



## AGENDA

August 26, 2025  
7:30 p.m.

		Packet Page #
I.	Call to Order	
II.	Approval of Minutes: July 22, 2025	2
III.	Approval of Payments: August 2025	4
IV.	Treasurer's Report	13
V.	2025 Township / Authority Bond Issue	
VI.	Authority Administration Reports	
	A. Clean Water, Inc. Monthly Report	21
	B. ARRO Consulting Monthly Report	23
	C. Authority Administrator's Report	48
	D. Public Works Department Report	49
VII.	Open Session	
VIII.	Next Meeting Date: September 23, 2025 ~ 7:30 p.m. ~ Virtual	
IX.	Adjournment	



## MEETING MINUTES

July 22, 2025

7:30 PM

**DRAFT**

In attendance: B. Watts, Chairman, R. Maas, Vice-Chairman, J. Shipe, Member, J. Samarco, Member, K. White, Member, G. Matthew Brown, P.E., DEE, Authority Administrator and David Schlott, Jr., P.E., ARRO Consulting, Inc.

The meeting was held in person at the Township Building, 140 Pottstown Pike, Chester Springs PA 19425

### **Call to Order**

B. Watts called the meeting to order at 7:30 p.m.

### **Approval of Minutes**

Draft minutes of the June 24, 2025 meeting were discussed. J. Shipe moved to approve the minutes as submitted. J. Samarco seconded. It was so moved.

### **Approval of Payments**

Following a brief discussion, J. Samarco moved to approve the payments for June 2025. R. Maas seconded. It was so moved.

### **Treasurer's Report**

Following a discussion and several questions, J. Samarco then made a motion to accept the balance sheet and the statement of revenue and expenses as submitted in good faith by the Township Treasurer. R. Maas seconded. It was so moved.

### **Dan O'Brien – RBC Capital Markets, LLC**

Dan O'Brien from RBC Capital Markets, LLC presented the details of the proposed 2025 General Obligation Bond of the Township. He discussed both the Township and Authority components of the borrowing and presented several options regarding the duration of the bond period. M. Brown noted the charter for the Authority would probably need to be extended as the Authority would need to continue to "exist" for the entire amortization period. After much discussion and questions, R. Maas moved to select an amortization period of 20 years or to match the Township's selected period. J. Samarco seconded. It was so moved. Dan O'Brien noted the Authority would need to formally act on the bond and authorize the execution of all necessary documents at the August meeting. M. Brown noted it would be a virtual meeting.

### **Authority Administration Reports**

M. Brown noted that all facilities were operating well and within permit. He provided a monthly update on land available for disposal and shared that he was continuing to monitor the opportunity in West Vincent Township. No change over the past month.

M. Brown noted that work was continuing on the planning and permitting process for the Senn Property. He noted that per the consultant, ARM, Inc., that 25,000 gpd of the site capacity could be permitted immediately and an additional 30,000 to 35,000 gpd could be permitted with some mitigation of fill areas on the site. He reviewed again the next steps to be undertaken to complete the planning and permitting components prior to closing on the property. The Sales Agreement stated they had to be completed by December 30, 2025.

M. Brown noted he had reached out again to the management company for the HOA responsible for the Frame Property (Reserve at Chester Springs), Parcel C. He asked to set a meeting to begin negotiations for the Township to purchase. He was still waiting on a response for an acceptable meeting date.

M. Brown provided an update on the Milford Farms project and reviewed the conclusion page of the recently completed Comprehensive Plan as it applied to the Authority. He mentioned again the update of the report outlining solar and wind power use at the Route 100 WWTF (Wastewater Treatment Facility).

Following several additional questions and a brief discussion on the reports, K. White made a motion to accept the Authority Administrators' Reports as submitted. R. Maas seconded. It was so moved.

### **Executive Session**

B. Watts called an Executive Session to discuss personnel issues at 8:42 p.m., adjourning at 8:58 p.m.

### **Open Session**

No member of the public was in attendance.

### **Next Meeting Date: August 26, 2025 - 7:30 p.m.**

B. Watts noted the date and time of the next meeting of the Authority. M. Brown noted that would be a virtual meeting.

### **Adjournment**

There being no further business to be brought before the Authority, J. Shipe made a motion to adjourn the meeting at 9:03 p.m. K. White seconded. It was so moved.

Respectfully submitted,

G. Matthew Brown, P.E., DEE  
Authority Administrator

Range of Checking Accts: MA MERIDIAN to MA MERIDIAN Range of Check Ids:  
Report Type: All Checks Report Format: Super Condensed Check Type: Computer: Y Manual: Y Dir Deposit: Y

Check #	Check Date	Vendor	Amount Paid	Reconciled/Void Ref Num
08/26/25	AQUAER	AQUA-AEROBIC SYSTEMS, INC.	2,436.72	3581
08/26/25	AQUAP010	AQUA PENNSYLVANIA	2,091.97	3581
08/26/25	ARROCO10	ARRO CONSULTING, INC.	6,456.73	3581
08/26/25	ATTMOBCC	AT&T MOBILITY	224.75	3581
08/26/25	ATTMOBIL	AT&T MOBILITY	51.52	3581
08/26/25	BUCKL010	BUCKLEY, BRION, MCGUIRE, MORRI	1,222.00	3581
08/26/25	CLEANWAT	CLEAN WATER, INC.	7,955.00	3581
08/26/25	COMM005	COMMONWEALTH OF PENNSYLVANIA	500.00	3581
08/26/25	DANBETHA	DAN BETHARD	410.00	3581
08/26/25	DECKM010	DECKMAN MOTOR & PUMP, INC	13,844.02	3581
08/26/25	EJUSA	EJ USA, INC.	17,988.12	3581
08/26/25	GREAT010	GREAT VALLEY LOCKSHOP	610.60	3581
08/26/25	INKS0010	INK'S DISPOSAL SERVICE, INC.	2,400.00	3581
08/26/25	MCGOV020	MCGOVERN ENVIRONMENTAL, LLC	10,456.97	3581
08/26/25	MELHIGGI	MELISSA HIGGINS	320.00	3581
08/26/25	MJREIDER	M. J. REIDER ASSOCIATES, INC.	5,851.20	3581
08/26/25	PEC00010	PECO	17,656.84	3581
08/26/25	PRED0010	PREDOC	7,958.31	3581
08/26/25	SOLITUDE	SOLITUDE LAKE MANAGEMENT	3,046.50	3581
08/26/25	STARPRIN	STAR PRINTING, INC	766.01	3581
08/26/25	TERREHIL	TERRE HILL CONCRETE PRODUCTS	350.00	3581
08/26/25	USABL020	USA BLUE BOOK	2,740.20	3581
08/26/25	VERIZFIO	VERIZON	1,307.03	3581

Report Totals	<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>
Checks:	23	0	106,644.49	0.00
Direct Deposit:	0	0	0.00	0.00
Total:	<u>23</u>	<u>0</u>	<u>106,644.49</u>	<u>0.00</u>

Batch Id: BABMAAS Batch Type: C Batch Date: 08/26/25 Checking Account: MA MERIDIAN G/L Credit: Expenditure G/L Credit  
Generate Direct Deposit: N

Check No.	Check Date	Vendor # Name	Payment Amt	Street 1 of Address to be printed on Check	Charge Account Description	Account Type	Status	Seq	Acct
PO #	Enc Date	Item Description							
	08/26/25	AQUAAER AQUA-AEROBIC SYSTEMS, INC.		PO BOX 71521					
25-01097	08/26/25	1 program eeprom de-ee-2	2,436.72	06-420-000-025	Maintenance & Repair	Expenditure	Aprv	1	1
			2,436.72						
	08/26/25	AQUAP010 AQUA PENNSYLVANIA		PO BOX 70279					
25-01122	08/26/25	1 381 little conestoga rd	24.16	06-409-000-037	Water	Expenditure	Aprv	91	1
25-01122	08/26/25	2 325 fellowship rd	1,276.40	06-409-000-037	Water	Expenditure	Aprv	92	1
25-01122	08/26/25	3 100 prescott dr unit a	22.47	06-409-000-037	Water	Expenditure	Aprv	93	1
25-01122	08/26/25	4 241 fellowship rd unit pump	22.47	06-409-000-037	Water	Expenditure	Aprv	94	1
25-01122	08/26/25	5 1120 sunderland e ave	22.47	06-409-000-037	Water	Expenditure	Aprv	95	1
25-01122	08/26/25	6 0000 meadow creek ln	22.47	06-409-000-037	Water	Expenditure	Aprv	96	1
25-01122	08/26/25	7 119 prescott dr	364.52	06-409-000-037	Water	Expenditure	Aprv	97	1
25-01122	08/26/25	8 528 walter ct	15.17	06-409-000-037	Water	Expenditure	Aprv	98	1
25-01122	08/26/25	9 2680 primrose ct	22.47	06-409-000-037	Water	Expenditure	Aprv	99	1
25-01122	08/26/25	10 111 dorothy ln	22.47	06-409-000-037	Water	Expenditure	Aprv	100	1
25-01122	08/26/25	11 658 collingwood ter unit a	65.51	06-409-000-037	Water	Expenditure	Aprv	101	1
25-01122	08/26/25	12 1 prospect hill blvd	65.51	06-409-000-037	Water	Expenditure	Aprv	102	1
25-01122	08/26/25	13 425 hemlock (eagle hunt) ln	65.51	06-409-000-037	Water	Expenditure	Aprv	103	1
25-01122	08/26/25	14 439 prescott dr unit pmpsta	22.47	06-409-000-037	Water	Expenditure	Aprv	104	1
25-01122	08/26/25	15 308 flagstone rd	21.91	06-409-000-037	Water	Expenditure	Aprv	105	1
25-01122	08/26/25	16 29 yarmouth ln	35.99	06-409-000-037	Water	Expenditure	Aprv	106	1
			2,091.97						
	08/26/25	ARROC010 ARRO CONSULTING, INC.		108 WEST AIRPORT ROAD					
25-01100	08/26/25	1 monthly services-july	6,254.98	06-408-000-000	Engineering Fees	Expenditure	Aprv	2	1
25-01100	08/26/25	2 eaglepoint pretr 00010270.73	201.75	06-408-000-000	Engineering Fees	Expenditure	Aprv	3	1
			6,456.73						
	08/26/25	ATTMOBCC AT&T MOBILITY		PO BOX 5085					
25-01101	08/26/25	1 rt100 wwtw wireless connect	224.75	06-409-000-032		Expenditure	Aprv	4	1



Check No.	Check Date	Vendor # Name	Payment Amt	Street 1 of Address to be printed on Check	Account Type	Status	Seq	Acct
PO #	Enc Date	Item Description		Charge Account Description				
25-01109	08/26/25	1 july monthly services	2,400.00	06-420-000-025 Maintenance & Repair	Expenditure	Aprv	16	1
			2,400.00					
	08/26/25	MCGOV020 MCGOVERN ENVIRONMENTAL, LLC		920 SOUTH BOLMAR STREET				
25-01111	08/26/25	1 rt100 wtp-trash can/tote	272.50	06-420-000-031 Pump & Haul	Expenditure	Aprv	29	1
25-01111	08/26/25	2 rt100 wtp-trash can/tote	272.50	06-420-000-031 Pump & Haul	Expenditure	Aprv	30	1
25-01111	08/26/25	3 eaglepointe - sludge	231.63	06-420-000-031 Pump & Haul	Expenditure	Aprv	31	1
25-01111	08/26/25	4 rt100 wtp-trash can/tote	272.50	06-420-000-031 Pump & Haul	Expenditure	Aprv	32	1
25-01113	08/26/25	1 eaglepointe-sludge	185.30	06-420-000-031 Pump & Haul	Expenditure	Aprv	34	1
25-01113	08/26/25	2 rt100 wtp-trash can/tote	272.50	06-420-000-031 Pump & Haul	Expenditure	Aprv	35	1
25-01113	08/26/25	3 rt100 /fellowship-sludge	5,420.07	06-420-000-031 Pump & Haul	Expenditure	Aprv	36	1
25-01113	08/26/25	4 rt100 wtp-trash can/tote	272.50	06-420-000-031 Pump & Haul	Expenditure	Aprv	37	1
25-01113	08/26/25	5 eaglepointe-sludge	426.19	06-420-000-031 Pump & Haul	Expenditure	Aprv	38	1
25-01113	08/26/25	6 eaglepointe-sludge	185.30	06-420-000-031 Pump & Haul	Expenditure	Aprv	39	1
25-01113	08/26/25	7 eaglepointe-sludge	277.95	06-420-000-031 Pump & Haul	Expenditure	Aprv	40	1
25-01113	08/26/25	8 eaglepointe-sludge & trip fee	247.98	06-420-000-031 Pump & Haul	Expenditure	Aprv	41	1
25-01113	08/26/25	9 rt100 wtp-trash can/tote	272.50	06-420-000-031 Pump & Haul	Expenditure	Aprv	42	1
25-01113	08/26/25	10 eaglepointe-sludge	231.63	06-420-000-031 Pump & Haul	Expenditure	Aprv	43	1
25-01113	08/26/25	11 eaglepointe-sludge	370.60	06-420-000-031 Pump & Haul	Expenditure	Aprv	44	1
25-01113	08/26/25	12 eaglepointe-sludge	138.98	06-420-000-031 Pump & Haul	Expenditure	Aprv	45	1
25-01113	08/20/25	13 lakeridge-load of waste water	833.84	06-420-000-031 Pump & Haul	Expenditure	Aprv	46	1
25-01113	08/26/25	14 rt100 wtp-grit/rag trash can	272.50	06-420-000-031 Pump & Haul	Expenditure	Aprv	47	1
			10,456.97					
	08/26/25	MELHIGGI MELISSA HIGGINS		20 MEADOW CREEK LANE				
25-01114	08/26/25	1 pumped septic tank	320.00	06-420-000-031 Pump & Haul	Expenditure	Aprv	48	1
			320.00					
	08/26/25	MJREIDER M. J. REIDER ASSOCIATES, INC.		107 ANGELICA STREET				
25-01110	08/26/25	1 st andrews brae-grab	25.95	06-420-000-030 Testing	Expenditure	Aprv	17	1
25-01110	08/26/25	2 rt100 wtp-infl/effl grab	129.95	06-420-000-030	Expenditure	Aprv	18	1

Check No.	Check Date	Vendor # Name	Payment Amt	Street 1 of Address to be printed on Check	Account Type	Status	Seq	Acct
PO #	Enc Date	Item Description		Charge Account Description				
25-01110	08/26/25	3 greenridge-infl/effl	129.95	Testing 06-420-000-030	Expenditure	Aprv	19	1
25-01110	08/26/25	4 saybrooke mw 1-3	964.90	Testing 06-420-000-030	Expenditure	Aprv	20	1
25-01110	08/26/25	5 lakeridge mw 5-8	1,114.90	Testing 06-420-000-030	Expenditure	Aprv	21	1
25-01110	08/26/25	6 eaglepointe mw 4-6	964.90	Testing 06-420-000-030	Expenditure	Aprv	22	1
25-01110	08/26/25	7 lakeridge infl/effl	129.95	Testing 06-420-000-030	Expenditure	Aprv	23	1
25-01110	08/26/25	8 marsh harbour mw 1-6	1,750.90	Testing 06-420-000-030	Expenditure	Aprv	24	1
25-01110	08/26/25	9 st andrews brae inf/eff/grab	231.95	Testing 06-420-000-030	Expenditure	Aprv	25	1
25-01110	08/26/25	10 saybrooke infl/effl	89.95	Testing 06-420-000-030	Expenditure	Aprv	26	1
25-01110	08/26/25	11 eaglepointe grab	93.95	Testing 06-420-000-030	Expenditure	Aprv	27	1
25-01110	08/26/25	12 eaglepointe infl/effl/grab	223.95	Testing 06-420-000-030	Expenditure	Aprv	28	1
				5,851.20				

08/26/25 PEC00010 PECO			SUMMARY BILL PROCESSING CENTER					
25-01115	08/26/25	1 0 yarmouth lane pump 2	83.48	06-409-000-036 Electric	Expenditure	Aprv	49	1
25-01115	08/26/25	2 0 hemlock ln pump-stn	104.69	06-409-000-036 Electric	Expenditure	Aprv	50	1
25-01115	08/26/25	3 0 milford rd & kristines wy	145.46	06-409-000-036 Electric	Expenditure	Aprv	51	1
25-01115	08/26/25	4 0 heron hill dr *lot 11	86.52	06-409-000-036 Electric	Expenditure	Aprv	52	1
25-01115	08/26/25	5 314a prescott dr	244.40	06-409-000-036 Electric	Expenditure	Aprv	53	1
25-01115	08/26/25	6 275 fellowship rd wtr trmt	7,572.32	06-409-000-036 Electric	Expenditure	Aprv	54	1
25-01115	08/26/25	7 0 kiloran-wynd dr *lot 40	179.73	06-409-000-036 Electric	Expenditure	Aprv	55	1
25-01115	08/26/25	8 301 pottstown pike control bld	165.07	06-409-000-036 Electric	Expenditure	Aprv	56	1
25-01115	08/26/25	9 44 st-andrews rd *rear sewer	51.29	06-409-000-036 Electric	Expenditure	Aprv	57	1
25-01115	08/26/25	10 304 fellowship rd pump station	148.10	06-409-000-036 Electric	Expenditure	Aprv	58	1
25-01115	08/26/25	11 8 meadow-creek ln swr pump	44.51	06-409-000-036 Electric	Expenditure	Aprv	59	1
25-01115	08/26/25	12 303 pottstown pk*controls	100.00	06-409-000-036 Electric	Expenditure	Aprv	60	1
25-01115	08/26/25	13 0 yarmouth ln pmp 1	52.76	06-409-000-036 Electric	Expenditure	Aprv	61	1
25-01115	08/26/25	14 55 pottstown pike sewerplt	591.39	06-409-000-036 Electric	Expenditure	Aprv	62	1

