



# TOWNSHIP OF SPRING

BERKS COUNTY, PA

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## **Township of Spring Infrastructure Committee Meeting Minutes – May 3<sup>rd</sup>, 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, May 3<sup>rd</sup>, 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: Chairperson Sarah Ehrlich, Bob Myer, Paul Darrah, and Leroy Schannauer. Mike Kocher attended via teleconference. Also, in attendance were Mary Burkholder, Jen Bensinger, Jim Moll, Dan Becker-Esquire, and Matthew Boggs-Entech Engineering.

### **Approval of Minutes**

*Motion to approve the minutes of the April 5<sup>th</sup>, 2022 meeting with noted corrections was made by Mr. Myer, seconded by Mr. Darrah. Mr. Kocher abstained. Upon roll call, all committee members present voted affirmatively. MOTION CARRIED*

### **Open to the Floor** – None

### **Entech Engineering Report**

#### 1) Wyomissing Interceptor Project Update

Mr. Boggs stated that the project is in a holding pattern until the Township finds out if it successfully obtains the grant money from the LSA Grant. Mr. Boggs said that Entech had a pre-application meeting with the DEP and that Entech is anticipating submitting the permits at the end of the month.

#### 2) Reading Avenue Sewer Replacement Project

Mr. Boggs stated the project would replace one (1) section of sewer along Reading Avenue. Mr. Boggs noted that at a recent meeting with Mr. Darrah at the WWTP, they reviewed a spreadsheet prepared by Entech based on sewer video reviews. Mr. Boggs said that Entech recommends replacing a dozen sections of the sewer. Before putting the project out to bid, Entech is considering reviewing other areas and paving schedules to incorporate some of the different sewer sections needing replacement into the bid project. The construction cost estimate Entech prepared includes the replacement of only the one (1) section of the sewer; therefore, the Township is paying a premium for scheduling only three hundred (300) feet for replacement. If the Township were to replace a few other sections, the Township's mobilization price would be approximately the same as replacing one (1) section; therefore, it is more economical to replace more sewer lines. The cost to replace additional sewer lines will cost the Township more, but when you break it down per linear ft, the number per linear ft is less.

## **Entech Engineering Report (Continued)**

### **2) Reading Avenue Sewer Replacement Project (Continued)**

Mr. Moll confirmed with Mr. Boggs that the original project involved replacing the sewer line at the first block of Reading Avenue from West Wyomissing to West Lawn. Mr. Boggs reported that the other roads that Entech recommends for sewer line replacement are:

- Morwood Avenue
- Cecil Avenue
- Noble Street
- Highland Street
- Penn Avenue
- Woodside Avenue
- Intervilla Avenue
- Riegel Avenue
- Spring Street
- Park Avenue

Mr. Boggs said that Entech would contact the surveyors to determine their schedules for surveying, and he and Mr. Darrah will evaluate what additional areas to include in the project.

### **Sewers**

a) Broadcasting Square- Mr. Moll presented visuals of the various sewer projects in the area. Mr. Moll said that Entech Engineering has been compiling information and reviewing flow data from water meters to determine actual flows the Township receives, especially compared to what the particular areas have reserved for sewer capacity. The green lines on the sketch show the existing sanitary sewers that go through the site. The shaded pink areas are the current projects of interest.

1. Redevelopment West – Mr. Moll stated that this area was where the developer will re-develop at the former Babies "R"-Us location. (Orangetheory Fitness occupies part of the building.) The applicant's plan was previously approved, but the pandemic hit, and the project came to a halt. The applicant did not have the plans recorded or satisfy conditions set for plan approval. The applicant reactivated the plan, and will go to the Planning Commission for review, with one (1) change to the project. The applicant proposes putting an Outback Steakhouse in the location instead of a Panera Bread. The Planning Commission reviewed the proposal and approved the start of the planning process. The applicant has submitted their plans to the Township for review.
2. Redevelopment East-Mr. Moll said that the applicant is proposing to replace the M&T Bank building with a new larger structure that will house two (2) tenants. The tenants will not be "sit down" types of restaurants. The two (2) new tenants, MOD Pizza and Honeygrow will be located between Wendy's and Coastal Grille. Mr. Moll stated that the Planning Commission discussed the impact of this project on parking and traffic flow in the area, with this area being heavy with restaurants, noting that the type of restaurant seems to make a significant difference in the amount of sewer flow generated.

