

Weaverland Valley Authority

4610 Division Highway
East Earl, PA 17519
office@weaverlandvalleyauthority.org
(717)354-5593 ext. 29

REGIONAL WWTF AND COLLECTION/CONVEYANCE SYSTEM PROJECT PUBLIC MEETING INFORMATION JUNE 4, 2022 AND JUNE 7, 2022

Project Overview

- The 2015 Borough of Terre Hill and East Earl Township Joint Act 537 Sewage Facilities Plan identified several areas within East Earl Township as “Needs Areas” for public sanitary sewer service.
- In 2016, the Weaverland Valley Authority (WVA) was formed combining the sanitary sewer and water assets from Terre Hill Borough, East Earl Sewer Authority and Blue Ball Water Authority.
- In 2021, the WVA completed the design and permitting for the construction of a low pressure sewer extension, gravity sewer extension, and regional wastewater treatment facility (WWTF).
- WVA secured funding for the project through a 40 year United States Department of Agriculture (USDA) Rural Development Funds amortized loan.
- The construction project includes five separate contracts. HRI, Inc. (HRI) was the low bidder for Contract #2 and is responsible for construction of the sanitary sewer collection and conveyance system at a cost of approximately \$9.94M.
- As the schedule currently stands, the project is to be substantially complete by August 28 2023 with final completion by February 25, 2024. Residents will begin to be connected to the collection system after the project is substantially complete and after the WWTF is operational.
- Each property in the project area with a principal dwelling within 150-feet of the public right-of-way will be required to connect to the system.
- The project includes gravity and low pressure sanitary sewer lines. Grinder pumping stations and low pressure laterals will be installed where the sewer line in the street is a low pressure line near the residence. Where the sewer lines are gravity lines, a property may be served by either a grinder pumping station or a gravity lateral, depending on the slope of the property.
- After HRI completes the installation and testing of the sanitary sewer facilities, East Earl Township will issue connection notices to property owners. Property owners will have 60 days to connect to the collection and conveyance system upon receipt of the connection notices. Connection notices cannot be sent to property owners until the new WWTF is constructed, tested and operational. A separate construction contractor is completing the WWTF construction and substantial completion for that contract is August 28, 2023.
- Grinder pumping facilities will be the property of WVA and any future maintenance or repair required for the grinder pumping facilities will be the responsibility of WVA.

WVA's Responsibilities

- The contractor will install all of the sewer lines, manholes, and appurtenances within the public rights-of-way. The contract documents require construction to be completed via open cut.

- For sections of the sanitary sewer collection system that require gravity service, the contractor will install the facilities within the public road right-of-way including property sanitary sewer laterals and test tees.
- For sections of the sanitary sewer collection system that require low pressure service, the contractor will install the facilities within the public right-of-way as well as the sanitary sewer lateral, grinder pumping station, and post mounted control panel. Individual property low pressure sewer laterals will be provided from the public right-of-way onto private property up to a length of 150-feet from the public right-of-way. If a property owner chooses to locate the grinder pumping basin more than 150 feet from the public right-of-way centered on the low pressure lateral, the property owner will be required to reimburse the Authority \$38.00 per linear foot, which is the contract unit price for low pressure laterals. The grinder pumping unit control panel must face the grinder pumping basin and be in close proximity to the basin. The grinder pumping basin consists of a 3-foot diameter, 8-foot deep fiberglass basin.
- The contractor will install the electrical connection between the control panel and the grinder pump. The property owner will provide the electric feed from the house to the control panel. The required amperage of the circuit from the house will be provided to the property owners as part of future correspondence. Since this project is USDA funded, the Authority must accept multiple grinder pump facility manufacturers, so the exact required electrical requirements are not yet known.
- The contractor will complete all restoration of openings/trenches of the sanitary sewer facilities, including the installation of laterals, grinder pump facilities, and post mounted control panels.
- The contractor will connect the electrical source from the control panel to the grinder pumping station junction box and all associated wiring between the control panel and the grinder pumping station.

Property Owner's Responsibilities

- Choose location of the sanitary sewer lateral connection and grinder pumping station (if applicable). WVA will provide property owners with location stakes during construction for the property owner to determine the location of the lateral, the grinder pumping station basin and the control panel. WVA can assist property owners with the facility locations.
- Provide WVA with an executed Sewer Easement Agreement (Grinder Pump and Lateral Sewer) to allow WVA and the contractor to access the property for installation of the sewer facilities, and future access for WVA for maintenance, repair and inspection purposes.
- Provide electric feed to the control panel location after the Authority issues a Notice to Connect. WVA requires separate feed lines be installed for the pump and the pump alarm. Property owners will need to obtain a permit for the electrical connection. East Earl Township will pay the associated electrical permit and inspection fee. Again, since this project is USDA funded, the Authority must accept multiple grinder pump facility manufacturers, so the exact required electrical requirements are not yet known.
- Construct the connection from the existing on-lot sewer system to the gravity lateral connection or the grinder pumping station basin as applicable to your property. The connection to the grinder pumping station must consist of a 4-inch Schedule 40 PVC connection and the work can be completed by any competent plumber, contractor, or property owner. The property owner will need to core drill the grinder pumping station basin at the appropriate location and depth. WVA will provide the property owners with the necessary "boot" to facilitate the gravity sewer connection to the grinder pumping station basin when the sewer connection permit is issued by WVA.