Check No.	Check Date	Vendor # Name	Payment Amt	Street 1 of Address to be printed on Check	Account Type	Status	Seq	Acct
PO #	Enc Date	Item Description		Charge Account Description				
25-01115	08/26/25	15 381 little-conestoga rd pump	236.46	06-409-000-036 Electric	Expenditure	Aprv	63	1
25-01115	08/26/25	16 0 flagstone rd swr plnt	909.00	06-409-000-036 Electric	Expenditure	Aprv	64	1
25-01115	08/26/25	17 415 fellowship rd pump-stprsp	417.97	06-409-000-036 Electric	Expenditure	Aprv	65	1
25-01115	08/26/25	18 0 park rd	1,364.93	06-409-000-036 Electric	Expenditure	Aprv	66	1
25-01115	08/26/25	19 711 dorian rd pmp sta	319.60	06-409-000-036 Electric	Expenditure	Aprv	67	1
25-01115	08/26/25	20 0 milford rd wtp cnt	44.81	06-409-000-036 Electric	Expenditure	Aprv	68	1
25-01115	08/26/25	21 0 dorlan dr	858.65	06-409-000-036 Electric	Expenditure	Aprv	69	1
25-01115	08/26/25	22 2679 primrose ct pump station	341.28	06-409-000-036 Electric	Expenditure	Aprv	70	1
25-01115	08/26/25	23 111 dorothy ln	105.14	06-409-000-036 Electric	Expenditure	Aprv	71	1
25-01115	08/26/25	24 2500 eagle-farms rd sewage pla	1,133.17	06-409-000-036 Electric	Expenditure	Aprv	72	1
25-01115	08/26/25	25 140 pottstown pike pmpsta 1	198.76	06-409-000-036 Electric	Expenditure	Aprv	73	1
25-01115	08/26/25	27 0 indian-springs dr pmp stn	224.48	06-409-000-036 Electric	Expenditure	Aprv	74	1
25-01115	08/26/25	28 0 yarmouth ln, plant	392.27	06-409-000-036 Electric	Expenditure	Aprv	75	1
25-01115	08/26/25	29 0 sunderland ave ser plnt	1,540.60	06-409-000-036 Electric	Expenditure	Aprv	76	1
			17,656.84					

08/26/25	PRED0010 PREDOC	14 CHRISEVYN LANE						
25-01116	08/26/25	1 rt100-backflow kit/pres reduce	2,580.52	06-420-000-025 Maintenance & Repair	Expenditure	Aprv	77	1
25-01116	08/26/25	2 304 fellow-pressure red device	1,149.14	06-420-000-025 Maintenance & Repair	Expenditure	Aprv	78	1
25-01116	08/26/25	3 361 park-press reduce device	1,235.25	06-420-000-025 Maintenance & Repair	Expenditure	Aprv	79	1
25-01116	08/26/25	4 saybrooke-jet beds	1,562.50	06-420-000-025 Maintenance & Repair	Expenditure	Aprv	80	1
25-01116	08/26/25	5 lakeridge-diagnose processor	356.25	06-420-000-025 Maintenance & Repair	Expenditure	Aprv	81	1
25-01116	08/26/25	6 heron hill-diagnose off float	1,074.65	06-420-000-025 Maintenance & Repair	Expenditure	Aprv	82	1
			7,958.31					

08/26/25	SOLITUDE SOLITUDE LAKE MANAGEMENT	1320 BROOKWOOD DRIVE						
25-01117	08/26/25	1 50% lagoon/algea/weed treatmen	3,046.50	06-420-000-032 Vegetation Management	Expenditure	Aprv	83	1
			3,046.50					

08/26/25	STARPRIN STAR PRINTING, INC	PO BOX 1537						
25-01112	08/26/25	1 q3 sewer print & mail costs	766.01	06-406-000-100	Expenditure	Aprv	33	1

Check No.	Check Date	Vendor #	Name	Payment Amt	Street 1 of Address to be printed on Check	Charge Account	Account Type	Status	Seq	Acct Description
<hr/>										
Utility Billing Costs										
				766.01						
<hr/>										
25-01118	08/26/25	TERREHIL TERRE HILL CONCRETE PRODUCTS		350.00	PO BOX 10	06-420-000-025	Expenditure	Aprv	84	1
		1 kiloran wyne plant lid			Maintenance & Repair					
				350.00						
<hr/>										
25-01119	08/26/25	USABL020 USA BLUE BOOK		1,411.48	PO BOX 9004	06-420-000-020	Expenditure	Aprv	85	1
		1 dry tec granular chlorine			Supplies					
25-01119	08/26/25	2 knock out h2s gas & odor		356.12	06-420-000-020	Expenditure	Aprv	86	1	
					Supplies					
25-01119	08/26/25	3 chlorination tablets		972.60	06-420-000-020	Expenditure	Aprv	87	1	
					Supplies					
				2,740.20						
<hr/>										
25-01120	08/26/25	VERIZFIO VERIZON		142.40	PO BOX 15124	06-409-000-032	Expenditure	Aprv	88	1
		1 ma-fios			Telephone					
25-01120	08/26/25	2 ma-telephone		1,164.63	06-409-000-032	Expenditure	Aprv	89	1	
					Telephone					
				1,307.03						
<hr/>										
Checks:		Count	23	Line Items	106	Amount	106,644.49			

There are NO errors or warnings in this listing.

Range of Checking Accts: MACAP F to MACAP F Range of Check Ids:  
Report Type: All Checks Report Format: Super Condensed Check Type: Computer: Y Manual: Y Dir Deposit: Y

Check #	Check Date	Vendor	Amount Paid	Reconciled/Void Ref Num
08/26/25		ARMGROUP ARM GROUP LLC	89,523.75	3582
08/26/25		ARROC010 ARRO CONSULTING, INC.	8,224.75	3582
08/26/25		ALMEI005 ALMEIDA & HUDAK LLC	69,749.00	3584

Report Totals	<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>
Checks:	3	0	167,497.50	0.00
Direct Deposit:	0	0	0.00	0.00
Total:	<u>3</u>	<u>0</u>	<u>167,497.50</u>	<u>0.00</u>

Range of Checking Accts: MACAP F to MACAP F Range of Check Ids:  
 Report Type: All Checks Report Format: Detail Check Type: Computer: Y Manual: Y Dir Deposit: Y

Check #	Check Date	Vendor	Amount Paid	Charge Account	Account Type	Reconciled/Void	Ref Num
PO #	Item	Description			Contract	Ref Seq	Acct
08/26/25 25-01098	1	ARMGROUP ARM GROUP LLC senn - land evaluation	51,492.86	07-483-000-135 Capital Construction - Senn	Expenditure Property		3582 1 1
25-01098	2	senn - land evaluation	28,070.14	07-483-000-135 Capital Construction - Senn	Expenditure Property		2 1
25-01098	3	senn - land evaluation	9,960.75	07-483-000-135 Capital Construction - Senn	Expenditure Property		3 1
			89,523.75				
08/26/25 25-01099	1	ARROC010 ARRO CONSULTING, INC. senn property prelim layout	1,653.00	07-483-000-135 Capital Construction - Senn	Expenditure Property		3582 4 1
25-01099	2	meadow creek sewer expansion	279.15	07-483-000-110 Capital Construction - Meadow Creek	Expenditure		5 1
25-01099	4	milford farms	5,215.85	07-483-000-100 Capital Construction - Milford Farms	Expenditure		6 1
25-01099	5	milford farms	1,076.75	07-483-000-100 Capital Construction - Milford Farms	Expenditure		7 1
			8,224.75				
08/26/25 25-01124	1	ALMEI005 ALMEIDA & HUDAK LLC pmt #4	69,749.00	07-483-000-100 Capital Construction - Milford Farms	Expenditure		3584 1 1

Report Totals	<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>
Checks:	<u>3</u>	<u>0</u>	<u>167,497.50</u>	<u>0.00</u>
Direct Deposit:	<u>0</u>	<u>0</u>	<u>0.00</u>	<u>0.00</u>
Total:	<u><u>3</u></u>	<u><u>0</u></u>	<u><u>167,497.50</u></u>	<u><u>0.00</u></u>

**Upper Uwchlan Township Municipal Authority**  
**Balance Sheet**  
**July 31, 2025**

**ASSETS**

<u>Cash</u>			
06-100-000-001	General checking - First Resource Bank	\$	169,511.40
06-100-000-003	Connection Fees - First Resource Bank		1,659,625.98
06-100-000-010	General Checking - Fulton Bank		-
06-100-000-015	General Checking - Meridian Bank		1,510,148.31
06-100-000-020	WIPP - Fulton Bank		-
06-100-000-025	WIPP - First Resource Bank		1,534,434.60
06-106-000-002	Connection Fees - Fulton Bank		-
	<b>Total Cash</b>		<b>4,873,720.29</b>
 <u>PSDLAF Investments:</u>			
06-109-000-003	CD Program		-
06-109-000-004	Full Flex		188.21
	<b>Total Investments</b>		<b>188.21</b>
 <u>Accounts Receivable</u>			
06-145-000-001	Usage Fees Receivable		337,877.59
06-145-000-002	Capital Assessment Receivable		
06-147-000-000	Misc Accounts Receivable		546.00
	<b>Total Accounts Receivable</b>		<b>338,423.59</b>
 <u>Other Current Assets</u>			
06-130-000-001	Due from MA Capital Fund		21,379.48
06-130-000-002	Due from UUT General Fund		-
06-130-000-003	Due from UUT Capital Fund		-
06-130-000-004	Due from Solid Waste Fund		-
06-130-000-005	Due from Stormwater Fund		-
06-130-000-006	Due from Sewer Fund		39.00
06-130-000-007	Due from Developer's Escrow		98,759.87
06-152-000-000	Undeposited Funds		-
06-155-000-000	Pre-Paid Expenses		-
06-155-000-010	Pre-Paid Attorney Fees		-
	<b>Total Other Current Assets</b>		<b>120,178.35</b>
 <u>Fixed Assets</u>			
06-162-000-001	Fixed Assets		-
06-162-000-050	Accumulated Depreciation		-
06-163-000-100	Phase II Construction Project (CIP)		-
	<b>Total Fixed Assets</b>		<b>-</b>
 <u>Other Long Term Assets</u>			
06-162-000-002	Excess Treatment Capacity		-
	<b>Total Other Long Term Assets</b>		<b>-</b>
	<b>Total Assets</b>	\$	<b>5,332,510.44</b>

**Upper Uwchlan Township Municipal Authority**  
**Balance Sheet**  
**July 31, 2025**

**LIABILITIES AND FUND BALANCE**

<u>Current Liabilities</u>		
06-200-000-020	Accounts Payable	-
06-230-000-010	Due to UUT General Fund	137,922.49
06-230-000-020	Due to UUT Capital Fund	-
06-230-000-021	Due to MA Capital Fund	-
06-230-000-030	Due to Solid Waste Fund	14,508.03
06-230-000-040	Due to Water Resource Protection Fund	(160.00)
06-230-000-050	Due to Sewer Fund	-
06-230-000-060	Due to Developer's Escrow Fund	340.00
06-230-000-070	Due to UUT Sewer Fund - 2019 Bonds	-
06-240-000-000	Accrued Expenses	-
06-241-000-100	Retainage on Phase II Construction Project	-
06-245-000-000	Due to Customers	275.00
	<b>Total Current Liabilities</b>	<b>152,885.52</b>
<u>Equity</u>		
06-272-000-001	Opening Bal Equity	753,500.35
06-272-000-002	Retained Earnings	3,611,581.03
	Current Period Net Income (Loss)	814,543.54
	<b>Total Equity</b>	<b>5,179,624.92</b>
	<b>Total Fund Balance</b>	<b>5,179,624.92</b>
	<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 5,332,510.44</b>

**Upper Uwchlan Township Municipal Authority**  
**Statement of Revenues and Expenditures**

**For the Period Ended July 31, 2025**

		Actual 2025 YTD	Budget 2025	% of Budget	Actual 2024	Budget 2024
<b>REVENUES</b>						
06-340-000-000	Interest Income	\$ 113,822.71	\$ 70,000.00	162.6%	\$ 127,523.21	\$ 70,000.00
06-365-000-000	Usage Fees Residential	1,557,187.61	2,750,000.00	56.6%	2,595,331.61	2,700,000.00
06-365-000-001	Usage Fees Commercial	66,862.28	100,000.00	66.9%	89,032.40	100,000.00
06-365-000-010	Connection Fees	98,759.87	600,000.00	16.5%	23,625.00	20,000.00
06-365-000-015	Sewer - resident refunds	-	-	0.0%	(380.00)	-
06-365-000-020	Connection Fees - Byers Road	-	-	0.0%	9,364.92	-
	Connection Fees - Milford Farms	-	275,000.00	0.0%	-	-
06-354-000-020	Grant revenue - State	-	-	0.0%	-	-
06-370-000-000	Misc revenue	-	1,000.00	0.0%	-	1,000.00
06-395-000-000	Refund of Prior Year Expenditures	500.00	-	0.0%	-	-
06-395-000-100	Transfer from Sewer Fund	-	-	0.0%	-	-
<b>TOTAL REVENUES</b>		<b>\$ 1,837,132.47</b>	<b>\$ 3,796,000.00</b>	<b>48.4%</b>	<b>\$ 2,844,497.14</b>	<b>\$ 2,891,000.00</b>
<b>EXPENDITURES</b>						
<u>General:</u>						
06-400-000-001	Administration - UUT	171,694.59	272,195.00	63.1%	314,750.66	290,000.00
06-400-000-002	Authority Administrative Expense - ARRO	-	-	0.0%	-	-
06-400-000-004	Authority Administrator - MB	52,763.15	100,000.00	52.8%	91,184.03	150,000.00
06-400-000-003	Professional Fees	-	5,000.00	0.0%	-	5,000.00
06-400-000-200	Admin Supplies	-	1,000.00	0.0%	179.18	1,000.00
06-400-000-341	Advertising	-	3,000.00	0.0%	917.21	3,000.00
06-400-000-352	Insurance - Liability	5,407.50	7,210.00	75.0%	6,076.80	6,077.00
06-400-000-355	Bank Fees	35.00	250.00	14.0%	1,805.81	2,000.00
06-402-000-450	Audit Fees	7,850.00	7,850.00	100.0%	7,150.00	7,500.00
06-404-000-000	Legal Fees	17,022.50	35,000.00	48.6%	26,108.50	25,000.00
06-406-000-100	Utility Billing Costs	2,721.99	10,000.00	27.2%	3,337.13	10,000.00
06-406-000-200	Utility Billing Postage	5,722.56	10,000.00	57.2%	7,710.83	5,000.00
06-408-000-000	Engineering Fees	57,113.26	175,000.00	32.6%	135,558.81	150,000.00
06-408-000-100	Reimbursable Engineering Fees	-	-	0.0%	-	-
		320,330.55	626,505.00	51.1%	594,778.96	654,577.00
<u>Building Expenses:</u>						
06-409-000-031	Lawn Care	1,583.64	5,000.00	31.7%	-	5,000.00
06-409-000-032	Telephone	10,870.10	17,500.00	62.1%	17,446.69	17,500.00
06-409-000-035	Insurance	21,796.50	29,062.00	75.0%	28,450.00	28,450.00
06-409-000-036	Electric	145,222.58	200,000.00	72.6%	226,046.29	200,000.00
06-409-000-037	Water	3,925.09	25,000.00	15.7%	28,900.96	20,000.00
06-409-000-052	Bldg Maint & Repair	3,341.01	5,000.00	66.8%	4,035.45	5,000.00
06-409-000-260	Building Supplies & Small Tools	3,966.88	5,000.00	79.3%	364.35	5,000.00
06-409-000-427	Waste Disposal	-	-	0.0%	-	-
		190,705.80	286,562.00	66.5%	305,243.74	280,950.00
<u>Operations:</u>						
06-420-000-020	Supplies	4,543.25	20,000.00	22.7%	1,957.75	20,000.00
06-420-000-022	Chemicals	3,774.26	10,000.00	37.7%	5,508.15	10,000.00
06-420-000-023	Propane and Fuel Oil	-	10,000.00	0.0%	1,620.16	10,000.00
06-420-000-025	Maintenance & Repair	66,618.47	175,000.00	38.1%	243,544.42	150,000.00
06-420-000-030	Testing	51,817.05	35,000.00	148.0%	88,729.50	35,000.00
06-420-000-031	Pump & Haul	103,888.19	125,000.00	83.1%	162,796.75	100,000.00
06-420-000-032	Vegetation Management	15,812.50	20,000.00	79.1%	27,951.10	15,000.00
06-420-000-035	Permits	5,745.00	15,000.00	38.3%	8,439.00	15,000.00
06-420-000-042	Dues and Memberships	-	2,500.00	0.0%	-	2,500.00
06-420-000-045	Contracted Services	99,983.11	175,000.00	57.1%	158,444.39	175,000.00
06-420-000-048	Misc expenses	570.00	10,000.00	5.7%	-	10,000.00
06-420-000-230	Gas and oil	1,322.80	-	0.0%	2,850.47	-
06-420-000-235	Vehicle Maintenance	-	2,000.00	0.0%	125.80	2,000.00
06-420-000-329	PA One Call	331.76	2,500.00	13.3%	1,075.86	2,500.00
		354,406.39	602,000.00	58.9%	703,043.35	547,000.00

