul Darrah. Bob Myer and Mike Kocher attended via teleconference. Also, in attendance were Jim Moll, Mary Burkholder, Jen Bensinger, Dan Becker Esq, David Randler, Chuck Frantz and Scott Sweigart of CZC Design, and Nick Price. Chris Hannum, Tori Morgan, and Matt Boggs of Entech Engineering attended via ZOOM.

Open to the Floor – None

Approval of Minutes

Motion to approve minutes of the January 18th, 2022 meeting was made by Mr. Schannauer, seconded by Mr. Darrah. Upon roll call, all committee members present voted affirmatively.
MOTION CARRIED

Entech Engineering Report

1) Wyomissing Interceptor Project

Mr. Hannum reported that the surveying is complete, and the design is underway. Last night at the Board of Supervisors Meeting, the Board authorized approval to apply for a grant, and, hopefully, the grant will fund some portion of this project. Mr. Darrah asked Mr. Hannum about the required time frame of the bid process. Mr. Hannum said that Entech will have the information they need within the next 120 days ready for bid and that the timing will depend upon the DEP permitting process and the planning process. Mr. Darrah stated that he has received calls from Wyomissing residents about the project and that the Township will need to speak with those residents.

Motion to amend the Agenda to include discussion on the FOG Program and take potential action was made by Ms. Ehrlich, seconded by Mr. Schannauer. Upon roll call, all committee members present voted affirmatively
MOTION CARRIED

2) FOG Program

Ms. Ehrlich requested that Ms. Morgan discuss the optional pieces in the estimated FOG Program pricing options provided to the Committee.

Entech Engineering Report (Continued)

2) FOG Program (Continued)

Ms. Morgan provided a brief overall description stating that the development of the FOG Program, using current Township information, creating the Ordinance, and getting the backbone set up for the program would cost the Township approximately \$16,000,00. The projected costs of the FOG Program are based on the Township having 232 food handling facilities in the Township. The ongoing Inspection Program will be part of the program, with the option of the sampling piece. The cost of the inspection portion of the program includes Entech Engineering performing the inspections for all of the food handling businesses in the Township. If the Township determined that they had the staff to assist with the inspection process, the cost would fluctuate. The add-on piece, the sampling portion; costs were determined utilizing a contracted recommended laboratory. Charges reflect the assumption that additional sampling of 25% of the food handling businesses in the Township will need to follow up with other samples and costs. Entech Engineering's administrative fees will cover showing the laboratory where to sample. Ms. Morgan explained that the unknown cost for the sampling piece is not included in the projected price, assuming that most of the 232 food handling facilities do not have sampling points; this will be a cost borne by the user, which could be a high cost to them.

Mr. Moll asked Ms. Morgan if a sampling point is a specific device or area explicitly installed for that purpose. Ms. Morgan stated it is not necessarily a device; it could be a sampling manhole or an oversized cleanout, something from which someone could take an oil and grease sample. Mr. Darrah stated that the previous Township employee who participated in the FOG Program had quite a few sampling points installed at the food handling businesses.

Ms. Morgan stated that for the greatest success in initiating a FOG Program, she strongly suggests that the Township starts with the inspection and education piece of the program first, establishing the benchmark for the facilities. When that part of the program is established, everyone understands the purpose and the reason for the program. After that, if needed, the Township would initiate a Sampling Program. Mr. Hannum stated that Ms. Morgan gave pricing on the worst-case scenario and that Entech does not necessarily need to do all the inspections. Entech can train or work with trained staff if the Township has the time and personnel. Ms. Morgan explained the breakdown if the Township decided to bill back the end-users for the total costs, including the FOG Program one-time development cost. Ms. Morgan said that if the Township would choose to go only with the inspection piece of the program, breaking it down based on 232 food handling businesses, Entech estimates the cost to be approximately \$134.00 per quarter per facility. If the Township decided to add a Sampling Program in addition to the Inspection Program, the costs would increase to \$228.00 per quarter. The cost could go up for the facility if they needed to add or modify a sampling point and required additional sampling.

Entech Engineering Report (Continued)

2) FOG Program (Continued)

Township billing of the facilities are not included in the pricing options. Entech will provide technical and billing information to whoever the Township chooses to develop the bills. Ms. Ehrlich questioned how the billing was done previously by the Township. Mr. Darrah said that the Township did the billing in-house.

Mr. Schannauer asked about the costs due to FOG issues the WWTP was experiencing. Mr. Darrah stated that costs are up to approximately $\frac{3}{4}$ of the price of the FOG Program and that the program will help the entire process at the plant.

Mr. Kocher questioned if the Township has data on the businesses that have sampling points for the potential optional sampling piece of the program. Mr. Darrah said that there is history in the Township's database. Ms. Morgan stated that as part of the program's initial development of the program's educational piece, Entech included a survey and inspection forms, creating an informational packet to share with all of the food handling facilities.