- All work must be completed in accordance with WVA's specifications and must be inspected by WVA.
- Abandon all existing septic tanks and on-lot sewer systems in accordance with East Earl Township requirements.
- Following installation of the grinder pumping station, the operation and proper maintenance of the grinder pumping station and all its associated equipment, including the lateral from the grinder pumping station to the public right-of-way, shall remain the responsibility of WVA. The construction contract requires HRI to warrant all sewer facilities it installs to be free from defects in materials and workmanship for one year after startup of the station.

Property Owner's Costs

- Property owners pay the tapping fee to WVA in the amount of \$6,550.00 per Equivalent Dwelling Unit (EDU) at the time of sewer permit issuance. A single-family dwelling constitutes 1 EDU. For non-residential customers, or properties with multiple uses or dwellings, additional EDU's may be assessed in accordance with existing WVA requirements.
- Quarterly user fees will commence when the sanitary sewer connection is made. 60 days after the Notice to Connect is issued, WVA will begin to assess user fees to the property, regardless of whether the property is connected to the WVA sewer system or not. The current quarterly user fee is a flat rate charge of \$280.00 per EDU.

**WEAVERLAND VALLEY AUTHORITY
REGIONAL WWTF AND COLLECTION/CONVEYANCE PROJECT**

4610 Division Highway
East Earl, PA 17519
(717) 354-5593 x29 (phone)

RESIDENT COMMENT FORM

Name: _____

Property Address: _____

Phone: _____

Date of Comment (Date comment/damage noted): _____

Contractor: _____

Nature of Comment: _____

Signature: _____

Form may be mailed or delivered to the Authority or Resident Inspector for the Authority

SEWER EASEMENT AGREEMENT
(GRINDER PUMP AND LATERAL SEWER)

KNOW ALL MEN BY THESE PRESENTS, that _____, with an address of _____, PA _____, (hereinafter called the “**GRANTOR**”) for and in consideration of the sum of One Dollar (\$1.00), in hand paid, and intending to be legally bound hereby, by these presents does hereby grant, convey, bargain and sell unto **WEAVERLAND VALLEY AUTHORITY**, a municipal authority, organized and existing under the laws of the Commonwealth of Pennsylvania, of 4610 Division Highway, Township of East Earl, County of Lancaster, Pennsylvania, (hereinafter called the “**GRANTEE**”), its successors and assigns, the free and uninterrupted perpetual right, use, liberty and privilege of reconstructing, repairing, inspecting, testing, maintaining, removing and relocating a sewerage grinder pump, electrical control panel and a lateral sewer leading from the grinder pump to the sewerage collection lines, on, upon, under and through **GRANTOR’s** property located at/along _____, East Earl Township, Lancaster, County, Pennsylvania bearing tax identification number 200-_____-0-0000 (hereinafter called the “**Property**”). The width of the easement or right-of-way herein granted for the installation and maintenance of the complete Authority grinder pump installation including the grinder pump tank, pump(s), lateral, cleanout, isolation valve, control panel and wiring from the control panel to the grinder pump tank, shall be ten (10) feet, being five (5) feet on each side of the lateral sewer line, as installed.

TOGETHER with free ingress, egress and regress to and for the said **GRANTEE**, its successors and assigns, and its agents or employees, on, over and through the Property (as limited in width as hereinbefore described), at all times and seasons forever hereafter, in order to reconstruct, repair, inspect, test, maintain, remove or relocate any sewerage grinder pump, sewer lateral line and the electrical control panel (wherever the latter is located on the Property).

The **GRANTOR** herein, as a covenant running with the land, for its successors and assigns, does covenant that no building, structure, fence, pool, fixed landscape features, or trees shall be erected or maintained within the width of the easement or right-of-way herein granted.

GRANTOR acknowledges and agrees that **GRANTEE**, its successors and assigns, shall not be liable for any damage to crops, fences, timber, buildings, structures or other fixed landscape features which may be suffered in the reconstruction, repair, inspection, maintenance, removal or relocation of any lateral sewer line, sewerage grinder pump, or electrical control panel, within the boundaries of the right-of-way or easement as described herein on the Property.