**Upper Uwchlan Township Municipal Authority**  
**Statement of Revenues and Expenditures**

**For the Period Ended July 31, 2025**  
*(Continued)*

	Actual 2025 YTD	Budget 2025	% of Budget	Actual 2024	Budget 2024
<b>06-483-000-000 Capital:</b>					
06-483-000-000 Capital Repair	-	-	0.0%	-	-
06-483-000-100 Capital Construction	-	-	0.0%	-	-
06-493-000-083 Depreciation	-	-	0.0%	-	-
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
<b>Total Expenditures before Operations Agreement and Transfers</b>	<b>\$ 865,442.74</b>	<b>\$ 1,515,067.00</b>	<b>57.1%</b>	<b>\$ 1,603,066.05</b>	<b>\$ 1,482,527.00</b>
<b>Net Income before Operations Agreement and Transfers</b>	<b>\$ 971,689.73</b>	<b>\$ 2,280,933.00</b>	<b>42.6%</b>	<b>\$ 1,241,431.09</b>	<b>\$ 1,408,473.00</b>
<b>06-471-000-020 Other:</b>					
06-471-000-020 Operations Agreement Fee to UUT-2019 Bonds	101,591.70	239,344.00	0.0%	239,122.69	239,344.00
06-471-000-030 Operations Agreement Fee to UUT-2019A Bonds	55,554.49	334,475.00	16.6%	334,389.31	334,475.00
06-471-000-030 Operations Agreement Fee to UUT-2025 Bonds	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
	<b>157,146.19</b>	<b>873,819.00</b>	<b>18.0%</b>	<b>573,512.00</b>	<b>573,819.00</b>
<b>06-492-000-010 Transfer to Sewer Fund</b>	<b>-</b>	<b>-</b>	<b>0.0%</b>	<b>-</b>	<b>-</b>
<b>06-492-000-020 Transfer to Water Resource Protection Fund</b>	<b>-</b>	<b>-</b>	<b>0.0%</b>	<b>-</b>	<b>-</b>
<b>06-492-000-030 Transfer to UUT Capital Fund</b>	<b>-</b>	<b>-</b>	<b>0.0%</b>	<b>-</b>	<b>-</b>
<b>06-492-000-040 Transfer to MA Capital Fund</b>	<b>-</b>	<b>-</b>	<b>0.0%</b>	<b>-</b>	<b>-</b>
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
<b>TOTAL EXPENDITURES</b>	<b>\$ 1,022,588.93</b>	<b>\$ 2,388,886.00</b>	<b>42.8%</b>	<b>\$ 2,176,578.05</b>	<b>\$ 2,056,346.00</b>
<b>OPERATING INCOME</b>	<b>\$ 814,543.54</b>	<b>\$ 1,407,114.00</b>	<b>57.9%</b>	<b>\$ 667,919.09</b>	<b>\$ 834,654.00</b>

**Upper Uwchlan Township Municipal Authority**  
**Capital Fund**  
**Balance Sheet**  
**As of July 31, 2025**

**ASSETS**

	<u>Cash</u>	
07-100-000-001	General Checking - First Resource Bank	\$ 17,713.88
07-100-000-010	General Checking - Fulton Bank	-
07-110-000-100	Bond Proceeds - First Resource	<u>1,061,144.32</u>
	<b>Total Cash</b>	<b>1,078,858.20</b>
	<u>Other Current Assets</u>	
07-130-000-001	Due from MA Operating Fund	-
07-130-000-002	Due from UUT General Fund	-
07-130-000-003	Due from UUT Capital Fund	2,667.70
07-155-000-000	Pre-Paid Expenses	-
	<b>Total Other Current Assets</b>	<b>2,667.70</b>
	<u>Fixed Assets</u>	
06-162-000-001	Fixed Assets	3,024,959.10
06-162-000-050	Accumulated Depreciation	(1,230,886.14)
06-163-000-100	Phase II Construction Project (CIP)	<u>69,800.38</u>
	<b>Total Fixed Assets</b>	<b>1,863,873.34</b>
	<u>Other Long Term Assets</u>	
06-162-000-002	Excess Treatment Capacity	<u>1,649,293.24</u>
	<b>Total Other Long Term Assets</b>	<b>1,649,293.24</b>
	<b>Total Assets</b>	<b>\$ 4,594,692.48</b>

**LIABILITIES AND FUND BALANCE**

	<u>Current Liabilities</u>	
07-200-000-020	Accounts Payable	-
07-230-000-010	Due to MA Operating Fund	21,379.48
07-230-000-020	Due to UUT General Fund	-
07-230-000-030	Due to UUT Capital Fund	-
07-232-000-700	Due to UUT Sewer Fund	5,205,556.07
07-240-000-000	Accrued Expenses	-
	<b>Total Current Liabilities</b>	<b>5,226,935.55</b>
	<u>Equity</u>	
07-272-000-001	Retained Earnings	1,025,635.70
	Current Period Net Income (Loss)	(1,657,878.77)
	<b>Total Equity</b>	<b>(632,243.07)</b>
	Total Fund Balance	(632,243.07)
	<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 4,594,692.48</b>

**Note:** Upper Uwchlan Township has a cash balance in the amount of \$1,108,665 which represents the contribution made by Sunoco towards the Meadow Creek sewer project

**Upper Uwchlan Township Municipal Authority**

**Capital Fund**

**Statement of Revenues and Expenditures**

**For the Period Ended July 31, 2025**

		Actual 2025 YTD	Budget 2025	% of Budget	Actual 2024	Budget 2024
<b>REVENUES</b>						
07-340-000-000	Interest Income	\$ 53,530.99	\$ 60,000.00	89.2%	108,786.25	\$ 60,000.00
07-341-000-030	Grants - Misc	-	-	#DIV/0!	5,850.00	-
07-395-000-100	Transfer from MA Operating Fund	-	-	#DIV/0!	-	-
<b>TOTAL REVENUES</b>		<b>\$ 53,530.99</b>	<b>\$ 60,000.00</b>	<b>89.2%</b>	<b>\$ 114,636.25</b>	<b>\$ 60,000.00</b>
<b>EXPENDITURES</b>						
<i>General:</i>						
07-400-000-355	Bank Fees	80.00	-	#DIV/0!	75.45	1,000.00
07-420-000-010	Act 537 Updates	-	38,000.00	0.0%	-	38,000.00
07-420-000-020	UCC Code Updates	-	30,000.00	0.0%	-	30,000.00
07-420-000-048	Capital Equipment Shared with UUT	-	19,000.00	0.0%	-	19,000.00
07-420-000-050	Misc. Capital Purchases	55,931.98	35,000.00	159.8%	-	35,000.00
		56,011.98	122,000.00	45.9%	75.45	123,000.00
<i>Capital Construction</i>						
07-483-000-000	Capital Repair	-	-	#DIV/0!	-	-
07-483-000-100	Capital Construction - Milford Farms	1,513,889.12	700,000.00	216.3%	29,252.06	700,000.00
07-483-000-110	Capital Construction - Meadow Creek	20,327.60	750,000.00	2.7%	14,019.39	750,000.00
07-483-000-115	Capital Construction - Reserve at Eagle	-	-	#DIV/0!	-	-
07-483-000-120	Capital Construction - Eaglepointe	109.15	-	#DIV/0!	11,727.24	-
07-483-000-125	Capital Construction - Upland Farms	11,677.00	-	#DIV/0!	-	-
07-483-000-130	Capital Construction - Byers Road	-	785,000.00	0.0%	137,595.21	785,000.00
07-483-000-135	Capital Construction - Senn Property	-	52,460.00	0.0%	2,065,592.03	52,460.00
07-483-000-140	Capital Construction - Route 100	-	27,088.50	220.2%	-	12,300.00
07-483-000-150	Capital Construction - Marsh Harbour	-	10,000.00	0.0%	-	10,000.00
07-483-000-160	Capital Construction - St. Andrew's Brae	-	2,469.37	#DIV/0!	-	-
07-483-000-170	Capital Construction - Greenridge	34,057.50	-	#DIV/0!	-	-
07-483-000-180	Capital Construction - Lakeridge	-	6,708.37	#DIV/0!	29,900.00	-
07-483-000-185	Capital Construction - Windsor Ridge	-	29,718.17	#DIV/0!	-	-
07-483-000-190	Capital Construction - Saybrooke	-	9,353.00	#DIV/0!	10,850.00	-
07-483-000-195	Capital Construction - Byers Station	-	-	#DIV/0!	17,858.00	-
07-483-000-200	Capital Construction - Little Conestoga	-	-	#DIV/0!	-	-
07-493-000-083	Depreciation	-	-	#DIV/0!	-	-
		1,655,397.78	2,309,760.00	71.7%	2,316,793.93	2,309,760.00
<b>TOTAL EXPENDITURES</b>		<b>\$ 1,711,409.76</b>	<b>\$ 2,431,760.00</b>	<b>70.4%</b>	<b>\$ 2,316,869.38</b>	<b>\$ 2,432,760.00</b>
<b>OPERATING INCOME</b>						
		\$ (1,657,878.77)	\$ (2,371,760.00)	69.9%	\$ (2,202,233.13)	\$ (2,372,760.00)

**Upper Uwchlan Township Municipal Authority**  
**Sewer Billings**

*Month to Month Change in Receivables and Collections*

	July 2025	June 2025	Change
Receivable balance, beg of year	337,877.59	337,877.59	-
<b>Billings:</b>			
Calculated charges billed	1,972,603.80	1,333,020.45	639,583.35
Billing adjustments			-
Late payment penalty	47,880.26	47,901.16	(20.90)
Adjustments	(4,655.62)	(3,923.24)	(732.38)
	2,353,706.03	1,714,875.96	638,830.07
<b>Less:</b>			
<b>Collections*</b>	<b>1,627,088.01</b>	<b>1,381,076.22</b>	<b>(246,011.79)</b>
Receivable balance, month end	<u>726,618.02</u>	<u>333,799.74</u>	<u>392,818.28</u>

This report includes all sewer billings, not just delinquent accounts.

Upper Uwchlan Township Municipal Authority  
Sewer Billings

*Month to Month Change in Delinquent Accounts*  
(accounts that have had a balance in excess of \$380 for 2 or more quarters)

	7/31/2024	7/31/2025	6/30/2025	5/31/2025	3/31/2025	12/31/2024
Number of delinquent accounts	121	147	193	121	176	699
Total delinquent balance	\$ 134,591	\$ 167,879	\$ 201,103	\$ 142,488	\$ 194,269	\$ 298,354

**2025 Payment Schedule**

	<u>Bills Mailed</u>	<u>Payment Due</u>
First quarter	1/31/2025	3/1/2025
Second quarter	4/30/2025	5/31/2025
Third quarter	7/31/2025	8/31/2025
Fourth quarter	10/31/2025	11/30/2025

# **Clean Water, Inc.**

Phone 610-593-5710  
Fax 610-593-6311

170 Dallas St.  
Box 475  
Atglen, Pa. 19310

August 20, 2025

Upper Uwchlan Township Municipal Authority  
140 Pottstown Pike  
Chester Springs, PA 19425

RE: Report for the August 2025 meeting

Dear Authority,

Enclosed please find the monthly report that was submitted to the DEP on your behalf. The reports are for June, and the informational items are current.

## **Route 100**

We continue to spray and drip as conditions allow. The fields have been cut and harvested. Guessing we will have another cut late season. Predoc was out to swap out a bad decant valve for SBR 2. Solitude lake management was out to re-spray the big storage lagoon at Route 100. We also initiated the contract for next year. This will allow us to shorten the time between initial call and application. Unfortunately, according to them there is nothing preventative that can be done for planktonic algae.

## **Eaglepointe**

Plant is performing well. Had a DEP inspection here. Went ok; they may ding me for the unused filter having some vegetation in it. It's already been weed-eated. They inquired about the time line for decommissioning. I told them the survey crew was out to mark various points.

## **Marsh Harbour**

Spray continues as conditions allow. Lagoon level is fine. The fields were cut recently. DEP inspected here as well. It went fine. The Heron Hill pump station called out. There was a bad float. Had Predoc swap them all out.

## **Lakeridge**

Plant is running fine. Sludge was removed. We continue to struggle with the operating system. Aqua Aerobics have put a rush on the upgrade. The air valve for the unit was bad. A replacement was delivered.

**Saybrooke**

Plant is running just fine. Predoc was out to do the bed cleanings.

**Greenridge**

Drip is on-going. The field was cut and harvested.

**St. Andrews**

Plant is running fine. There were no operational issues to report.

Additional Information

Crop reports have been prepared and submitted. Copies will be provided for your records.

That is all for now, please reach out with any questions.

Respectfully,

Brian Norris



321 N. Furnace St  
Suite 200  
Birdsboro, PA 19508  
T 610.374.5285

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## MEMORANDUM

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TO: Upper Uwchlan Township Municipal Authority

FROM: David Schlott, Jr., P.E.

RE: Project Status Report

PROJECT NO.: 17000.00

DATE: August 21, 2025

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The following is the status of current wastewater projects within the Township, with the most recent activity at the bottom of each project summary. No action items unless stated at the end of each summary.

### **Byers Station**

**Village at Byers Station (5C), Lot #2, Commercial Parcel (2B):** On March 16, 2022, ARRO received Commercial Parcel (2B) land development drawings, prepared by Bohler, dated March 15, 2022, for Prosperity Property Investments, LLC. The latest commercial property layout consists of a 10,500 sf Daycare Center, a 6,000 sf Retail Store with four (4) smaller 1,800 sf Retails Stores, and a 1,820 sf Drive-thru Restaurant. ARRO is reviewing the sanitary sewer portion of the March 15, 2022, commercial land development drawings. On May 2, 2022, ARRO submitted comments to the sanitary sewer portion of the commercial land development drawings. ARRO reviewed the sanitary sewer portion of revised commercial land development drawings submitted May 25, 2022. ARRO prepared a July 5, 2022, letter with sanitary sewer review comments to the May 25, 2022, amended Final PRD plans. The Sewage Facilities Planning Module Component 3 with supporting flow calculations, Amended Final PRD Utility Plan and Project Narrative, dated November 23, 2022, were submitted to ARRO for review. On January 4, 2023, ARRO transmitted comments to the Sewage Facilities Planning Module Component 3, the Amended Final PRD Utility Plan and the Project Narrative. A pre-construction meeting was held at School House on September 19, 2024, to discuss the initial development activities for the Celebree School and Retail Building. ARRO reviewed the sanitary sewer shop drawings. Construction work started in early January 2025. Construction work continues during February 2025. Installation of the Celebree School and retail building sanitary sewer is complete except for the installation of the exterior grease trap. On May 12, 2025, ARRO provided information to the Authority Administrator and the Developer's counsel that there is 6,312 gpd of committed capacity remaining for the second half of Lot #2, Parcel 2B and the Developer is asking for an additional 443 gpd in capacity.

Nothing new to report.

**Byers Station (6C), Vantage Point (a.k.a. Fieldstone at Chester Springs):** The Developer's engineer submitted a request for 43 EDUs (9,500 gpd) of sanitary sewer capacity at the Route 100 WWTP facility. The Authority Administrator sent a February 20, 2018 letter to D. L. Howell stating there is sufficient capacity at the Route 100 WWTP facility for the proposed 9500 gpd from the project. ARRO reviewed the project's Sewage Facilities Planning Module (SFPM). The module shows a request for 45 EDUs (10,000 gpd) of sanitary sewer capacity. SFPM Component 3 Section G and J were signed.

The Pennsylvania Historical and Museum Commission clearance letter and Aqua water service letter have been received for the Sewage Facilities Planning Module (SFPM). On April 18, 2018, the Township forwarded SFPM Components 4B and 4C to the Chester County Planning Commission and Health Department. ARRO reviewed Land Development Plans, plotted April 6, 2018, and submitted an April 30, 2018 letter to the Township containing comments to the Plans. The SFPM is complete and a resolution to accept the document was placed on the Board of Supervisors' August 20, 2018 agenda. The SFPM application package was submitted to PADEP. ARRO prepared a September 6, 2018 sanitary sewer review letter to the latest Land Development Plans submitted by D.L. Howell, last revised August 13, 2018. ARRO received on December 5, 2018 the latest Land Development Plans, last revised November 30. ARRO will submit a sanitary sewer review letter the week of December 10. ARRO prepared and sent to the Township a December 14, 2018 sanitary sewer review letter to the December 5, 2018 Land Development Plans. ARRO received and reviewed the sanitary sewer portion of land development plans Revision No. 3, dated June 21, 2019. The plans show a dedicated sanitary sewer manhole in Byers Road to be installed when the Byers Road sewer extension project is constructed. ARRO prepared and sent a July 5, 2019 review comments letter to the Township. PADEP issued a July 23, 2019 with three (3) items missing from the submitted SFPM. The Authority sent PADEP an August 23, 2019 letter in response to PADEP's July 23, 2019 letter containing three comments to the project's SFPM. The UUT Board of Supervisors at its September 16, 2019 meeting executed the amended Tentative Approval Decision to permit Parcel 6C to be developed as a senior living facility. PADEP issued a November 7, 2019 letter approving the Official Plan revision for the construction of the 101-unit retirement living apartment unit at 10,100 gpd sewage volume. ARRO reviewed the latest revision to the Vantage Point Retirement Living land development plans, dated December 6, 2019. ARRO issued a January 6, 2020, review comments letter to the Township. ARRO is reviewing the latest revision to the Vantage Point Retirement Living land development plans, dated February 3, 2020. ARRO prepared a March 6, 2020 review comments letter regarding the latest revision to the Vantage Point Retirement Living land development plans, dated February 3, 2020. On March 16, 2022, ARRO received updated land development design drawings. ARRO is in the process of reviewing the drawings to confirm they address ARRO's March 6, 2020 comments. On March 16, 2022, ARRO received updated land development design drawings. ARRO is in the process of reviewing the drawings to confirm they address ARRO's March 6, 2020 comments. ARRO reviewed the updated land development design drawings and had further comments to the drawings, which were transmitted on April 21, 2022. ARRO prepared a May 24, 2022 letter to the Developer's engineer documenting sufficient capacity within the Route 100 Regional WWTP for the proposed development's 10,600 gpd flow. Furthermore, ARRO reviewed the revised Component 3 for the project. ARRO reviewed revised land development drawings and construction cost breakdown for the sanitary sewer portion of the project and submitted comments to the documents on June 15, 2022. ARRO reviewed and commented on the sanitary sewer portion of the July 8, 2022 land development drawing. ARRO is assisting the Developer's engineer with the PennDOT highway occupancy permit. ARRO is assisting the Developer's engineer with the PADEP Sewage Facilities Planning Module preparation. On September 13, 2022, ARRO participated in the project pre-construction meeting. ARRO reviewed and commented on the project's initial sanitary sewer shop drawings. On March 21, 2023, onsite sanitary sewer installation began. All onsite sanitary sewer mains and manholes were installed and the new insertion manhole in Byers Road was also installed along with the sewer main connecting the road and site manholes. Sanitary sewer mandrel testing and manhole vacuum testing is complete. During June 2024, ARRO completed a final review of installed sanitary sewer items, then recommended release of escrow for field-installed items. Submission of record drawings remains to be confirmed.

ARRO will review the sanitary sewer record drawings submitted by the Developer's engineer on March 18, 2025.

### **Eagle Hunt**

Nothing new to report.

