

PARADISE TOWNSHIP BOARD OF SUPERVISORS  
WORK SESSION MINUTES  
SEPTEMBER 8, 2021  
5:02 P.M.

PRESENT: Gary Konrath, Peter Gonze, Reda Briglia, Tina Transue, Jason Smith, of Hanover Engineering, and Solicitor Prevoznik.

Konrath called the work session to order at 5:00 p.m.

Mount Airy Casino Greenway Monitoring Report 2020

Dr. Frank Browne and Alicia Bateman, of F. X. Browne, Inc./Bogia Engineering, Inc., were present on behalf of Mount Airy #1, LLC to discuss the Mount Airy Greenway Monitoring Plan and Discharge Monitoring Report. Ms. Bateman distributed Mount Airy's response to review the Hanover Engineering comments from its review letter, dated June 30, 2021. Jason Smith, of Hanover Engineering, led the discussion by highlighting the points of response raised by Ms. Bateman's report:

1. **Treatment of invasive exotic species. This item is an ongoing, annual item.** -- Dr. Browne stated that Phragmites were observed during the macrophyte survey conducted on July 26, 2019 along the southern edge of the lake. The Glyphosate herbicide was applied at the rate of 1 gal/acre to the area on August 23, 2019, as indicated in the 2019 Annual Report. Both the 2020 and 2021 macrophyte surveys indicated that Phragmites have not returned to the area around the lake. Gonze questioned whether Mount Airy began its revegetation efforts which previous reports indicated were to have been started in either Spring or Fall of 2021. Mount Airy acknowledged that at the time of the meeting no planting had not yet begun, as confirmed by Dr. Browne.
2. **Bathymetric Survey of Lake** -- Ms. Bateman explained that detailed measurements of water depth and sediment depth of the lake were provided to highlight the area around the inlet with the most sediment accumulation. The sediment volume provided is for the whole lake. Additional sections for the entire lake are now provided with the Bathymetric map in Appendix H of the finalized 2020 Annual Report.
3. **Implementation of Discharge Management Plan** -- Dr. Browne stated that three gates were replaced in 2017. Dr. Browne also stated that the design for the replacement of Pond 16 outlets has been completed and Mount Airy is

currently hiring a contractor to perform the outlet updates. Dr. Browne introduced David Johns, Mount Airy Facilities Director, who explained that they have engaged a contractor to implement the plans and are currently waiting on pricing from the contractor. Mr. Johns stated that there is a material shortage at this time. Resident Edie Stevens asked if a permit was needed to do the aforementioned work to which Dave Osborn, LaBella Engineering, stated that neither DEP nor Monroe County Conservation District permits were needed. Mr. Smith concurred with Mr. Osborn's statement.

Dr. Browne stated that the draft Discharge Management Plan (DMP) recommended modifications to the outlet structure of Pond 16 to increase the amount of water that can be discharged to the stream. The design of the modifications to the Pond 16 outlet structure was completed in April 2021. Mount Airy is in the process of selecting a contractor to implement the plan. The DMP also recommends monitoring the results of the Pond 16 modification.

- 4. Installation of Greenway Lands boundary signage (proposed for 2017) --** The boundary signage was discussed as to the best interval to post the signs on the boundary of the property. Ms. Bateman distributed a map that shows where signs are currently posted and where they are recommending the additional conservation signs be posted. There was debate about whether the signs should be placed at a specific interval or if it would be more prudent to post the signs by line of sight. Mr. Smith noted that the sign interval and specifications were agreed to, formally, in the past and noted that the work had still not been completed consistent with the agreement.
- 5. Employee training related to operations and maintenance of the golf course and hotel/casino facilities. No trainings conducted in 2020, likely due to the COVID-19 Pandemic. --** Mr. Smith stated that conservation efforts on the golf course were satisfactory; however, it was the conservation effort for the rest of the hotel operations such as general maintenance, laundry, etc. that were in question. It was agreed that the golf course trainings would not be required based on their maintenance of the Audubon Certification status and other current activities and operations.
- 6. Development and implementation of an EMS plan - the golf course, hotel, and casino all have implemented many components of an EMS Plan, but a formal plan has not yet been developed and implemented. The 2020 Report lists many of the hotel management items that would be included as part of an EMS Plan. --** Mr. Osborn explained what is being done to implement the EMS Plan and that he is working with Mr. Johns to put the training that they are currently doing into a formal document for Township review. Mr. Smith noted that the EMS Plan should address all aspects of Mount Airy's activities.
- 7. WWTP Compliance – Awaiting PA DEP permit determination, which may require:**
  - a. A study to determine needs, and**
  - b. Implementation of plant upgrades.**