GRANTOR, by this instrument, releases and discharges **GRANTEE** from all claims or actions which **GRANTOR** may be entitled to assert under the provisions of the Eminent Domain Code or any other law relating to condemnation or otherwise by reason of the acquisition or taking of the right of way and easement described herein or by reason of the construction or

other work to be performed by **GRANTEE**, including without limitation indirect or consequential damages. The right of way and easement have been given and the consideration paid and accepted by **GRANTOR** in satisfaction of any condemnation proceeding brought, pending or hereafter to be instituted by **GRANTOR**.

IN WITNESS WHEREOF, these presents have been executed by the **GRANTOR** herein, under seal, this _____ day of _____ 20__.

Attest:

GRANTOR:

_____(SEAL)

_____(SEAL)

COMMONWEALTH OF PENNSYLVANIA)
) SS:
COUNTY OF LANCASTER)

ON THIS _____ day of _____, 20____, before me, the undersigned officer, personally appeared _____, known to me (or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged that _____ executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

Notary Public

Financial Resource Information

Pennvest Homeowner Septic Program: Offers assistance to eligible homeowners who need to repair or replace their individual on-lot septic system or connection to a public sewer system.

Contact Information:

Brian Stine, VP Senior Mortgage Operations Officer - NMLS ID#393058
American Bank
4029 West Tilghman Street
Allentown, PA 18104
Phone: 610.973.8117
Cell 610.730.4306
Fax: 610.289.4108
bstine@ambk.com

Loan Terms:

- Current owners / primary residence / 2nd lien position for maximum financing.
- Program is for repairs or replacements of existing septic systems or sewer laterals OR first-time connections to public sewer from existing homes. No "new home construction" sewage management is permitted.
- The Pennsylvania Housing Finance Agency (PHFA) makes the credit determination and services all loans. American Bank partners with PHFA to originate the loans and provide loan closings.
- NO WORK ON THE SEWAGE MANAGEMENT SYSTEM MAY BEGIN BEFORE THE LOAN CLOSES. No cash back to applicants.
- Rate 1.75% fixed for life of loan. 2.410 to 2.900% APR – depending on loan amount. See Loan Costs below. Annual Percentage Rate (APR) includes in the rate the closing costs financed over the life of the loan.
- Maximum loan amount is \$25,000 and the minimum is \$2,500.
- No prepayment charges.
- No property appraisals.
- Lien position must be 1st or 2nd lien to qualify for full \$25,000. 3rd lien position loans are limited to \$7,500 unless the first two liens were simultaneously originated for the purpose of buying the home. Additional qualifications apply.
- Property must be the owners' primary residence located in Pennsylvania.
- Applicants must own at least 50% of the home. If three or more people are on the deed, they are all owners, and PHFA may require owners to be removed for loan processing to continue.
- Home and septic system cannot be in a flood zone A or V. Private flood policies not permitted.
- Maximum debt to income ratio of 45%.
- Closings are handled in person or via phone / and Federal Express of settlement packages.
- Monthly repayment on a \$25,000 loan with a 20 -year term is \$123.53.

- Payment per \$1,000 financed: \$4.94 for each \$1,000 financed.
- Homeowners connecting to public sewer should apply for the loan 90-120 days prior to their mandated connection date, no earlier.
- Properties in Flood Zones are subject to added review and may be ineligible for Pennvest financing.

Loan Costs: Upfront Charges

Upfront Charges (Must be paid out of pocket by applicant. Will be retained by lender even if loan does not close. May be financed in the loan if it closes.):

- \$35 Credit report per applicant (2 applicants = \$60)
- \$10 Flood Search
- \$45 Title search
- TOTAL = \$90 or \$115 for joint applicants.

Loan Costs (charged on closed loans; may be financed in the loan):

- 5% Participant Compensation. (5% of base loan amount + closing costs). Example: 5% of \$25,000 = \$1,250.
- \$125 (estimate, actual charge may be higher) Recording fee and E-recording fee for mortgage filing.
- \$20 Notary Fees (non-financeable) – borrower to choose Notary.
- \$17.50 4506T – Tax transcript charge.
- \$105 Employment verification, per employer, if employer uses a fee-based third-party verification system. Dual income household minimum charge is \$210.
- \$65 Federal Express Fee(s).
- = Estimated at \$600 to \$1,900, depending on loan size, county recording charges, and employment verification charges.

Lancaster County Housing and Redevelopment Authority: Provides financial assistance to income eligible homeowner occupants of residential properties in Lancaster County who are required by a municipal mandate to make infrastructure improvements to their properties.