### **Eaglepointe**

**Wastewater Treatment Plant:** ARRO is working on a plan to convert the Eaglepointe WWTP into a pretreatment facility before sending the effluent on to the Route 100 Regional WWTP for final treatment. It is proposed to design and construct an effluent pump station for a 2-inch force main. ARRO has laid out a preliminary force main route from the Eaglepointe WWTP to the proposed Byers Road sanitary sewer extension across Route 100. ARRO is in the process of preparing to apply for project H2O PA grant funding for the conversion of Eaglepointe to a pre-treatment facility that will send its effluent to the Route 100 Regional WWTP. The Authority will need to execute a resolution prepared by ARRO for the grant funding. On December 20, 2022, ARRO submitted the H2O PA grant funding application for the conversion of Eaglepointe to a pre-treatment facility that will send its effluent to the Route 100 Regional WWTP. At the request of Clean Water, ARRO prepared a statement for distribution by the Eaglepointe property owner to its tenant commercial companies to refrain from using ammonia disinfectants and cleaning products that are believed to have upset the treatment plant process. January 2024: Contacted Property Owner of the Acme Complex to initiate discussions of force main easement in order to have the converted WWTP convey to the new Byers Road Extension manhole. March 6, 2024: Met with Mr. Todd Dratch who represents the owner of the Acme Complex (Farm Works Realty, LLC). Discussed upcoming force main project, including path and use. August 14, 2024: Zoom call with Owner's representative (Todd Dratch) and he requested a sketch and to continue to try to convert 6 grinder pumps that serve various establishments into gravity drained service. ARRO is having additional survey done by a subconsultant on Seabolt Way between Ticonderoga Blvd and Simpson Dr for the proposed force main from a new effluent pump station within the WWTP site to an existing UUTMA manhole in the EPC LLC property adjacent to Seabolt Way.

The additional survey is done. ARRO is preparing the pump station and force main design drawings, which are expected to be complete and ready for review during the week of August 25, 2025. Pump station and force main design specifications will follow.

Once the final force main location is established, ARRO will work to conclude an easement agreement with Farm Works Realty for a sanitary sewer force main through the property to an existing UUTMA manhole in the EPC LLC property.

**DiLibero - Go-Wireless, Eagle Car Wash and Enterprise Rent-A-Car Sanitary Sewer Connection:** ARRO is conducting an evaluation of the wastewater treatment capacity and feasibility for connecting these three businesses to the Eaglepointe WWTP sanitary sewer system. ARRO completed the evaluation, including a piping layout and cost estimate, and it is now under internal review. On April 20, 2018 ARRO transmitted its sanitary sewer evaluation to Dilibero. ARRO has been responding to sanitary sewer related questions from Dilibero's sewer contractor. On March 7, 2019 ARRO transmitted the Authority's Eaglepointe sanitary sewer and easement drawings to Dilibero's engineer for use in preparing their sanitary sewer extension plans. Eagle Service Center is unwilling to consent to a sanitary sewer easement across its property. ARRO has prepared an alternative to an entirely gravity sewer design with a preliminary low-pressure force main design that crosses through the CarSense property in order to avoid the Eagle Service Center property. ARRO has communicated with the property owner's counsel and is preparing alternative sanitary sewer connection sketch designs for consideration. ARRO prepared an alternative sanitary sewer connection sketch design and on October 2, 2020 transmitted the sketch to the property owner and its counsel for consideration. On June 4, 2021 the Authority Administrator and ARRO met with the owner regarding this project. ARRO prepared an exhibit drawing showing proposed temporary and permanent sanitary sewer easements across both the Citadel Bank and Eagle Service Center lots. The exhibits were sent to the property owners for review. If the exhibits are accepted easement agreements will be prepared. ARRO attended a July 29, 2021 meeting with Eagle Retail Associates and the prospective future owner of Eaglepointe to discuss the proposed Dilibero sanitary sewer that will cross through the Eaglepointe lot containing Citadel Credit Union. ARRO prepared exhibit drawings showing temporary and permanent sanitary sewer easements across both the Citadel Credit Union and Eagle Service Center lots. Based on initial discussions some revisions were made and easement agreements will be drafted. At ARRO direction, surveyors will be conducting boundary survey the week of September 20, 2021 for both the Citadel Credit Union and

Eagle Service Center lots. Temporary and permanent easement plans and descriptions will be prepared by the surveyors for future easement agreements. Surveyors completed the boundary survey for both Citadel Credit Union and Eagle Service Center lots. Easement plans and descriptions were submitted to ARRO on October 7, 2021 for review. ARRO prepared comments to the documents and submitted them to the surveyors on October 20, 2021. Surveyors revised the easement documents and resubmitted them to ARRO. ARRO reviewed and forwarded the documents to the Authority solicitor on November 10, 2021 with a request to prepare a Deed for Sewer Easement for each the Citadel Credit Union and Eagle Service Center lots. The Authority solicitor prepared a Deed for Sewer Easement for both the Citadel Credit Union and Eagle Service Center lots. The documents are being reviewed by the property owners. A Deed for Sewer Easement for both the Citadel Credit Union and Eagle Service Center lots as prepared by the Authority solicitor was approved by each property owner and recorded in the Chester County Courthouse. Recorded documents were sent to each property owner by the solicitor on January 19, 2022. On March 16, 2022, ARRO received proposed sanitary sewer design drawings from the Developer's engineer. ARRO is in the process of reviewing the latest sanitary sewer drawings. ARRO is in the process of reviewing the latest sanitary sewer drawings. ARRO had a June 21, 2022 meeting at 37 Pottstown Pike with Synergy Environmental to discuss the possible discharge of treated groundwater remediation effluent to the Eaglepointe WWTP sanitary sewer system in lieu of the existing discharge to the Township stormwater system. On September 15, 2022, ARRO received updated sanitary sewer plans and the sanitary sewer facilities planning module application mailer for review. ARRO reviewed the September 15, 2022 updated sanitary sewer plans and the sanitary sewer facilities planning module application mailer and returned comments to the Developer's Engineer on October 11, 2022. Subsequently, the documents were revised by the Engineer and returned to ARRO, which were then reviewed and approved by ARRO with no further comments. ARRO was made aware that the Developer's Engineer submitted to PADEP the project's SFPM. ARRO reviewed the revised SFPM for the project, which now includes the property at 37 Pottstown Pike. After the Authority Administrator signed the SFPM, ARRO forwarded it back to the Developer's Engineer for submission to PADEP. PADEP sent a March 28, 2023, letter stating the project does not meet the definition of a subdivision; therefore, no planning modules are required. ARRO will advise the Developer that it needs to submit its insurance to the Township before starting any sanitary sewer installation work. ARRO conducted a pre-construction meeting on August 22, 2023 with Dilibero, Dilibero's contractor and easement property owners to discuss the timing of the sanitary sewer work in order to mitigate construction activities to existing businesses. October 2023: ARRO received and reviewed a revised construction plan. Work has not commenced. February 2024: ARRO discussed the project with the engineer Glen Kelczewski for an update. Dilibero is now interested in using low pressure force main to service their property. ARRO suggested a duplex grinder pump to service all three buildings. June 2024: Owner is seeking funding for the work, including inquiries with the Authority. July 2024: Owner stated the project is officially on-hold due to financing. September 2024: ARRO received updated design plan from Barry Dilibero and reviewed it for completeness. October 2024: ARRO provided updated design plan review in email on October 3, 2024. The design plans will now go to Township for permitting. The Developer submitted its Sewer Connection Permit Application and its final sewer connection design drawings. ARRO has reviewed the design drawings and submitted comments to the drawings back to the Developer.

On August 14, 2025, ARRO reviewed and approved the revised sewer connection design drawings. An approximate 5,000 lineal foot 2" force main will be directional drilled from a proposed duplex grinder pump station to a new sanitary manhole to be installed near Citadel Federal Credit Union. Notification and coordination with the owners who have granted easements will need to be completed. Also, a preconstruction meeting with all impacted property owners, the Developer and ARRO will need to be scheduled.

#### **Ewing Tract**

Nothing new to report.

#### **Fetters Farm Tract (a.k.a. Preserve at Marsh Creek)**

PADEP issued the WQM permit, dated November 25, 2019, for the low-pressure sanitary sewer with individual grinder pumps and for the upgrade to the Reserve at Eagle Pump Station No. 1 required as part of the project. McKee Group held a February 5, 2020 meeting with its engineers and contractor. Discussions included forthcoming designs for the piping between the Preserve drip fields and Upland Farms pump station, revisions to gravity sanitary sewer around Reserve at Eagle PS #1, and the Route 100 Regional WWTP Phase III expansion. McKee expects submission of the Phase III expansion design around May 2020, not March 2020 as stipulated in the Agreement for Expansion of the Route 100 Central WWTP. ARRO had a February 12, 2020 meeting with Keystone Engineering at the Reserve at Eagle PS #1 to discuss electrical revisions to the station in support of the upgrade necessary to carry McKee flows. ARRO continues reviewing the project's sanitary sewer materials shop drawings. Site contractor construction schedule shows start of sanitary sewer installation as the last week of February 2020. Site contractor started sanitary sewer installation on March 4, 2020. Site contractor suspended sanitary sewer installation work due to coronavirus restrictions. On May 1, 2020 Ebert Engineering submitted initial plans for the Reserve at Eagle Pump Station Upgrade. ARRO transmitted a May 12, 2020 email to Ebert Engineering with review comments to Reserve at Eagle Pump Station Upgrade plans. ARRO received an email from Ebert Engineering that the initial submission of the Upland Farms drip pump station upgrade and Fetter's site drip field design would be submitted during the week of May 25. On June 12, 2020 ARRO received from Ebert Engineering the initial submission of the Fetter's Tract Drip Disposal System Part II WQM Permit Application, Design Engineer's Report and Drip Disposal System design drawings issued for WQM review. ARRO is in the process of reviewing the documents. ARRO reviewed E. B. Walsh Utility Coordination drawings and Ebert Engineering revised low pressure sewer system drawings and issued June 17, 2020 comments to each drawing set. On June 25, 2020 Ebert Engineering submitted to ARRO for review and comments a revised Fetter Drip Disposal System design that removed the Drip Filter Building, along with a revised WQM Part 2 Permit Application and Design Engineers Report. ARRO transmitted comments on the documents to Ebert Engineering by email dated July 2, 2020. On July 15, 2020 E. B. Walsh submitted a revised Utility Coordination plan set to address previous ARRO comments. The plan set was primarily developed to coordinate information contained on various plans prepared by Ebert Engineering and the E. B. Walsh offices. ARRO is in the process of reviewing the revised plan set. On July 21, 2020 Ebert Engineering submitted revised plans for the Reserve at Eagle Pump Station Upgrade. ARRO is in the process of reviewing the revised plans. Gravity sanitary sewer installation continues, while low pressure sewer system shop drawings were submitted and reviewed in early August 2020. On July 24, 2020 Ebert Engineering submitted to ARRO for review and comments a revised Fetter Drip Disposal System design along with a revised WQM Part 2 Permit Application and Design Engineers Report. ARRO is in the process of reviewing the revised documents. On July 21, 2020 Ebert Engineering submitted revised plans for the Reserve at Eagle Pump Station Upgrade. ARRO reviewed the revised plans. ARRO transmitted an August 19, 2020 email to Ebert Engineering stating it had no further comments to the plans. ARRO transmitted a September 4, 2020 email to Ebert Engineering with review comments to the revised Fetter Drip Disposal System design along with the revised WQM Part 2 Permit Application and Design Engineers Report. ARRO submitted September 2, 2020 comments to the Ebert Engineering drawings of the rerouted Reserve at Eagle PS #1 force main around existing Manhole #500 necessary to facilitate the installation of new gravity sewer between the manhole and the pump station wetwell. The drawings were subsequently revised and approved by ARRO. Sanitary sewer and force main work at the Reserve at Eagle PS #1 was completed and tested. All sanitary sewer was completed and tested between the Reserve at Eagle PS #1 and the Toll/McKee model homes. House service lines at the four McKee model homes and the two Toll Brothers model homes were completed and tested. ARRO reviewed the revised Fetter's Drip Disposal WQM application, design engineer's report and drawings submitted by Ebert Engineering on November 8, 2020 and has no further comments to the documents. On January 8, 2021 the Authority Administrator signed the Fetter's Tract Drip Disposal WQM permit application on behalf of the Authority. Ebert Engineering will electronically submit the permit application documents to PADEP the week of January 18, 2021. Ebert Engineering submitted the WQM permit application documents to PADEP by transmittal letter dated January 25, 2021. ARRO reviewed Phase 1 sanitary sewer escrow release No. 1 and prepared a February 24, 2021 letter to the Township approving the quantities and the escrow release's requested

amount of \$669,462.83. Work continues on installation and testing of gravity and low-pressure sewer system mains. On July 1, 2021, McKee transmitted Phase 1 sanitary sewer escrow release No. 2 request to ARRO. ARRO is in the process of reviewing the request. After reviewing McKee's Phase 1 sanitary sewer escrow release No. 2 request, ARRO prepared a list of items to complete based on ARRO RPR records. ARRO also prepared an August 17, 2021 letter to the Township recommending withholding \$19,721.85 to cover the costs to complete the work items in the list and finding acceptable the release of \$207,270.85 to McKee. A pre-construction meeting for Phase 2 and Phase 3 was conducted on December 6, 2021. The sanitary sewer systems in both phases are low pressure sewer. The contractor has started to submit the sanitary sewer component shop drawings. Phase 2 and Phase 3 sanitary sewer installation has not begun as of February 17, 2022. Phase 2 sanitary sewer installation began on March 14, 2022. On March 8, 2022, Ebert Engineering submitted a February 14, 2022 letter from Hydro Designs, Inc. with the concept of combining the drip systems of both Upland Farms and Preserve at Marsh Creek under one process control. ARRO is reviewing the letter. On April 29, 2022, the Authority Administrator and ARRO received an email that McKee has authorized MGK to proceed with the Reserve at Eagle Pump Station #1 upgrades. On July 6, 2022, ARRO directed Ebert Engineering to provide a written update and schedule for the drip field controls prior to a meeting with the Authority Administrator to discuss the Hydro Designs, Inc. letter with its concept of combining the drip systems of both Upland Farms and Preserve at Marsh Creek under one process control. As of September 20, 2022, ARRO has yet to receive the update and schedule from Ebert Engineering. ARRO continues to receive and review the Reserve at Eagle Pump Station #1 Upgrade shop drawings. A video conference was held on October 17, 2022 with the Authority Administrator, McKee, Ebert Engineering, MGK and ARRO to discuss the schedule for the installation of the drip field tubing, the drip supply and return piping and controls and the effluent pipe from the Upland Farms drip control building to the Preserve at Marsh Creek drip fields. The need to start monitoring well background sampling was also discussed. Subsequently, a site drip field pre-construction meeting was arranged with PADEP to occur on October 21, 2022. Installation of Fetter Tract (Preserve at Marsh Creek) drip fields tubing was started by Lee Rain on October 24, 2022 and is continuing. Valley Environmental Services, Inc. completed background sampling at all but one monitoring well. The solitary monitoring well will be sampled when access is available. Installation of Fetter Tract (Preserve at Marsh Creek) drip fields tubing was completed on November 29, 2022. Perimeter drip field piping will be installed in Spring 2023. Valley Environmental Services, Inc. completed background sampling at the last monitoring well, F-1. MGK Industries intends to start the upgrade of the Reserve at Eagle Pump Station No. 1 the week of December 26, 2022. MGK Industries received a proposal from its bypass pumping subcontractor, but has decided to postpone the start of the Reserve at Eagle Pump Station No. 1 upgrade until sometime in the near future (which was accomplished on June 5, 2023 per MGK email dated June 1). A pre-construction meeting was held on Friday, January 13, 2022, for the installation of the 6" drip field effluent force main from the Upland Farms Drip Control Building. The installation of the 6" drip field effluent force main from the Upland Farms Drip Control Building to the Preserve drip fields was completed and tested. The tie-in of the effluent force main to the existing Upland Farms/Waynebrook drip force main remains to be done. The Authority Administrator prepared and sent a February 6, 2023 letter to McKee Group regarding reserve treatment and disposal capacity for the project. The letter stipulates that the Authority can accommodate new Preserve at Marsh Creek units to be connected through December 2023. However, the date could be sooner if the connection rate in 2023 is greater or faster than 2022. The letter further notes that the Authority will require the new Upland Farms drip controls, the new drip fields and their respective supply and return piping infrastructure to be completed and operational by June 2024. McKee responded with a February 17, 2023 email containing a February 17, 2023 proposal from Keystone Engineering for Upland Farms Pump Controls Upgrade and new Fetter Drip Field Control Systems. The Authority Administrator and ARRO are reviewing the Keystone proposal. The Authority Administrator and ARRO reviewed the Keystone proposal and on February 24, 2023 returned comments to McKee. A March 6, 2023 revised proposal was submitted for review and comment. The March 6, 2023 revised proposal was reviewed and accepted. Drip main feed and dose vaults are installed. Drip fields completed in October 2023. Lee Rain completing vault, valve, and flow meter installations in November 2023. Toll has completed the installation of the low-pressure sanitary system on the model homes in Phase III. Leak testing of manifolds completed. Backfilling

completed. December 2023: Pressure testing with DEP concluded and report from DEP is forthcoming. Leak testing of manifolds occurred and backfill was initiated. Team met at Uplands to discuss control panel that has been installed. Punchlist items being addressed, including fence repair and relocating gate on Spray Field B. January 2024: Leak testing on force main pipe serving the new drip fields occurred and passed. Panels are installed. Programming continues. February 2024: Representatives from McKee, MGK, Keystone, Ebert Engr, ARRO continue to meet discuss final steps in construction and control as we near start-up. March 2024: drip field installation and controls work have concluded. April 2024: Work completed. Incidental programing activities continue. Contractor finds valve actuator issues during drip system SCADA testing. A new actuator will be ordered and installed. Drip fields nitrogen limit in discussion with PADEP to raise limit from current permit of 10 mg/L to 14 mg/L. ARRO received a March 13, 2025 email from PADEP stating PADEP agrees to the raising of the Route 100 Regional WWTP permit total nitrogen (TN) effluent limit from 10 mg/L back to 14 mg/L. Contractor is still working with PECO to resolve the Upland Farms drip field controls electric meter power issue. The Township and ARRO worked with PECO and resolved the Upland Farms drip field controls electric meter issue. On May 2, 2025, PADEP signed off on the two Fettlers drip fields (#A and #B) and they can now be put into operation.

Installation of the gravity or low-pressure system house service line to each new home continues as required.