Dr. Browne stated that the NPDES Permit Renewal Application was submitted to the DEP on 4/28/17 and a Draft NPDES Permit was issued around 6/6/2017. A final NPDES permit has yet to be issued by the DEP. Dr. Browne stated that both he and Attorney Belardi contacted DEP to inquire about the NPDES Permit and was told that it is still in the legal department. Attorney Belardi stated that he would contact the DEP Solicitor to inquire again about the status of the NPDES Permit. There was discussion about WWTP upgrades/redesign that would be put into place once the final NPDES Permit was issued. Dr. Browne said that he would contact the WWTP operator to discuss issues related to non-compliance and improvements of operations.

**8. Compliance with all applicable laws and regulations, specifically the Dam Permit**

Dr. Browne stated they are being addressed. Dr. Browne explained that upcoming Pond 16 modifications will allow for higher flows to be discharged from the gates and reduce the potential of water flowing over the spillway. Dr. Browne also stated that many conditions of the Dam Permit are met by the lake and stream monitoring and evaluation by F.X. Browne, Inc. The annual Discharge Management Plan evaluates the collected data and provides recommendations on the design and operation of the outlet works. Dr. Browne stated that the condition 23 is an ongoing goal that is addressed in the annual Discharge Management Plan which provides yearly recommendations on how to best meet the permit criteria.

There was a discussion on future best practices to release cooler water into Forest Hills Run (FHR).

Dr. Browne stated that he should be able to finalize the 2020 Greenway Monitoring Report in two to three weeks.

**Mt. Airy Discharge Management Plan – Response to Jason Smith’s comments of September 7, 2021.**

The following conversation was also led by Jason Smith.

**1. What is the current status for Pond 16? Have the outlet structures been modified?**

Dr. Browne stated that no construction has begun as of 9/8/21.

**2. Have the outlet and pipe leading to the lower pond (Pond 14) been repaired?**

Dr. Browne explained that this was part of the Pond 16 modification. Ms. Bateman distributed Pond 16 Upgrade Final Conditions Plans to the Board.

**3. Do you feel it is possible to achieve the water quality standards for temperature in FHR 100% of the time by properly controlling the discharge from the tower (lower gate, and possibly middle gate)?**

Dr. Browne stated that in recent years, water temperatures exceeded the temperature standards at all stream stations (including the upstream station) at times throughout the year, indicating that warm water is entering the lake

and that Mount Airy is not fully responsible for the temperatures exceeding the stream temperature standard. Dr. Browne stated that they will evaluate the temperature in the stream in 2021 and 2022 and it may not be possible to meet the temperature criteria 100% of the time. There was discussion regarding the best way to meet the temperature criteria in the future.

**4. Are you looking at a modification to the tower to add a new gate at 8.5 meters siphon system or other? How did you arrive at 8.5 meters?**

Ms. Bateman stated that 8.5 meters is the depth of the bottom gate which at this time is not operable. Konrath asked if there was any data on how long you could pull water from the bottom of the pond before the cold water runs out. Ms. Bateman stated that she had looked at that and stated that she believed you could theoretically pull cold water from the bottom for approximately two months, noting that there has not been a formal study that considers thermodynamics during such a period of summer drawdown.

Adjournment

Konrath adjourned the work session at 6:03 p.m.

Respectfully submitted,

Tina Transue  
Secretary