## **Sewers (Continued)**

### **a) Broadcasting Square(Continued)**

#### **3. Chick-fil-A**

Mr. Moll said that the applicant plans to replace the existing building with a new building with a slightly larger footprint, including a double drive-thru. The plan has conditional approval, including that the applicant shows sufficient sewer capacity in the location.

Mr. Boggs stated that Entech requested that Chick-fil-A provide the Township with the sewer flow expected with the building compared to other locations with the same footprint type. The information Chick-fil-A provided was from Delaware County, and the data reflects that their flows are less than the existing flows at the Wyomissing location. Mr. Boggs said that Entech requested water readings from the Delaware County location a year before changing their building to see the flow difference and then applying that flow increase to the Wyomissing location. Mr. Boggs said he anticipates a 10-20% increase. Mr. Boggs explained the typical fast-food restaurant flow differs from your "sit-down" restaurants, with fast-food restaurants having low flows, approximately 1,000 gallons a day, and "sit-down" restaurants typically have 4,000 gallons of flow per day. The sewer amount capacity allotted to the entire Broadcasting Square area is 70,000 gallons per day, and currently, the site uses approximately 55,000 gallons a day. Mr. Boggs stated he does not see an issue with sewer flow capacity with all three (3) projects connected. The Township will need to monitor the Outback Steakhouse's location and future tenants. If the three (3) additional pad sites would propose "sit-down" restaurants, they might use 70,000 gallons allotted for daily usage. Mr. Boggs said that Entech is investigating the area due to the additions getting close to Broadcasting Square's entire sewer capacity.

Mr. Boggs stated that Entech is reviewing the Tower Health Post-Acute Care location to look in the manholes because the plan shows that the sewer is leaving that location in two (2) different areas. Entech would like to verify the accuracy of that information. Mr. Boggs said he needs to determine how much flow is going to the Spring Ridge Pumping Station on the other side of S.R. 0422 and how much is flowing by gravity to look for possible hydraulic issues.

Mr. Moll said that the conditions were specific to the sanitary sewer in one (1) of the three (3) projects in Broadcasting Square. The Township intends to establish a policy where the Township will check the flows annually. Mr. Moll said that the Planning Commission would review all three (3) projects. This discussion completes the procedure of discussing sewer capacity before the Planning Commission's review.

Mr. Myer questioned where the flow goes from the Target area. Mr. Moll said the flow goes to the City of Reading through a different trunk line, not the Wyomissing Interceptor. Mr. Myer questioned where the sewage would flow if the developers developed the Tower Health area. Mr. Moll said an analysis of that area would need to occur if it were to be developed, noting that the Tower Health area would not be part of the 70,000-gallon capacity in the Broadcasting Square area. Mr. Boggs said that a section in the Act 537 Plan called Tupelhocken Limited notes 291 EDUs, a little less than 72,000 gallons daily. Mr. Boggs confirmed that this is separate from the Broadcasting Square flow and that the sewer flow would go to the City of Reading.

## **Sewers (Continued)**

### **b) Hofmann Tract Apartments**

Mr. Boggs stated that the planning module for the Hofmann Tract Apartments is approved. Of the 180 units, only 140 will connect until the Wyomissing Interceptor upgrade is complete due to conditions outlined in the Corrective Action Plan for the Wyomissing Interceptor. When the DEP receives the planning module for the Hofmann Tract Apartments and the Alcon Land Development Project, the intent is that the DEP will approve the Alcon Land Development Plan and the Corrective Action Plan. After the plans are submitted to the DEP, the Township will be able to submit the Wyomissing Interceptor permit for water quality management.

Mr. Boggs noted the extreme difficulty in receiving acknowledgment from the City of Reading that their sewers can accommodate the flow when the interceptor size increases. Mr. Becker explained the history of record-keeping and Municipal Agreement issues with the City of Reading. Mr. Moll said that the City of Reading had experienced a significant staff turnover, which added to the problem. Mr. Boggs noted that the planning module has a table of flows outlining the design, where it is now, and expectations for the future. The planning module has the signatures needed, but at this time, the Township still does not have a letter from the City of Reading stating that they have the capacity.