Contractor testing confirmed there are problems with some of the direct-burial electric power wiring to controls at the three (3) Waynebrook drip fields and to Upland Farms drip field UF-C. The Contractor stated new direct-bury wiring will have to be installed, and ARRO understands that McKee will find a subcontractor to complete the work.

### **Greenridge**

At the request of the Authority Administrator ARRO prepared March 16, 2020 sketch plans and opinions of probable construction costs to extend Meadow Creek sanitary sewer to the Greenridge WWTP. ARRO is studying the retirement of the Meadow Creek WWTP by starting a study to determine what upgrades are needed at Greenridge WWTP in order to accept flow from Meadow Creek. ARRO also initiated a preliminary design for a pump station and force main system to convey Meadow Creek flow to Greenridge WWTP. ARRO continues the plans for decommissioning the Meadow Creek WWTP, continues preliminary pump station and force main design to convey sewage to the Greenridge WWTP, and continues the study of the Greenridge WWTP to determine what upgrades are needed to accept Meadow Creek flow. ARRO received a proposal from its surveyor to prepare an initial survey for the sewer extension and is evaluating the proposal. ARRO reviewed the surveyor proposal to prepare an initial survey for the sewer extension and recommended its approval to the Authority Administrator. ARRO received approval from the Authority Administrator for survey. ARRO directed the surveyors to proceed with the initial survey for the sewer extension. ARRO continues the plans for decommissioning the Meadow Creek WWTP and continues preliminary pump station and force main design to convey sewage to the Greenridge WWTP. On July 5, 2022, ARRO received the Hopkins & Scott site survey for the project. ARRO incorporated the survey into the sanitary sewer drawings. The Authority Administrator and ARRO participated in a conference call with PADEP about the Greenridge WWTP upgrade and sending Meadow Creek sanitary sewer flow to Greenridge for treatment. ARRO is working on the selection of wastewater treatment methods to upgrade the Greenridge WWTP to treat the combined flow from Greenridge, Stonehedge, OCARD and Meadow Creek. On July 10, 2023, the Authority Administrator, ARRO and Toll Brothers held a meeting to discuss the Meadow Creek and 100 Greenridge Road subdivision sanitary sewage needs. It was proposed to design a force main that would convey the combined sewage flow from both subdivisions through the Chester Springs Crossing (Jankowski) and Windsor Ridge sanitary sewer systems for subsequent treatment at the Route 100 Regional WWTP. Following the meeting, ARRO work on upgrading the Greenridge WWTP to also treat Meadow Creek sewage was suspended.

Nothing new to report.

**Jankowski (Chester Springs Crossing)**

Nothing new to report.

**Lakeridge**

ARRO is preparing an evaluation of the wastewater plant and sanitary sewer to assess the feasibility of connecting six (6) homes along Moore Road to the sanitary sewer system. ARRO completed its evaluation of the wastewater plant and sanitary sewer. The wastewater plant has sufficient capacity, but an extension to the existing Moore Road sanitary sewer will need to be constructed. ARRO requested a proposal from its surveyor to prepare the initial survey for the Moore Road and Ivystone Drive sanitary sewer extension design. ARRO received a proposal from its surveyor for the initial survey of Moore Road and Ivystone Drive in support of the sanitary sewer extension design. After negotiation ARRO agreed on a \$7200 price, which was approved by the Authority Administrator. ARRO received Moore Road and Ivystone Drive survey drawing data and is in the process of incorporating the information into the sanitary sewer extension design drawings. ARRO continues to prepare draft Moore Road sanitary sewer extension design drawings. ARRO is examining the extension of sanitary sewer to serve all Walter Court homes. One Walter Court home was connected to the existing sewer system. ARRO submitted a Sewage Facilities Planning Module application mailer to PADEP in May 2024 and again on February 25, 2025 for connection of the six (6) Moore Road homes. The connections were noted in the Act 537 Plan update. ARRO last contacted PADEP by email on March 5 and March 19, 2025, but as yet no response from PADEP. ARRO last contacted PADEP by email on April 10, 2025, regarding the Lakeridge connection issue, but received no response. On April 21, 2025, the Authority Administrator and ARRO had a telephone conversation with PADEP regarding the Lakeridge Moore Road connection issue. As requested by PADEP, ARRO prepared and emailed a partial Planning Module Component 3m to PADEP to resolve the issue, but it was rejected by PADEP as incomplete. As directed by PADEP, ARRO prepared a complete Planning Module Component 3m for connecting the six (6) homes on Moore Road to the Lakeridge sanitary sewer system.

ARRO is waiting for PADEP to approve the Act 537 Plan, and Chester County Health Department to respond to ARRO's planning document submission, before it can present the Component 3m to PADEP.

**Marsh Harbour**

Nothing new to report.

**Reserve at Eagle**

Nothing new to report.

**Reserve at Chester Springs (a.k.a. Frame Property)**

ARRO provided the Authority Administrator with the existing Frame Property Tract "C" sewage disposal feasibility evaluation report. Tract "C" is currently owned by the Reserve at Chester Springs HOA. A portion of Tract "C" appears acceptable for drip disposal. The Authority Administrator requested ARRO obtain preliminary land appraisals for Tract "C", and have the soil reevaluated for sewage disposal. On March 6, 2025, ARRO transmitted documents to William Wood Company for the appraisal of the property. On March 13, 2025, the Authority Administrator accepted the \$1500.00 fee for preparing the appraisal. On April 9, 2025, William Wood Company transmitted to the Authority Administrator and ARRO its Frame Property Tract "C" appraisal report, which placed the value of the property at \$300,000.00. The Authority Administrator directed ARM, Inc. to complete an environmental assessment of the Tract "C" property. Test pits will be excavated during the week of April 21, 2025, and sixteen (16) monitoring wells installed in 2005 were found on the site. On April 21, 2025, the Authority Administrator, ARRO and ARM had a teleconference with PADEP to discuss PADEP guidance on the next steps to establish that Tract "C"

would be acceptable for drip field use. ARRO and ARM Group soil scientists are investigating if Tract "C" soils are viable for wetlands drip disposal.

Nothing new to report.

### **Route 100 WWTP**

ARRO submitted the Act 537 Planning Grant Application to the Pennsylvania Department of Community and Economic Development on May 23, 2019. ARRO received correspondence from the Pennsylvania Department of Community and Economic Development that they will consider the UUT Act 537 Planning Grant Application at their September 17, 2019 Commonwealth Financing Authority (CFA) Board meeting. The CFA posted its September 17, 2019 meeting grant award list and Upper Uwchlan Township was awarded the \$32,610 grant as requested on the Act 537 Planning Grant application. The UUTMA Act 537 Planning Project is awaiting the grant award documentation and agreement from CFA, which needs to be processed and signed before ARRO can move ahead with the planning. The UUTMA Act 537 Planning Project grant award documentation and agreement from CFA was signed. ARRO has started some basic planning work by reviewing past 537 Planning documents and township demographics. ARRO submitted the 2020 Route 100 Regional WWTP groundwater monitoring report to PADEP on June 19, 2020. The Authority Administrator and ARRO met on January 20, 2021 to discuss various alternatives in connection with ARRO's Act 537 planning work. The Authority Administrator and ARRO met on January 20, 2021 to discuss various alternatives in connection with ARRO's Act 537 planning work. As a follow-up to the January 20, 2021 meeting, ARRO is completing planning level studies of the various discussed alternatives, which will then be incorporated into the final planning document. At the Authority's March 2021 meeting ARRO is preparing to do a short presentation of the Act 537 planning Executive Summary. At the March 2021 Authority meeting ARRO provided the Authority with hard and electronic copies of the draft Act 537 Plan for review and ARRO is now awaiting comments from the Authority. The Act 537 Plan is ready to be sent to Chester County. ARRO went to the August 2021 Township Planning Commission meeting and received comments from the Commission to the Act 537 Plan. ARRO is in the process of preparing responses to these comments and revising the Plan based on the comments. ARRO has yet to receive comments to the Plan from the Chester County Planning Commission and the Chester County Health Department. ARRO prepared and submitted responses to the Township Planning Commission comments. ARRO will meet with the Township Planning Commission at its October meeting. The Chester County Planning Commission submitted a letter to ARRO that the draft Plan was consistent with the County's Comprehensive Plan. The Chester County Health Department has yet to provide a review letter or comments to the draft Plan. ARRO completed drive-by field confirmations of the returned OLDS surveys, but continues to place a hold on completing the in-person field verifications due to COVID-19 concerns. ARRO met with the Township Planning Commission at its October 2021 meeting, reviewed their comments on the Act 537 Plan, and provided further description relative to ARRO responses to the Commission's comments. Chester County Health Department submitted a review letter with one comment, primarily for minor verbiage clarification. The next step will be to prepare the Plan for public review and comment. Also, at the end of September 2021, ARRO submitted the Plan's quarterly status update to PADEP. ARRO prepared the Plan for public review and comment. ARRO is in the process of preparing the public notice for advertisement of the Plan for the 30-day public comment period. ARRO will coordinate with the Township to place the Notice in the newspaper within the next couple of weeks. A hard copy of the Plan will be provided to the Township to keep at the Township Office front desk for any Township resident who wish to stop by and look at it. An electronic copy will also be provided to the Township to post on their website. ARRO prepared the public notice for advertisement of the Act 537 Plan's 30-day public comment period. On December 6, 2021 ARRO transmitted the notice to the Township who will place the advertisement and an electronic version of the Plan to the Township for placement on the Township's website. ARRO also brought a hard copy of the Plan to the Township Building for public review, too. Based on Township Bordeaux Estates residents' comments to the Plan, and at the direction of the Authority Administrator, ARRO revised the Plan to delete the Bordeaux Estates subdivision's future sanitary sewer. Only the Edgefield and Highview/Waterview neighborhoods will be included in the Plan for future sanitary sewer service. On April 26, 2022, another public meeting was

held and residents expressed further concerns regarding the proposed public sewer in the Bordeaux neighborhoods. The Act 537 Plan was submitted to PADEP in late June 2022. PADEP has 120 days to review and comment on the Plan. Comments were anticipated by the end of October 2022; however, to date no comments have been received from PADEP. The Authority Administrator and ARRO had a December 8, 2022 meeting with PADEP to review and discuss PADEP comments to the draft Act 537 Plan. ARRO is preparing responses to the PADEP comments. Draft edits and changes have been made by ARRO to the Act 537 Plan per comments received from PADEP. Edits to the Plan's text have been forwarded to the Authority Administrator for review and comment. ARRO met with the Authority Administrator to review and discuss the Administrator's comments to ARRO's initial Plan edits. ARRO made further edits per the Administrator's suggestions and provided the Administrator with an updated Act 537 Plan document for additional review and comment. ARRO has incorporated the Authority Administrator's review comments into the updated Plan. The Administrator reviewed the most recent edits to the Plan and had no further comments. On March 2, 2023, ARRO resubmitted the Plan to PADEP. PADEP has 120 days to review and comment on the Plan. ACT 537 PLAN: As the 120-Day review period has expired, ARRO has contacted PADEP on August 29, 2023 to inquire about the status of the review and any comments to which DEP stated they would not be able to provide a date as to when the review will be completed due to staff shortages. April 10, 2024: Received comments on 537 Plan from Kelly Seeney (DEP). Responses submitted to PADEP in June 2024. ARRO started preparing the 2024 Route 100 Regional WWTP Chapter 94 report. ARRO received a February 24, 2025 email from PADEP stating they are trying to wrap up their review of the submitted draft Act 537 Plan. ARRO continues preparing the 2024 Route 100 Regional WWTP Chapter 94 report. ARRO completed preparation of the 2024 Route 100 Regional WWTP Chapter 94 report and submitted it to PADEP on March 28, 2025. A scheduled April 21, 2025, videoconference meeting with the Authority Administrator, PADEP and ARRO will review the issues of the Act 537 Plan approval, the EDU value reduction, the proposed Senn property disposal fields, and the Lakeridge homes connections. On May 22, 2025, ARRO emailed its responses to the latest PADEP comments to the Act 537 Plan. ARRO submitted to PADEP on July 14, 2025 the Annual Groundwater Monitoring Report for the Route 100 Regional WWTP.

ARRO is finalizing the self-liquidating dept report from comments provided by the Authority Administrator for the proposed bond issue.

### **Route 100 WWTP – Phase III**

On May 3, 2018 ARRO completed a preliminary cost opinion for the Phase III construction. ARRO responded to February 28, 2020 questions from Ebert Engineering regarding the design of the Phase III precast tanks and the SBR treatment system. ARRO reviewed the initial Aqua-Aerobics Phase III Process Design Report and submitted April 3, 2020 comments to Ebert Engineering on the report. Subsequently Ebert Engineering submitted an updated Process Design Report to ARRO, which ARRO is in the process of reviewing. ARRO received a June 9 email from Ebert Engineering that the initial submission of Route 100 Regional WWTP Phase III design documents would be submitted the week of June 22. ARRO received a July 17, 2020 email from Ebert Engineering that Dutchland is proposing to use the common wall design for the two new SBR basins. On July 24, 2020 ARRO received from Ebert Engineering a WQM Part 2 permit application and upgrade design drawings for the Route 100 Regional WWTP Phase III project. ARRO is in the process of reviewing the documents. On August 20, 2020 ARRO transmitted to Ebert Engineering comments to the Route 100 Regional WWTP Phase III WQM Part 2 permit application and upgrade design drawings. ARRO completed review of Ebert Engineering's revised Route 100 Regional WWTP Phase III WQM Part 2 permit application with revised upgrade design drawings transmitted November 4, 2020. On December 16, 2020 ARRO transmitted comments on the documents to Ebert Engineering. ARRO completed a review of Ebert Engineering's further revised Route 100 Regional WWTP Phase III WQM permit application design documents and had no further comments to the application. On January 8, 2021 the Authority Administrator signed the permit application on behalf of the Authority. Ebert Engineering will electronically submit the permit application documents to PADEP the week of January 18, 2021. Ebert Engineering submitted the WQM permit application documents to PADEP by transmittal letter dated January 25, 2021. Keystone Engineering has started

the Route 100 Regional WWTP Phase III electrical design. ARRO met a Keystone electrical engineer at the WWTP to review the existing electrical equipment. On April 21, 2021 ARRO was informed by Ebert Engineering that the Route 100 Regional WWTP Phase III electrical design will be submitted for review and comment the week of April 26, 2021. On May 11, 2021, ARRO received from Ebert Engineering the Route 100 Regional WWTP Phase III electrical design. ARRO has started a review of the design. On June 14, 2021, ARRO received the draft Phase III final design technical specifications and drawings from Ebert Engineering for review and comment. ARRO reviewed the draft Phase III final design technical specifications and drawings and on July 21, 2021 transmitted to Ebert Engineering review comments to the documents. The Authority Administrator submitted an August 2, 2021 letter to PADEP committing to use planning-based flow numbers in the draft Act 537 Plan and expand the Plan to address new land disposal capacity. The Authority Administrator and Ebert Engineering had a September 1, 2021 email exchange with PADEP regarding the WQM permit for the Route 100 Regional WWTP Phase III project. PADEP said it would not issue the WQM permit for the full 0.800 MGD, but would limit the WQM permit to 0.600 MGD. However, PADEP could issue the permit to allow construction of the final two SBR tanks with the caveat that only three of the four SBRs can be operational at any one time. A draft copy of the permit was received by Ebert Engineering the week of September 13, 2021 and was forwarded to the Authority Administrator for review by ARRO. ARRO reviewed the draft copy of the Phase III WQM permit and prepared comments to the Authority Administrator. The ARRO comments were incorporated into a draft letter on Authority letterhead. The letter was submitted to PADEP for use as the basis for discussion in a September 29, 2021 video conference with the Authority Administrator, PADEP, Ebert Engineering and ARRO in an effort to expedite the issuance of a final permit. PADEP issued the final Phase III WQM permit under transmittal letter dated November 15, 2021. ARRO received on October 22, 2021 Ebert Engineering's first revision to the draft Route 100 Regional WWTP Phase III construction drawings and technical specifications. ARRO prepared comments to the documents and submitted them to Ebert Engineering on November 8, 2021. ARRO prepared and submitted on November 16, 2021 further comments to the electrical design. On December 6, 2021 Ebert Engineering submitted the second revision to the draft Route 100 Regional WWTP Phase III construction drawings and technical specifications. ARRO prepared comments to the documents and submitted them to Ebert Engineering on December 20, 2021. The Phase III pre-construction meeting was held at the Upper Uwchlan Township Building on February 17, 2022. Ebert Engineering is preparing revised plans to show the 3<sup>rd</sup> and 4<sup>th</sup> effluent pumps planned under Phase 1 and Phase 2 and the inclusion of an emergency generator to power effluent pump(s) during power outages. On March 30, 2022 Dutchland transmitted an email to the Authority Administrator, Ebert Engineering, MGK and ARRO stating they found a problem with the existing SBR Digester & EQ Tank exterior wall panels. The panels that were to make up the common wall with Phase III SBR tanks do not have the correct reinforcing steel to allow a full tank on one side and an empty tank on the opposite side. A video conference was held on April 5, 2022 to discuss the issue. Subsequently, Dutchland submitted an April 11, 2022 letter with drawings showing separate SBR #3 and SBR #4 tanks. ARRO is reviewing the drawings and will provide comments. On May 6, 2022 ARRO submitted comments to the Dutchland drawings of separate SBR #3 and SBR #4 tanks structure. ARRO started review of Route 100 Regional WWTP Phase III shop drawings. ARRO submitted comments to the Aqua-Aerobics SBR materials shop drawings on May 24, 2022. ARRO reviewed and transmitted August 9, 2022 comments to Ebert Engineering on the draft Dutchland separate SBR #3 & #4 tank drawings and the Ebert Engineering revised SBR plans based on the draft Dutchland drawings. ARRO continued to review Ebert and Dutchland revisions to the Phase III design drawings and technical specifications when submitted. ARRO has no further comments to the latest Technical Specifications, dated September 9, 2022, and only one comment to the latest Contract Drawings, last dated September 14, 2022. MGK submitted to McKee a \$398,993.00 change order, dated October 19, 2022, for the costs to SBR precast tank changes, additional cost of piping and the cost of two new effluent turbine pumps. The change order revises the Phase III contract total cost to \$3,392,453.00. McKee forwarded the change order to the Authority Administrator by email dated October 19, 2022, stating they will approve this increase in the contract costs of the WWTP, but at some point, they will need to talk to the Authority about the change order costs. Construction has begun on the two SBR tanks. The subgrade was tested by the geotechnical consultant and the stone base was placed by MGK. The tank base slab was formed