Motion to recommend that the Board of Supervisors authorize approval to implement the FOG Program at a one-time development cost of \$16,000.00 was made by Mr. Myer, seconded by Mr. Schannauer. Upon roll call, all committee members voted affirmatively.
MOTION CARRIED

Mr. Myer asked what other municipalities have their FOG Program run by Entech. Ms. Morgan stated that Entech runs the FOG Program in Palmer Township, Northampton County, PA. Entech recently assisted in developing a FOG Program for the City of Lebanon, and they will be creating a FOG Program for Bethlehem Township.

Ms. Morgan stated one of the most apparent benefits of an effective FOG Program is reducing the amount of sanitary sewer overflows in the system due to blockages from FOG, noting that the program would be a tremendous benefit to the community overall. Mr. Myer asked Mr. Darrah if he intended to have Entech run the program or have it done in-house. Mr. Darrah said that Entech would do some of the work, and the Township would do some of the work in-house. Mr. Darrah noted that he has the personnel from the Sewer Plant to do the in-house portion of the work when the program is set up and running.

Sewers –

1) Sewer Billing Relief- Wilshire Pool

Nick Price, President of the Association of Wilshire Pool, addressed the Committee requesting relief of sewer charges for the facility. After the initial sizeable sewer bill for the water used to fill the pool, Mr. Price requested relief from Wilshire's sewer bills from the 2-inch line. Mr. Price explained the process of needing to keep water running when the facility experiences leaks, normal evaporation from hot days, and daily use of the facility. Mr. Price stated that he had been involved with the Wilshire Pool for a few years, explaining that the facility has been through hard times.

Sewers – (Continued)

1) Sewer Billing Relief- Wilshire Pool (Continued)

Mr. Darrah asked if sewer relief was given by the Township before, as the Township does this for other community pools. Mr. Price stated that it has not been done previously and explained that the organization focused on different issues in the past.

Motion to recommend to the Board of Supervisors that the Township waive sewer fees based on water usage of the 2-inch line at the Wilshire Pool after the initial mid-May fill of approximately 220,000 gallons of water was made by Mr. Darrah, seconded by Mr. Schannauer. Upon roll call, Mr. Kocher and Mr. Myer abstained. Ms. Ehrlich voted yes. MOTION CARRIED 3-0-2.

2) Camelot Inn Sewer Connection

Chuck Frantz of C2C Design stated that Mr. Randler attended a Board of Supervisors Meeting a few months ago to introduce the parties interested in re-opening the Camelot Inn. C2C Design is looking at the feasibility of the Camelot Inn's sewer situation. One of the possibilities to obtain sewer service is to install a grinder pump and a low-pressure force main from the Camelot Inn towards Montello Road and connect them into the existing gravity system. Mr. Frantz stated that he anticipates the service would be only for the Camelot Inn and is looking for feedback or concerns from the Committee. Mr. Frantz asked if the Committee has any concerns about the potential alignment of the proposed location of the sewer lines, noting that the sewer lines would be approximately 1,100 feet long from the Camelot Inn to Montello Road.

Mr. Becker had the applicant confirm the location on Montello Road and that the applicant would remain in the right-of-way, not requiring easements. Mr. Becker asked that the applicant confirm that they are proposing to own the lines once they are installed and would be responsible for ongoing maintenance responsibilities, and to confirm with Mr. Darrah that the Township does have the capacity with the plant treatment and conveyance systems.

Mr. Moll asked about the use of the 2nd building on the property. Mr. Sweigart stated that the building is a vacant residential property. Mr. Moll questioned if there was a possibility in the future that the building would separate from the Inn, therefore resulting in two (2) different uses. Mr. Sweigart stated that it would be difficult to separate the two (2) parcels because all of the parking for the Camelot Inn is in front of the rancher. Mr. Moll had Mr. Sweigart confirm that even though the location has two (2) buildings, it would be one (1) entity with a lateral going to the Township's sewer system and that the Township would generate one (1) sewer bill.

The Committee discussed the different issues with running a line under the RR tracks and connections in the area. Mr. Moll suggested that if the Committee chooses to make a recommendation to find the proposed method of the sewer connection acceptable, to make the recommendation conditioned upon Township staff and the engineer review the proposal further to ensure that there is perhaps a more suitable option for the connection.

Sewers –(Continued)

2) Camelot Inn Sewer Connection (Continued)

Motion to recommend that Township staff and engineering review the proposed sewer connection for a potential more suitable option for the Camelot Inn before making a recommendation for approval of the proposed sewer connection to the Board of Supervisors was made by Mr. Darrah, seconded by Mr. Schannauer. Upon roll call, all Committee Members present voted affirmatively. MOTION CARRIED