Mr. Becker stated the Township is attempting to ascertain how much capacity is on reserve per several existing agreements. The focus of the Hofmann Tract Project is that the City of Reading's line is a 30" line and that the Township is increasing from an 18" pipe to a 30" pipe.

Mr. Becker said that the possible issue with the Township increasing the line to a 30" is if the flow will go to the City of Reading faster and create issues in their collection system. The City of Reading has to sign off that this will not be a problem. Mr. Becker stated that the Township's position is that the additional capacity will not significantly affect the City of Reading.

### **c) Learning Experience Daycare**

Mr. Moll stated that the Township had received a plan for a two (2)-story building, the Learning Experience Daycare at 3 Meridian Boulevard. The daycare will accommodate 140 children and 23 adults. The Township has approved the Tentative Plan and is working on flow data. Mr. Boggs discussed flow information and capacity in records provided by Mr. Moll, noting that daycares have an approximate flow of 3,000 gallons daily.

### **d) Alcon Land Development**

Mr. Boggs stated that sewage flow from Alcon will go through the Wyomissing Interceptor. Entech incorporated the Wyomissing Interceptor upgrade into the planning module provided by the applicant. The applicant advertised the planning module's required thirty (30) day notice. After the thirty (30) days expires, the Township will address any comments received. Mr. Boggs explained that the Township should, at the time, provide a memo explaining if the Township received comments. After approval from the Township, Entech will send the planning module to the DEP for final approval.

### **Public Works Director/WWTP Superintendent**

- a) Spring Ridge Pump Station- Mr. Darrah reported final landscaping is underway, and the project is complete.
- b) Final Clarifier- Mr. Darrah said paving was done last week, and the base paving will sit until next week. Mr. Darrah noted that staff should contact the landscaper to put protective matting down due to the amount of rain forecasted for this Friday, noting that recent rain has washed away some of the landscaping. Before the startup of the Clarifier, Mr. Darrah said that staff looked over the area and diverted a catastrophe by discovering a few thousand loose bolts. Staff notified PSI to come back and tighten the bolts, resolving the issue.
- c) WWTP-Mr. Darrah said that the WWTP has been operating reasonably well. He has been working with Entech on upcoming projects for the WWTP. Mr. Darrah noted that work would need to be done on the Supernate Line, noting that supernate takes the clear water off the sludge tank and adds it back to the plant.
- d) West Lawn Interceptor Metering Project-Mr. Darrah said ADS Environmental Services had scheduled a kick-off meeting and anticipates installing the meters next week.

### **Streets and Storm Water**

Mr. Darrah reported that the Board of Supervisors approved the 2022 Streets Project at the last meeting. The roadwork will cost \$1,325,842.54, approximately \$125,000.00 more than anticipated. H &K Group, Inc. is awarded the bid, and the deadline to complete the work is July 15th, 2022.

Mr. Becker stated Mr. Myer asked him if he met with UGI, and he said he did not recall the proposed meeting. Mr. Kocher noted that to his recollection, he believes that Township representatives, including Mr. Becker, were going to meet with UGI. Mr. Darrah said he has been working with UGI frequently and is pleased with their work and the upcoming work they will be doing in the Township. Mr. Darrah noted that some of the open items UGI did not address last year were because they knew they would be returning to do more work this year. Mr. Myer asked if UGI would follow the Township's new policy for road patchwork. Mr. Darrah stated that UGI would follow the Township's procedure in all areas of the Township. Mr. Becker apologized and asked if staff and UGI needed to meet. Mr. Darrah stated he would investigate if a meeting is necessary and notify everyone in two (2) weeks.

**Old Business-** No Report

**New Business-** No Report

**Announcements** - The next meeting is scheduled for May 17<sup>th</sup>, which is Election Day. The meeting will be held in Conference Room C.

**Adjournment** – *Motion to adjourn was made by Mr. Darrah, seconded by Mr. Myer. There being no further business to discuss, Chairperson Ehrlich adjourned the meeting at 9:33 a.m.*

Respectfully submitted,



Mary L Burkholder  
Township Secretary