and reinforcing steel was installed. The tank base slab is proposed to be poured on November 18, 2022. The SBR tanks base slab was poured and the tanks' panels were set. Grouting of the tank panels is underway and tensioning of the panel cables will take place the week of December 26, 2022. The two SBR tank panels were grouted and panel cables were tensioned. On January 18, 2023, the first tank was filled with water to start a 2-day tank leakage test. Both SBR tanks passed their 2-day tank leakage test. Contractor has started to install influent and air piping to both tanks. Blower pads were poured and new additional digester and SBR tank blowers were set. Contractor is working on installation of influent piping modifications in the Blower Building. Contractor continues installing influent and air piping in both tanks and air piping modifications in the digester. Contractor continues installation of influent piping modifications in the Blower Building. Rt. 100 Regional WWTP Upgrade Construction: Digester tank aeration equipment was installed. During the aeration work, the Digester precast concrete interior wall surfaces were found to be compromised. At the Authority Administrator's direction, ARRO prepared an April 19, 2023 letter to Dutchland to have its representative come to the WWTP to observe the current wall condition and discuss remediation. SBR #3 and #4 decant supports were installed and the two decants and two mixers are ready to be installed. Aerator diffusers were installed in the two SBR tanks. All of the Phase 3 blowers, blower piping and the two influent motorized plug valves have been installed in the Blower Building. The new fourth influent pump was installed in the pump room. Electrical for the preceding mechanical items remains to be complete. All SBR equipment is installed. Two new effluent pumps are installed, except the Pump #4 motor and VFD. Dutchland repaired minor irregularities to SBR tanks sealant joints and interior coatings. Electricians are installing power and communication wiring. Grading and exterior tank lighting needs to be complete. On April 27, 2023, the Authority Administrator, ARRO, MGK and Dutchland had a meeting at the Route 100 Regional WWTP to discuss the condition of the Digester precast concrete walls. A portion of the wall panels below the waterline are starting to lose the upper layer of concrete fines exposing coarser aggregate. MGK brought along a coatings contractor who will prepare a summary of what could be done to mitigate the concrete condition. Rt. 100 Regional WWTP Upgrade Construction: The Effluent Pump #4 motor was installed; however, VFDs for both new pumps remain to be installed. Electricians are still working on pulling wire and setting up power/controls for the new SBRs. It is estimated 3 weeks are necessary to complete the electrical work, which is based on materials/equipment shipments arriving as required. The construction site has been reseeded. MGK final electrical work has been held up due to MCC parts delivery issues, which MGK expects to be delivered by the end of August 2023. Continuing wiring of the new SBR equipment and blowers will be completed. MGK received the electrical buckets for installation. The VFDs in the Effluent pump house have been installed. January 2024: Annual DRBC Docket report submitted on 1/24/24. March 2024: start up activities have commenced on the 2 new SBR tanks (Nos. 3 & 4). April 2024: Start-up continues with Clean Water. SBR seeding anticipated to be in May. PADEP inspected. June 2024: Seeding of 1 new SBR commenced. Facility is in full start-up mode. Awaiting effluent testing. New SBR in full operation. September 2024: ARRO received and reviewed pay request from McKee.

Nothing new to report.

### **Saybrooke**

Nothing new to report.

### **St. Andrews Brae**

Nothing new to report.

### **Upland Farms**

Nothing new to report.

### **Waynebrook**

Nothing new to report.

**Windsor Ridge**

Nothing new to report.

**MISCELLANEOUS**

**100 Greenridge Road** – On January 7, 2021 the Authority Administrator and ARRO met with Toll Brothers to discuss the sanitary aspects for a potential 78 ea. lot active adult community situated over a 58.94-acre total site area at 100 Greenridge Road. A sketch of the proposed site and a ChescoViews satellite image of the site is attached to the January 20, 2021 Project Status Report. On June 4, 2021 the Authority Administrator and ARRO met with Toll Brothers regarding this project. ARRO reviewed the project's conditional use application and prepared a September 7, 2021 letter to the Township. Toll Brothers is proposing a 64 single-family lot subdivision with a required sanitary sewer capacity of 14,400 gallons per day. The subdivision will be serviced by the Route 100 Regional WWTP with drip field irrigation disposal to be offered for dedication to the Township. ARRO reviewed the project's revised Conditional Use plans, dated October 4, 2021, and submitted an October 27, 2021 comments letter to the Township. A Conditional Use meeting is scheduled for February 22, 2022. The February 22, 2022, Conditional Use meeting is scheduled to continue on March 29, 2022. A March 29, 2022, Conditional Use meeting was held for the project. There were discussions with the Authority Administrator and ARRO regarding combining flows from Meadow Creek and 100 Greenridge Road and sending the combined flow to the Route 100 Regional WWTP for treatment and disposal. On April 19, 2023, ARRO received a Preliminary Subdivision/Land Development Application for review and comment. The preliminary plans are under review. ARRO completed its Preliminary Subdivision/Land Development Application review and submitted comments by letter dated May 26, 2023. The Authority Administrator, ARRO and Toll Brothers held a meeting on July 10, 2023 to discuss the project's wastewater conveyance, which could include both Meadow Creek and Milford Farms to the Route 100 Regional WWTP. ARRO is conducting a study of possible sanitary sewer routes and potential upgrades necessary to some of the existing and proposed pump stations. ARRO continues design of pump station and force main to convey Meadow Creek & 100 Greenridge Road sanitary flow from 100 Greenridge Road to a Jankowski/Chester Springs Crossing manhole.

Nothing new to report.

**Meadow Creek Sewer Extension** – After the Authority executed a resolution prepared by ARRO for pursuing H2O PA Grant funding for the Meadow Creek Sewer Extension project, on December 20, 2022, ARRO submitted the grant funding application. On July 10, 2023, the Authority Administrator, ARRO and Toll Brothers held a meeting to discuss the Meadow Creek and 100 Greenridge Road subdivision sanitary sewage needs. It was proposed to design a force main that would convey the combined sewage flow from both subdivisions through the Chester Springs Crossing (Jankowski) and Windsor Ridge sanitary sewer systems for subsequent treatment at the Route 100 Regional WWTP. During January 2024, the surveyor completed services along Styer Road and Greenridge Road from Meadow Creek to 100 Greenridge Road, including collecting data provided by PA One Call. A public meeting on March 26, 2024, to address the bid and construction of the expansion. The surveyor completed collecting additional points along Greenridge Road from 100 Greenridge Road to Font Road, and along Font Road to Black Horse Road near Milford Farms for the project. Surveyor drawings were submitted to ARRO in December 2024. ARRO continues design of pump station and force main to convey Meadow Creek & 100 Greenridge Road sanitary flow from 100 Greenridge Road to a Chester Springs Crossing (Jankowski) manhole. ARRO prepared and sent May 6, 2025, project update letters to the property owners that will be connected to the sewer extension. ARRO is preparing a Water Quality Management permit application for the sewer extension to submit once the Act 537 Plan is approved by PADEP.

On August 21, 2025, PADEP issued a draft approval letter for the Act 537 Plan update. Regarding Meadow Creek, the draft letter generally approves the proposed pump station and force main to convey Meadow Creek sanitary flow to a Chester Springs Crossing (Jankowski) manhole in the Route 100

Regional WWTP sanitary sewer system. However, PADEP requires additional information about the pump station and force main route. ARRO is now working on assembling the pump station and force main route information to transmit to PADEP.

**Milford Farms** – ARRO had survey completed on Surrey Lane and Carriage Drive, and on portions of Font Road and Milford Road, as preliminary to the sanitary sewer design for residential homes along these roads. Survey indicated Milford Road gravity sewers would be untenable due to existing grades. ARRO completed a preliminary design for gravity sewer within Surrey Lane, Carriage Drive and the portion of Font Road between Surrey and Carriage. A small wastewater pump station will be needed. The pump station is proposed to be located at the intersection of Font Road and Milford Road and its force main would be connected to an existing force main located in Font Road serving three homes on the Milford Road dead-end. ARRO prepared presentation graphics of the proposed sewer for the Authority Administrator. ARRO prepared letters that were delivered to property owners in the Milford Farms sewer area inviting them to the April 23, 2019 Authority meeting to be held at the Pickering Valley Elementary School. ARRO is proceeding with the preparation of the sanitary sewer design drawings and specifications for project's submission to PADEP. ARRO is creating Milford Road and Byers Road sanitary sewer informational documents for the Township's website. ARRO is reviewing the planning module application and getting it ready for Authority and Township signatures before its submission to PADEP. ARRO submitted the planning module application to PADEP on May 10, 2020. Under Authority letterhead ARRO prepared a July 2020 communication to property owners to be connected to the proposed sanitary sewer extension notifying them of the tentative project schedule. On July 28, 2020 the Township mailed letters to property owners to be connected to the proposed sanitary sewer extension notifying them of the tentative project schedule. ARRO is working on completing the design drawings and specifications for the project. On September 18, 2020 planning module approval was received from PADEP. ARRO is continuing to prepare the WQM Part 2 permit for the proposed pump station as well as the plans and specifications. ARRO intends to soon submit the WQM Part II permit application package to PADEP. A \$500 fee to the Commonwealth of Pennsylvania is required as part of the permit application. ARRO submitted the Part II permit application to PADEP on February 15, 2021. ARRO received the WQM Part II permit from PADEP via email on June 4, 2021. ARRO is revising the Milford Farms pump station easement drawing to comply with the property owner's request to reduce the easement width from 50 feet to 30 feet. ARRO revised the Milford Farms pump station easement drawing to comply with the property owner's request to reduce the easement width from 50 feet to 30 feet. ARRO is securing the services of an appraiser for the pump station easement. ARRO is working to put together the survey, legal description and appraisal package for the Milford Farms pump station in a Font Road property easement. On September 1, 2022, an appraisal report package prepared by William Wood Company for the Milford Farms pump station in a Font Road property permanent easement was received in the amount of \$1,500.00. ARRO is in the process of preparing to apply for project H2O PA grant funding. The Authority will need to execute a resolution prepared by ARRO for the grant funding. Authority counsel prepared an easement Agreement for the proposed Font Road pump station. Counsel requested preparation of a drawing showing the location of the agreed service line connection installations from the property owner's house and out-building as stated in the Agreement. ARRO is in the process of preparing the requested drawing. ARRO prepared and submitted to the Authority counsel the easement drawing showing the location of the agreed service line connection installations from the property owner's house and out-building as stated in the Agreement. The final Agreement went to the property owner and the Authority Administrator is meeting with the property owner on December 27, 2022 to get the Agreement executed. On December 20, 2022, ARRO submitted the H2O PA grant funding application for the Milford Farms Sanitary Sewer Extension project. The Authority Administrator met the property owner on December 27, 2022 and the easement Agreement was signed. Once the Authority executes the Agreement the deed can be signed and notarized. The pump station site Easement Agreement and Deed of Dedication were executed on February 21, 2023. The \$1,500 pump station easement purchase check has been processed for payment. Public meeting on March 26, 2024

to address the pending bid and construction of the expansion. June 2024: Project awarded to Almeida & Hudak for General Construction and ElectaTech Services for electrical scope. July 2024: Pre-construction meeting held on July 16. Shop drawings are being reviewed. Contractor has conducted soil testing and began ordering the manholes. August 2024: Materials approved and ordered. Soil testing completed. Survey layout completed. October 2024: Mobilization activities began. November 2024: Construction began on November 11, 2024. Work is estimated to go through May 2025. January 2025: General construction work continues. General Contractor submitted its first application for payment. February 2025: General construction work continues. All sewer mains and laterals have been installed on Surrey Lane and Carriage Drive. General Contractor submitted a draft of the second application for payment. ARRO is reviewing the draft application. March 2025: ARRO has requested a proposal from the General Contractor for the installation of two force main pipes in Font Road in support of future sanitary sewage from the Meadow Creek and 100 Greenridge Road subdivisions and future treated effluent return to 100 Greenridge Road proposed drip fields. Pump station general construction is complete except for the flow meter and air release valve. Electrical Contractor has all materials and is sending ARRO a schedule for the completion of pump station electrical. April 2025: The General Contractor is back onsite to complete the Font Road gravity sewer and force main piping. May 2025: The General Contractor continues its work on the Font Road gravity sewer and force main piping. ARRO prepared responses to the General Contractor's bonding company request for contract update status. ARRO and the Township are working with Aqua to obtain water service for the pump station site. June 2025: The General Contractor completed the installation of the Font Road gravity sewer main and manholes, and force main piping. The installation of Font Road laterals is proceeding. The Electrical Contractor has installed the pump station electrical feed duct bank across Font Road and is now working on installation of the pump station electrical panel and pump control panel items. July 2025: The General Contractor is installing the Font Road laterals. The Electrical Contractor has completed installation of the pump station electrical panel and pump control panel items. A PECO representative is due to meet the Electrical Contractor at the site on 7/18/25 to discuss the project and its power requirements.

August 2025: The General Contractor completed the Font Road lateral installations and then paved the lateral trenches. Trench paving will continue the week of August 25 in the proposed order of Carriage Drive, Font Road, and Surrey Lane. Pump station start-up and testing will be scheduled following PECO's work with the Electrical Contractor on August 22, 2025 to connect power and the electric meter to the pump station. The connection of the three (3) Reserve at Eagle homes and the home at 395 Font Road to the sanitary sewer system will be done following successful pump station testing. Font Road mill and overlay will be done 30 days following completion of all Font Road base and binder course trench paving. The General Contractor submitted Application for Payment No. 4.

**Chester Springs Service Center (500 Pottstown Pike)** – On February 19, 2025, the Authority Administrator and ARRO attended a meeting with the Developer's engineer (T&M Associates) and its counsel to discuss the project's sanitary sewer needs. T&M said the project is only a service center now but might expand to a full dealership in the future. The project is 5 EDUs and T&M can submit water records from similar service centers to support the 5 EDUs. T&M presented a preliminary drawing showing the proposed sanitary sewer extending east and linking to the Route 100 Regional WWTP 16" influent gravity sewer pipe system. The Authority Administrator said the Developer needs to go through planning with the Township. ARRO will review all sanitary sewer design items and permit applications. ARRO will provide drawings of the existing gravity sewer to T&M and prepare a willingness to serve letter. On April 3, 2025, T&M proposed the use of a temporary holding/retaining tank on the property until the future car wash facility is constructed. ARRO responded on April 8, 2025, that the temporary holding/retaining tank must comply with all the requirements of the Upper Uwchlan Township codes and ordinances, the Chester County Health Department, PADEP, and Chapter 73 of the Pennsylvania Code. ARRO also commented on the proposed gravity sanitary sewer drawing connection to the Route 100 Regional WWTP influent manhole system. On May 2,

2025, ARRO transmitted comments to the project's April 10, 2025, Preliminary Land Development Plans.

ARRO reviewed and commented on the latest Preliminary Land Development Plans, dated August 1, 2024, last revised July 17, 2025. T&M has opted to tie directly into the Route 100 Regional WWTP sanitary sewer system rather than use a temporary holding tank. Appropriate Authority standard sanitary sewer details and location of an oil and water separator need to be shown on the plans. Necessary financial security needs to be posted with the Township.

**301 Park Road** – A Developer's engineer, Wilkinson & Associates, has approached ARRO for sanitary sewer information for the connection of a proposed commercial building, to be located at 301 Park Road, to the Route 100 Regional WWTP sanitary sewer system within Heather Hill Drive. Currently, the building is proposed to be sized for 11 employees. The number of EDUs has yet to be determined. ARRO determined that 1 EDU was required for the project. A land development plan was submitted for review on November 16, 2022. On December 1, 2022, ARRO submitted review comments to the November 16, 2022 land development plans. ARRO received a second preliminary land development plan from Wilkinson & Associates, dated March 1, 2023, for review and comment. ARRO sent an April 4, 2023 letter with its review comments to the second preliminary land development plan from Wilkinson & Associates. ARRO reviewed the sewage facilities planning module mailer packet, signed the mailer, and on April 21, 2023 returned it to the applicant.

Nothing new to report.

**Senn Property** - Gilmore & Associates completed Environmental Site Assessments for the property (Phase I on April 5, 2023 and Phase II on June 20, 2023). ARRO engages the services of a Certified Soil Scientist to further assess the use of portions of the site for wastewater disposal with an initial site walk on August 31, 2023. September 2024: Board discussed retraction of offer. October 2024: Board discussed getting an agreement with owner and moving forward. On March 31, 2025, an agreement was reached regarding the Senn Property and a 6-month time period started to obtain a ruling from PADEP that the property is permittable for drip disposal. On April 21, 2025, the Authority Administrator, ARRO and ARM had a teleconference with PADEP to discuss PADEP guidance on the next steps to establish that the property would be acceptable for drip field use. ARRO contacted PADEP requesting appropriate PADEP planning module forms required for submitting the Senn Tract as proposed drip fields. PADEP responded there are no forms to complete, but that the drip fields proposal should be submitted as an Act 537 Special Study. ARM Group soil scientists are conducting soils field work at the Senn Property for the proposed drip fields disposal. ARM Group soil scientists completed soils field work at the Senn Property for the proposed drip fields disposal. ARM submitted a July 9, 2025 Hydrogeologic Investigation Report to the Authority Administrator and ARRO for the Senn Property sewage disposal field. The report states that an estimated total land application capacity for the site was determined at 25,150 gpd based on groundwater mounding analysis and preliminary drip disposal layouts based on existing site conditions. Actual disposal capacity is dependent on the final individual zone layouts determined during the system development. PADEP doesn't want to have a meeting with the Authority Administrator and ARRO regarding the Senn Property until they have reviewed the Senn Property Act 537 Special Study. ARRO is working to prepare the site Act 537 Special Study as required by PADEP and submit it by August 1, 2025.

ARM Group submitted a revised Hydrogeologic Investigation Report to the Authority Administrator and ARRO for the Senn Property sewage disposal field. The revised report states the estimated total land application capacity for the site was determined at 55,000 gpd. Field work, calculations and modeling confirm that the identified areas are suitable for receiving up to 25,000 gpd, and future expansion of adjacent areas within the parcel may accommodate an additional 30,000 gpd based on similar soils. Actual disposal capacity is dependent on the final individual zone layouts determined during the system development.