3) Broadcasting Square Update-

a) West End of Broadcasting Square- Mr. Moll updated the Committee on plans that the Township received several years ago for the former Babies"R" Us location. The Board approved the Plan, but; the process did not proceed after COVID started. The applicant is required to satisfy the conditions set by the Board, including entering into an Improvements Agreement and posting funds. The project was to include the applicant moving the Panera Bread location from their existing location to where the Babies"R" Us location had been. The applicant has re-activated the process and met with Township staff to determine what is required to move the project forward. Mr. Moll said the applicant would submit a set of plans at the Final Plan stage of the process with any changes since the initially approved submittal. One of the changes that the Township is aware of is a proposed Outback Steakhouse in place of Panera Bread. One of the conditions previously set by Township requires the applicant to ensure that they have adequate sewer capacity for their proposal.

b) Chick-fil-A- Mr. Moll reviewed the Chick-fil-A proposal to change the existing building, and the main reason is for upgrades to the drive-through. It will change the size of the building and may change the amount of sewage generated at the site. The Board of Supervisors has approved the plans with several conditions, one of which is that the applicant demonstrates that they have the sewer capacity for the site.

c) East End of Broadcasting Square – Mr. Moll updated the Committee on the submittal status to demolish the unoccupied M&T Bank and replace the building with a larger facility that would accommodate two (2) uses. The plans that the Township received did not specify what the proposed uses were for, noting that they may both be restaurants. Restaurants would change the sewage generation expected at that building, compared to low output from a bank. Parking impact and additional issues at this location are currently in the review process. The applicant went before the Planning Commission and the Board of Supervisors and was granted a waiver from going through the Township's Subdivision and Land Development process, being permitted to instead go through the process with Township staff as a building permit application. The Township will review everything required in the Subdivision and Land Development process, with one of the requirements is requiring adequate sewer capacity.

Sewers –(Continued)

3) Broadcasting Square Update (Continued)

Mr. Moll said that sewer capacity needs to be reviewed in all three (3) areas at Broadcasting Square and requested a meeting with Entech and Mr. Darrah. Mr. Hannum said that previous challenges with determining sewer capacity included what was distributed, transferred, and connected.

Mr. Kocher asked about the status of the Chuck E. Cheese property at Broadcasting Square. Mr. Moll said that the Township had received unofficial sketch plans from Chuck E. Cheese. Shortly after receiving the sketch plans, the owner and representatives of the shopping center discussed their thoughts with Township staff that the location would change to another use. They were not aware that Chuck E. Cheese had submitted plans to the Township. Mr. Darrah noted that Chuck E. Cheese has filed for bankruptcy.

Public Works Director/WWTP Superintendent –

- 1) Final Clarifier Project-Mr. Darrah reported that the Final Clarifier Project would start next week; staff can start it now, as it is warmer and the clarifier is no longer frozen.
- 2) Spring Ridge Pump Station-Mr. Darrah reported that the Spring Ridge Pump Station Project is complete.
- 3) WWTP- Staff has been working on resolving grease issues with the fine screening. The representative who was in to do the yearly maintenance had several suggestions for staff and will speak with factory representatives to assist with clogging issues experienced, sometimes twice a week, which involves a lot of maintenance.

Streets and Stormwater –

1) 2022 Street Work Update

Mr. Darrah reported that the 2022 Road Projects are out to bid. The Township anticipates receiving the bids back in approximately two (2) weeks to submit to the Board of Supervisors for approval.

Mr. Myer asked for a status on Harvard Boulevard. Mr. Darrah said that he met with Scott Anderson a few weeks ago, and as soon as the bids are accepted for the 2022 road work, Mr. Darrah and Mr. Anderson would like to discuss how to proceed with the Committee and the Board of Supervisors.

Mr. Myer asked for the status of patch policy enforcement. Mr. Darrah reported he had received correspondence from UGI notifying the Township of approximately twenty (20) patches that UGI will repair. Mr. Darrah said that he and Ms. Bensinger would implement a tracking program in EnerGov and that staff from the WWTP would assist in monitoring the program. Mr. Myer stated that a few water patches near his residence had not been patched very well. Mr. Darrah noted that they are on the list for repair.

Streets and Stormwater – (Continued)

1) 2022 Street Work Update (Continued)

Mr. Darrah said that in the last three (3) weeks; the Township has experienced over twenty (20) water main breaks, noting that last week, four (4) water main breaks occurred in a single day. The staff has had to prioritize which break was the worse and let the water run in other areas where breaks occurred until they could repair it. Mr. Myer suggested that the Township speak to the PA American Water Company to inform them of what is happening and their responsibilities. Mr. Darrah said that he talked to the new Regional Manager, and he told Mr. Darrah that PA American Water Company has decided to re-do the entire main line on Burkey Drive.

Old Business-None

New Business- Election Day will be on May 17th, 2022.

The Infrastructure Committee will meet in Conference Room C if a meeting is needed on May 17th as the Meeting Room will be unavailable on Election Day.

Announcements – The next meeting is scheduled for Tuesday, March 15th, 2022 at 8:30 a.m.

Adjournment –*Motion to adjourn made by Mr. Darrah, seconded by Mr. Schannauer. There being no further business to discuss, Ms. Ehrlich adjourned the meeting at 10:10 a.m.*

Respectfully submitted,

Mary L Burkholder
Township Secretary