Contact Information:

Rebeca Santos
Lancaster County Redevelopment Authority
(717) 394-0793 ext 209
rsantos@lchra.com

Loan Terms:

- The interest rate is 0% and you do not have to make monthly payments. Funds are returned to the Redevelopment Authority at the time of sale, transfer of the property or refinancing for other than a lower interest rate or lesser term.
- Property owners must meet the eligibility requirements based on family size and income. Owners must occupy their residence year round and must own the property in fee simple title, (the deed must be in their name). The current homeowner must have owned the home for a minimum of two (2) years prior to initial interview. The maximum value of a home cannot exceed \$400,000.00.
- Maximum loan amount is \$24,999 and the minimum is \$5,000.
- Owners must carry homeowner's insurance on their property and have all real estate taxes paid current. An owner's liquid assets cannot exceed \$35,000 (unless over age 62) and properties must be located in Lancaster County, but outside of Lancaster City limits. The program also requires that owners must meet the minimum home equity amount based on the amount of rehabilitation needed. Manufactured homes are eligible only if the applicant is the owner of record of the property where the home is located. A separate program has been established to assist the owners of manufactured homes in leased land communities.
- A mortgage will be secured against the subject property.
- Mixed-use properties are not eligible for assistance. Investor-owners may apply for Rental Rehabilitation Program funds also through the Redevelopment Authority.
- Yes, the loan can be paid off sooner, but the deferred loan is intended to be repaid when the property is sold or ownership is transferred.

Income Limits:

Number of Persons per Household	80% Median Income (\$)
1 Person	46,500
2 Person	53,150
3 Person	59,800
4 Person	66,400
5 Person	71,750
6 Person	77,050
7 Person	82,350
8 Person	87,650

USDA – Section 504 Home Repair Program: Provides loans to very-low-income homeowners to repair, improve or modernize their homes or grants to elderly very-low-income homeowners to remove health and safety hazards.

Contact Information:

Bob Morgan, State Director
359 East Park Drive, Suite 4
Harrisburg, PA 17111-2747
Voice: (717) 237-2299
Fax: (855) 813-2864

Loan/Grant Terms:

- Be the homeowner and occupy the house
- Be unable to obtain affordable credit elsewhere
- Have a household income that does not exceed the very low limit by county.
- For grants, be age 62 or older and not be able to repay a repair loan
- Loans may be used to repair, improve or modernize homes or remove health and safety hazards
- Grants must be used to remove health and safety hazards
- Maximum loan is \$40,000
- Maximum grant is \$10,000
- Loans and grants can be combined for up to \$50,000 in assistance
- Loans are termed for 20 years
- Loan interest rate is fixed at 1%
- Full title service is required if the total outstanding balance on Section 504 loans is greater than \$25,000
- Grants have a lifetime limit of \$10,000
- Grants must be repaid if the property is sold in less than 3 years
- If applicants can repay part, but not all of the costs, applicants may be offered a loan and grant combination

Income Limits:

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
Grant Income	17450	19900	22400	24900	26900	30900	32900	32900
Very Low Income	41500	41500	41500	41500	54800	54800	54800	54800
Low Income	66400	66400	66400	66400	87650	87650	87650	87650
Moderate Income	95450	95450	95450	95450	126000	126000	126000	126000
38 Year Term	49800	49800	49800	49800	65750	65750	65750	65750

Additional Resources:

PA Housing Finance Agency - www.phfa.org

United Way of Lancaster County – www.uwlanc.org

PENNVEST HOMEOWNER SEPTIC PROGRAM

LOAN USES FOR QUALIFIED PENNSYLVANIA HOMEOWNERS

- Repair or replace an existing connection to public sewer **OR** an individual, on-lot sewage disposal system;
- Connect an existing home for the first time to public sewer.
- Pay for design, construction, permit and other related municipal costs.

TERMS

- Fixed interest rate for life of loan, currently as low as 1.75 percent [2.55% APR¹].
- Up to 20 years to repay the loan balance.

SAMPLE PAYMENTS

- Payment for a \$15,000 loan is \$75 monthly.¹
- Payment for a \$25,000 loan is \$124 monthly.¹

LEARN MORE

Call PHFA's Solution Center at **855-U-ARE-HOME** (855-827-3466) or visit **www.PHFA.org** to learn more about eligibility and view a list of participating lenders.

This low-cost loan is funded by PENNVEST and administered by the Pennsylvania Housing Finance Agency.

¹ Subject to credit approval and eligibility restrictions including loan use, property requirements, and owner occupancy. Interest rate quoted as of 1/1/2022. The APR is fixed for the term of the loan. Borrower pays origination and closing charges. Sample payments based on \$15,000 and \$25,000 loan examples have 20 year term and 240 payments. Total finance charge for a \$15,000 loan is \$3,869 and for a \$25,000 loan is \$5,727.



Tom Wolf, Governor

Robin Wiessmann, PHFA Executive Director & CEO

Brian Johnson, PENNVEST Executive Director