ARRO continues working to prepare the site Act 537 Special Study as required by PADEP. Historical resources clearance related to the graphite mining area may or may not require archaeological studies. Regarding natural resources clearance, ARRO conducted a field survey of the property identifying wetlands in the lowland areas of the site but found little to no wetlands in any of the areas where drip irrigation are proposed. While there is a good amount of the site covered in wetlands, appropriate habitat for bog turtles was not identified. Due to the presence of ticks, very thick vegetative growth and poor signal strength in the wetland areas, additional delineation will be completed using LIDAR to map the extent of the wetlands. Field proofing will be conducted in limited areas along the perimeter of the mapped wetlands during September for confirmation.

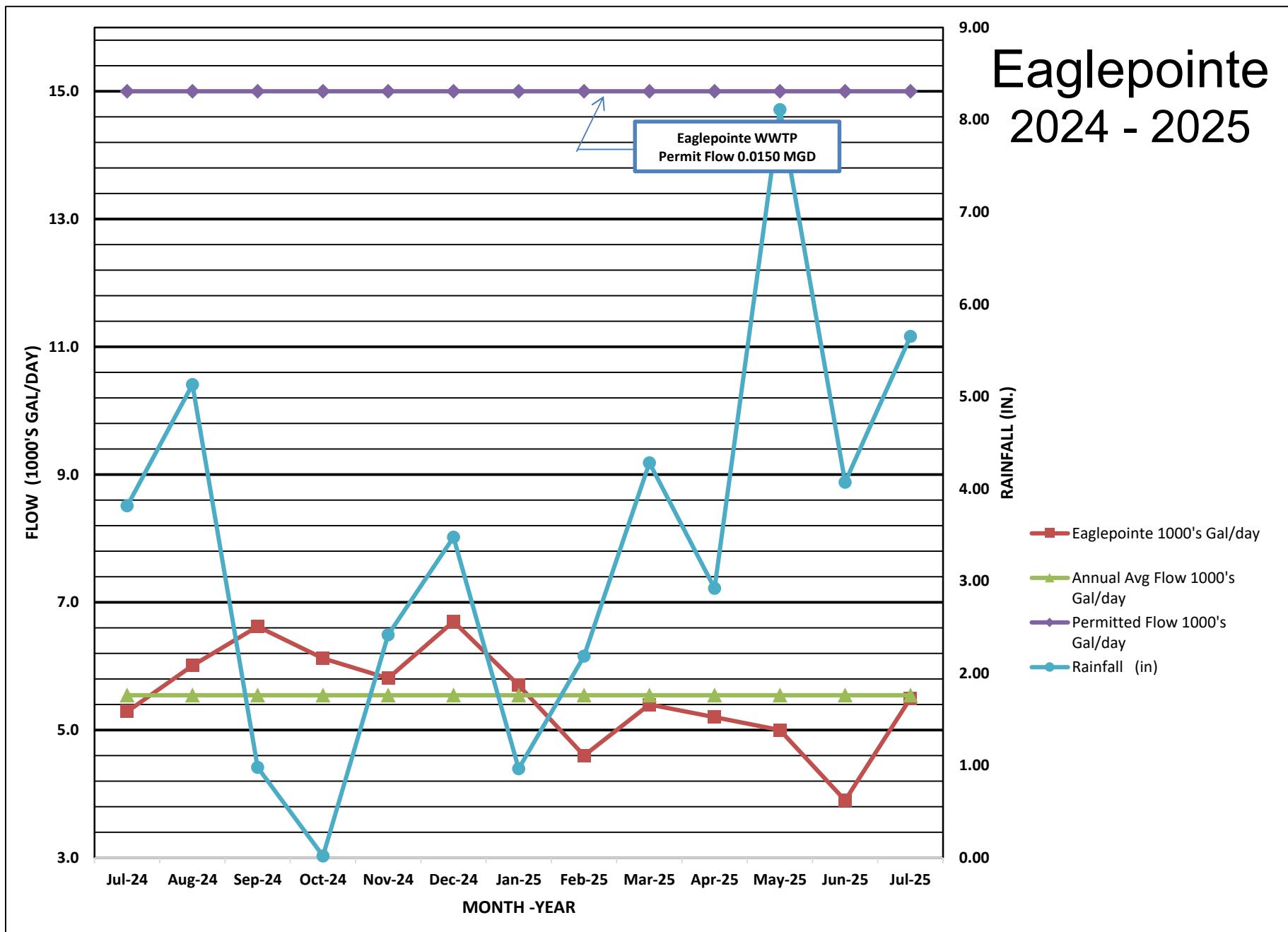
**Township Wastewater Treatment Plant's Monthly Average Flow Charts** – Please see the attached.

**UPPER UWCHLAN MUNICIPAL AUTHORITY**  
**WASTEWATER TREATMENT PLANTS**  
**MONTHLY AVERAGE DAILY FLOWS**

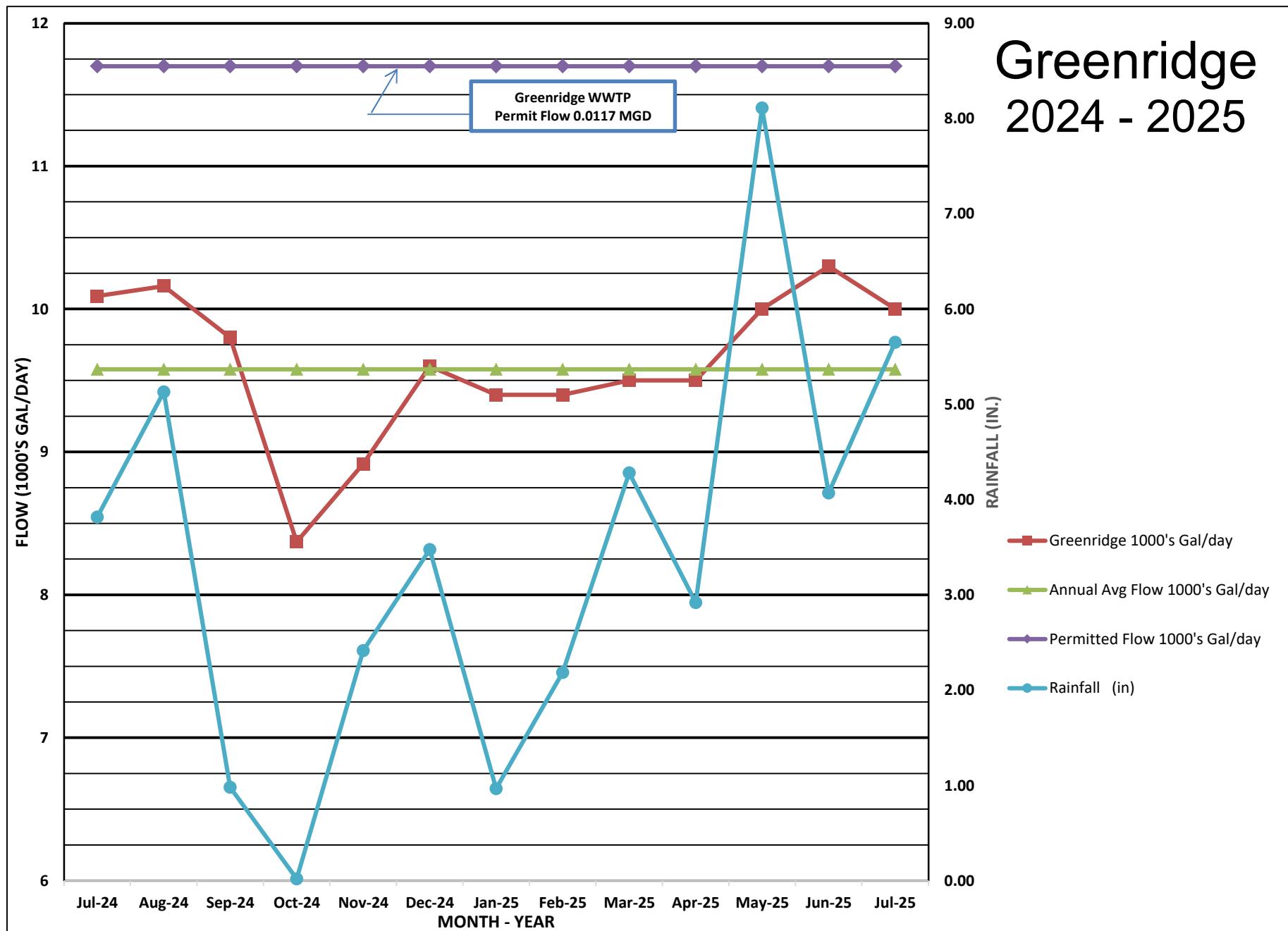
Month - Year		Average Daily Flow (MGD)							Rainfall (in)
		Eaglepointe	Greenridge	Lakeridge	Marsh Harbour	Route 100	Saybrooke	St. Andrews	
Jul-24		0.00529	0.01009	0.02249	0.03389	0.41700	0.00858	0.00102	3.82
Aug-24		0.00601	0.01016	0.02521	0.03421	0.43000	0.00862	0.00126	5.13
Sep-24		0.00662	0.00980	0.02352	0.03313	0.42640	0.00861	0.00128	0.98
Oct-24		0.00612	0.00837	0.02345	0.03205	0.42800	0.00873	0.00153	0.02
Nov-24		0.00581	0.00892	0.02490	0.02558	0.42790	0.00869	0.00170	2.42
Dec-24		0.00670	0.00960	0.02800	0.03620	0.42740	0.00870	0.00210	3.48
Jan-25		0.00570	0.00940	0.02620	0.03590	0.42580	0.00830	0.00180	0.97
Feb-25		0.00460	0.00940	0.02620	0.03490	0.42560	0.00830	0.00240	2.19
Mar-25		0.00540	0.00950	0.02560	0.03300	0.41600	0.00860	0.00190	4.28
Apr-25		0.00520	0.00950	0.02530	0.03360	0.41790	0.00850	0.00160	2.92
May-25		0.00500	0.01000	0.02670	0.03560	0.43300	0.00890	0.00230	8.11
Jun-25		0.00390	0.01030	0.02310	0.03520	0.42330	0.00970	0.00210	4.07
Jul-25		0.00550	0.01000	0.02570	0.03620	0.42900	0.00800	0.00150	5.65
<b>Annual Avg Flow =</b>		<b>0.00555</b>	<b>0.00958</b>	<b>0.02532</b>	<b>0.03380</b>	<b>0.42586</b>	<b>0.00864</b>	<b>0.00179</b>	
<b>Permitted Flow =</b>		<b>0.01500</b>	<b>0.01170</b>	<b>0.04000</b>	<b>0.07600</b>	<b>0.61900</b>	<b>0.00920</b>	<b>0.00360</b>	

# Eaglepointe

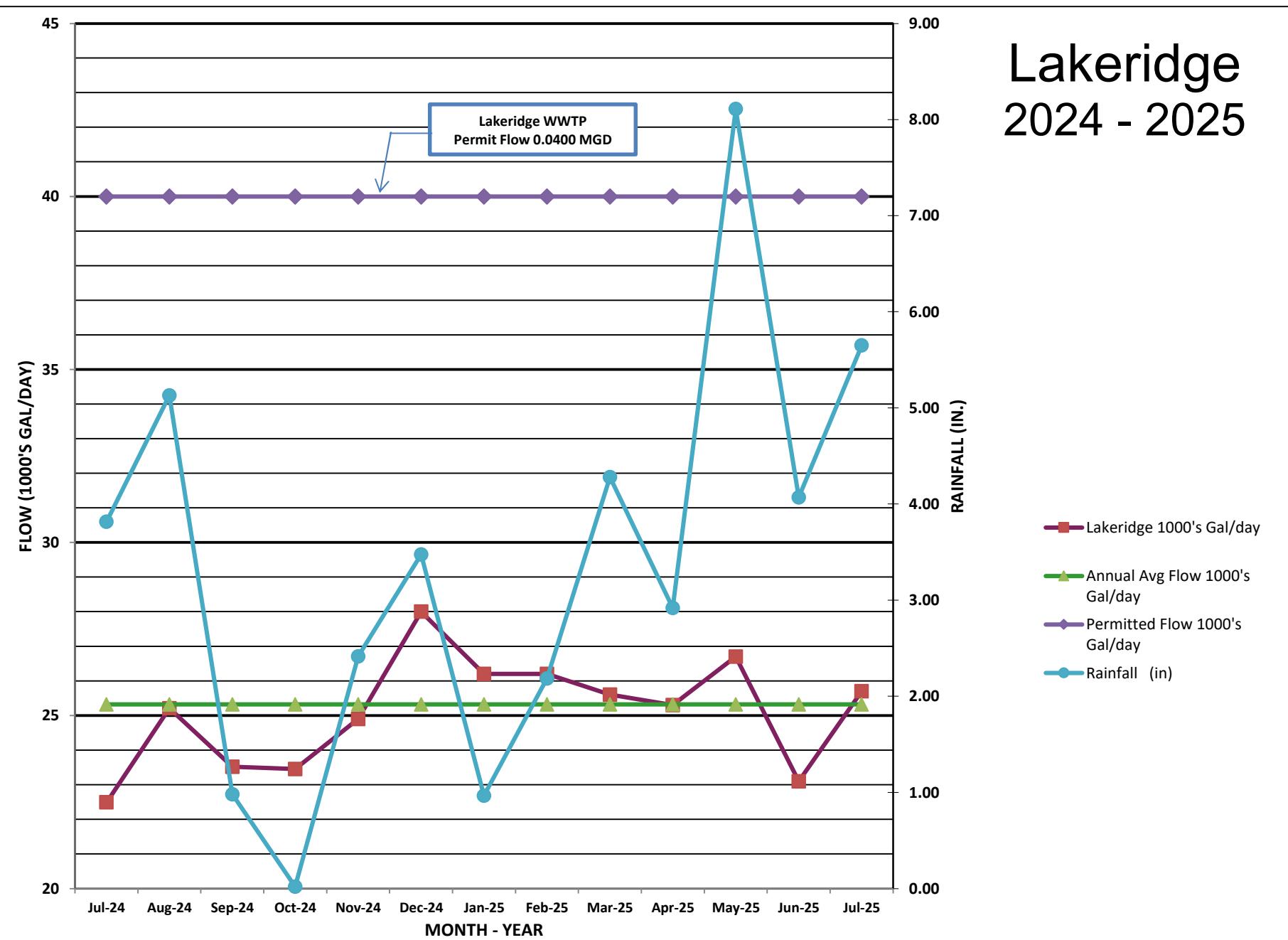
## 2024 - 2025



# Greenridge 2024 - 2025

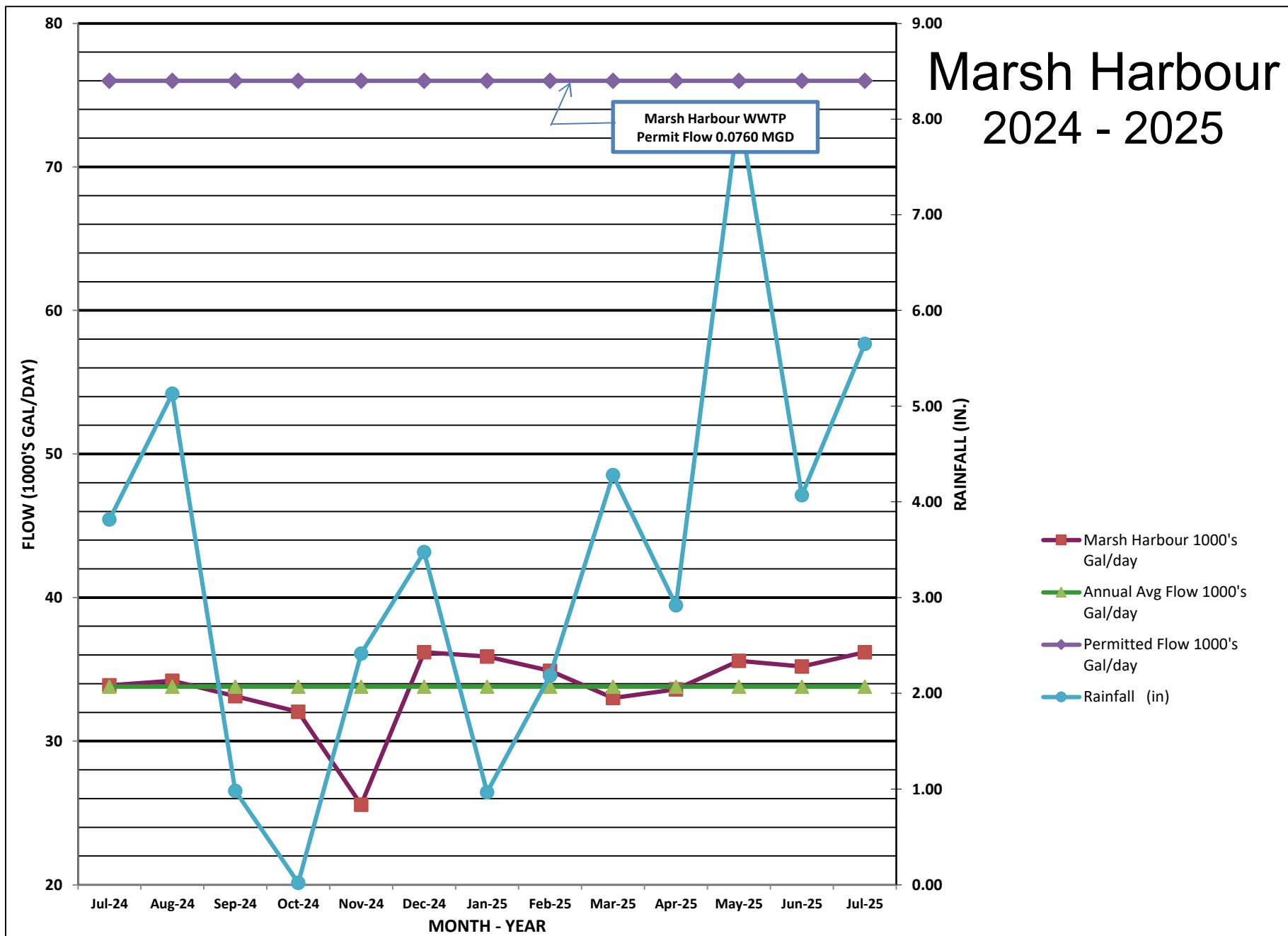


# Lakeridge 2024 - 2025

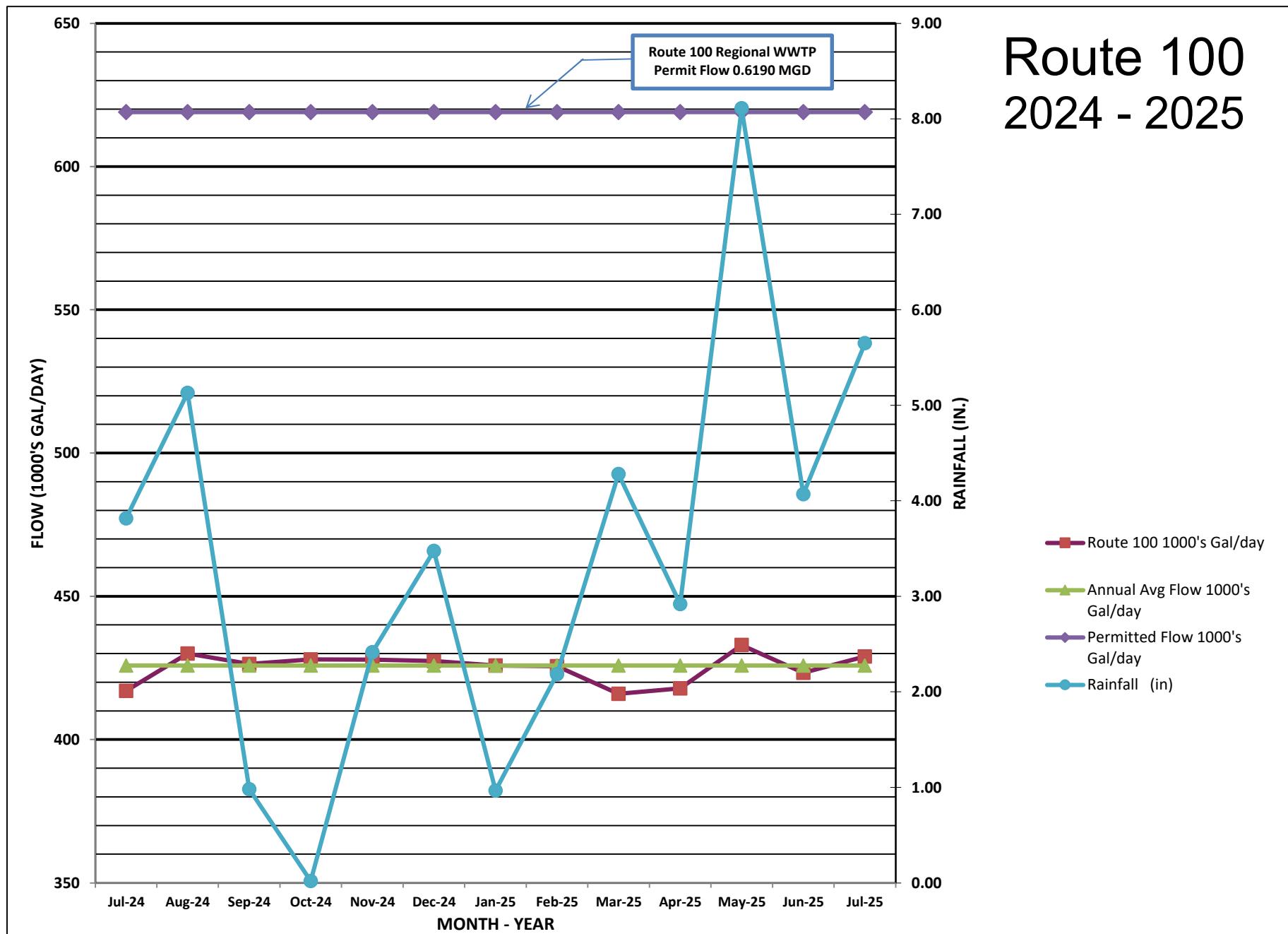


# Marsh Harbour

## 2024 - 2025

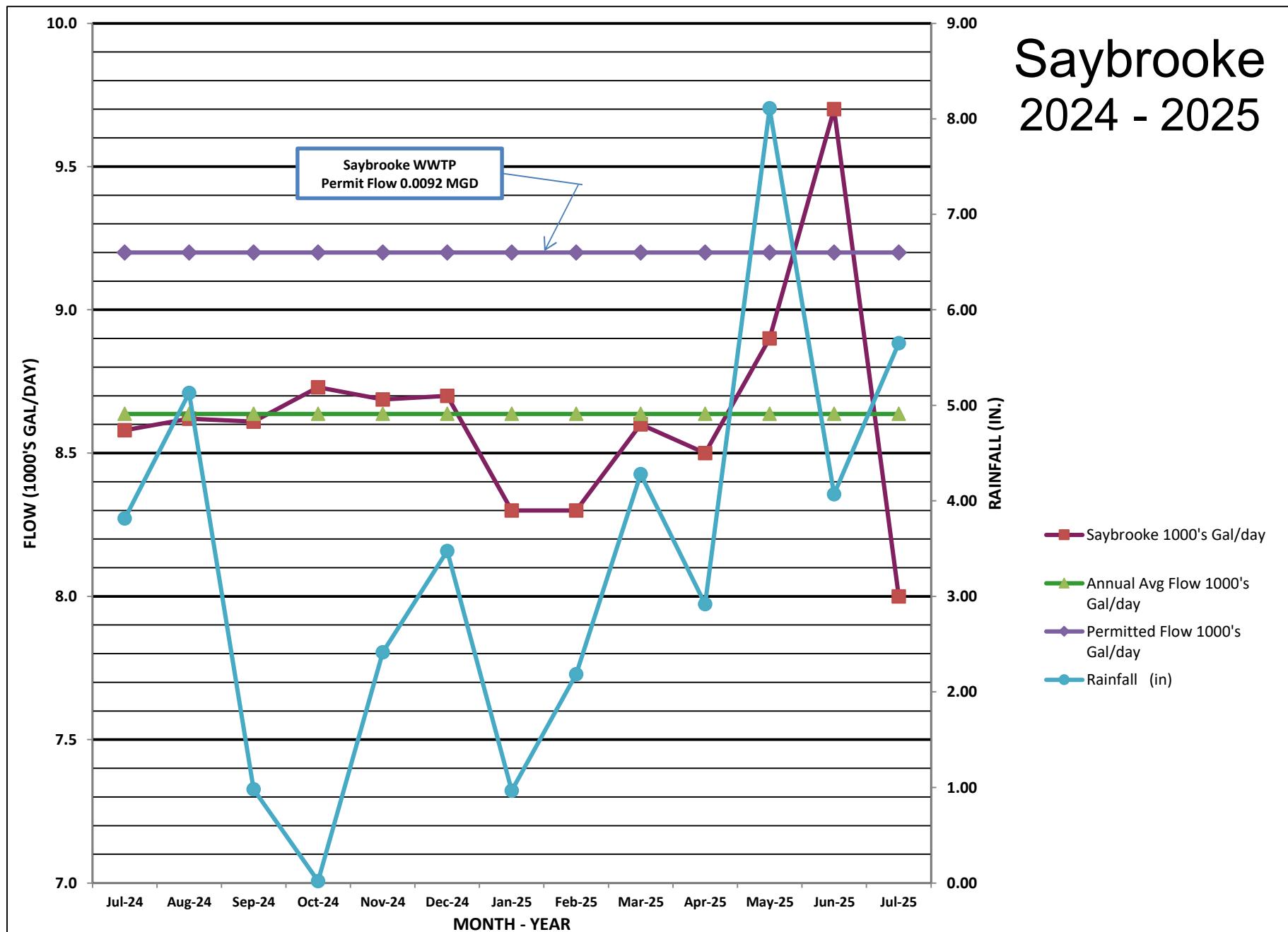


# Route 100 2024 - 2025



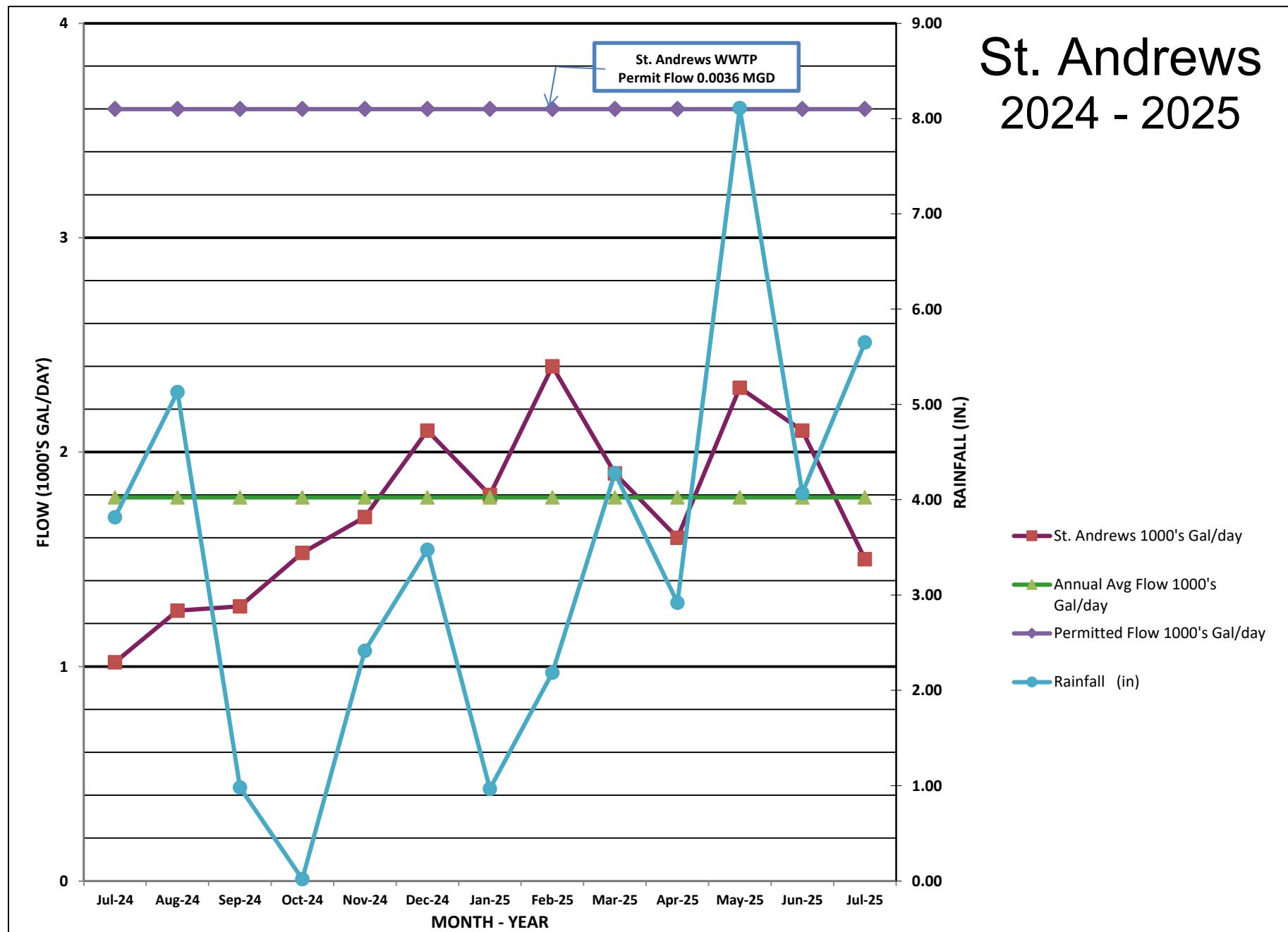
# Saybrooke

## 2024 - 2025



# St. Andrews

## 2024 - 2025





To: Municipal Authority Members  
From: G. Matthew Brown, P.E., DEE  
Re: Authority Administrator's Report  
Date: August 26, 2025

Activities for the month of July 2025 include:

- A. Communication with WWTF Operator, ARRO, Solicitor and Township Staff regarding administrative, operational and maintenance issues. (44.0 hours)
- B. Preparation of administrative documents for the Authority meeting packet and for the Authority files. (4.0 hours)
- C. Communication and review with ARRO, homeowners and contractor regarding the Milford Farms sewer extension project. (12.0 hours)
- D. Communication with ARRO and homeowners regarding the Meadow Creek sewer extension project. (2.0 hours)
- E. Communication with ARRO Management regarding project status and completion. (4.0 hours)
- F. Communication with ARRO and the Solicitor regarding the proposed 2025 bond issue. (2.0 hours)
- G. Communication with Township, Township and Authority Solicitors, ARM and PADEP regarding Senn property for possible purchase for land disposal. (12.0 hours)
- H. Communication with ARM and ARRO regarding Parcel C of the Frame property for potential use as a disposal field. (2.0 hours)

Please advise if you have any questions or comments.



## **AUGUST 2025 REPORT UUT MUNICIPAL AUTHORITY PUBLIC WORKS DEPARTMENT**

**The following projects are underway:**

**Ongoing:**

- Spot checks continue and all visitors are still using the sign-in sheets
- Spray fields were inspected.
- Generators were checked and fueled if necessary.
- All First Aid Kits replaced at pump stations.
- While performing monthly checks, we did not notice any serious issues with plants.
- Began gathering supplies and piping for spray field repairs

**Public Works continues to work on the properties as follows:**

- **Route 100 Wastewater Treatment Plant (275 Fellowship Rd)**
  - Site checked
  - Cleaned facility
  - Removed trash
  - Driveway repairs made
  - Inventory of items at location.
- **Byers Station Effluent Pump Station (1120 Sunderland)**
  - Cleaned facility
  - Swept floors
  - Trash Removed
  - Door Company working on door repairs
- **Byers Station Influent Pump Station (308 Flagstone)**
  - Cleaned facility
  - Site checked
  - Trash Removed
  - Checked Operation of Ventilation System

- **Ewing Pump Station (2679 Primrose Court)**
  - **Cleaned facility**
  - **Floors swept**
  - **Removed Used Pest Control Devices**
- **Ewing West Vincent Pump Station (304 Fellowship)**
  - **Cleaned facility**
  - **Site checked**
  - **Cleaned up more of the fallen fence posts**
- **Eagle Hunt Pump Station (422 Hemlock)**
  - **Site checked**
  - **Cleaned facility**
  - **Trash Removed**
  - **Access Trail Checked of any debris**
- **Windsor Ridge Pump Station (10 Prospect Hill Blvd)**
  - **Cleaned facility**
  - **Site checked**
  - **Generator Room Ventilation Equipment Checked**
  - **Checked Operation of Ventilation System**
  - **Repairs completed on side entrance door**
- **Saybrooke Waste Water Treatment Plant (29 Yarmouth Lane)**
  - **Site checked**
  - **Cleaned facility**
  - **Checked Operation of Ventilation System**
- **Seabury Pump Station (527 Saybrooke Lane)**
  - **Site checked**
- **Yarmouth Pump Station 1 (51 A Yarmouth Lane)**
  - **Site checked**
- **Yarmouth Pump Station 2 (13 Yarmouth Lane)**
  - **Site checked**
- **St. Andrews Brae Waste Water Treatment Plant (8 Kiloran Wynd)**
  - **Site checked**
  - **Cleaned facility**
  - **Checked Operation of Ventilation System**
  - **Replaced broken valve well cover**

- **St Andrews Brae Pump Station (at St Andrews intersection)**
  - Site checked
- **Reserve Lagoon (314 A Prescott Dr)**
  - Site checked
  - Cleaned facility
  - Removed Trash
  - Checked Operation of Ventilation System
- **Reserve at Eagle Pump Station 1 (199 Prescott)**
  - Site checked
  - Cleaned facility
  - Removed Trash
- **Reserve at Eagle Pump Station 2 (439 Prescott)**
  - Site checked
  - Cleaned facility
  - Trash Removed
- **Upland Farms Pump Station (100 Darrell)**
  - Site checked
  - Cleaned facility
  - Organized storage of spare parts
  - Checked Operation of Ventilation System
- **Greenridge Waste Water Treatment Plant (711 Dorian Court)**
  - Cleaned facility
  - Site checked
  - Lagoon Aeration pumps reset
- **Stonehedge Pump Station (103 Indian Springs West)**
  - Site checked
  - Cleaned facility
  - Organized documentation and spare parts
- **Marsh Harbour Waste Water Treatment Plant (2500 Mallard Lane)**
  - Site checked
  - Cleaned facility
  - Meeting held to finalize plans for new generator and concrete pad install to happen this fall
- **Marsh Harbour Pump Station (509A Larkins Bridge)**
  - Site checked
- **Meadowcreek Pump Station (2 Meadow Creek Lane)**
  - Site checked

- **Eaglepointe Waste Water Treatment Plant (1960 Ticonderoga Blvd)**
  - Cleaned facility
  - Site checked
  - Trash picked up
- **Heron Hill Pump Station (34A Heron Hill)**
  - Site checked
- **Lakeridge Waste Water Treatment Plant (540 Walter Court)**
  - Cleaned facility
  - Site checked
  - Removed MA equipment that was being store there
  - Meeting held to finalize new generator installation
- **Lakeridge Pump Station (201 Moore Road)**
  - Site checked
- **Eagle Farms Rd Pump Station (West Vincent Township)**
  - Cleaned facility
  - Site checked
- **Little Conestoga Rd Pump Station (381 Little Conestoga Rd)**
  - Cleaned facility
  - Site checked
  - Continued grass cutting for the season
  - Began work to clean out inside of pump station
- **Eagle Manor Pump Station (111 Dorothy Lane)**
  - Site checked
- **Garrison PS #1 (Spray Field Pump Station #1)**
  - Site checked
  - Worked on removal of fallen trees from storms
- **Garrison PS #2 (Spray Field Pump Station #2)**
  - Site checked
  - Worked on removal of fallen trees from storms
- **UUT responded to 95 PA 1-Call tickets during the month.**
- **Mouse traps have been set and replaced as needed**
- **Heaters off for the summer**

Respectfully submitted,

**Mike Esterlis**  
Public Works Director