



MEETING MINUTES

October 28, 2025

7:30 PM

Approved

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

Call to Order

R. Maas called the virtual meeting to order at 7:30 PM.

Approval of Minutes

Draft minutes of the September 23, 2025 meeting were discussed. J. Samarco moved to approve the minutes as submitted. K. White seconded. It was so moved.

Approval of Payments

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

Treasurer's Report

Following a discussion and several questions, J. Shipe 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.

Open Session

B. Watts suggested for the convenience of the public present to undertake the public comment period early.

Steve Egnaczyk of 64 Stonehedge Drive attended to continue the discussion of the aesthetic appearance of the new submersible pumping station at the corner of Font and Milford Roads.

M. Brown noted Mr. Egnaczyk's attendance at the Historic Commission meeting and the memo shared with the Board from the Historic Commission and Mr. Egnaczyk's subsequent email to him that had been circulated. After a brief discussion, the Board decided to authorize the installation of a post and rail fence with a shrubbery backing and appropriate paint for the existing bollards.

Authority Administration Reports

M. Brown noted that all facilities were operating well and within permit. He provided a status report on the Senn Property noting the planning approval will not be obtained prior to the December 30, 2025 deadline enumerated in the Sales Agreement. He noted though that the technical reports have been completed and support the permitting of the land for drip disposal and that they had received acknowledgement in writing from PADEP that the parcel appears permissible based upon information submitted and upon the State's field evaluation while on-site for the soil and hydrogeologic testing. M. Brown noted that if they were to go forward, they needed time to schedule a closing with the title company. He further said that were the Board not to move forward, they had \$55,000 at risk from the Agreement. He said that while he did not have the expertise in soil science or hydrogeology to assess the recommendations of the Authority's hired consultant's recommendations, it was clear that PADEP corroborated their recommendations on permitting. K. White asked if the seller would grant an extension. M. Brown said he did not know but if so, based upon his experience with the Senn Trust there would very likely be a financial cost to doing so. Further, he said that based upon PADEP's recent history of lengthy approval processes, he would not know what length of an extension to request. He cited the 3 ½ year review and approval period for the current Act 537 Plan as an example. K. White shared he thought that some attempt should be made to extend the closing date and to get more of a commitment from PADEP. M. Brown said the Township Solicitor was the point person for the negotiations and he could seek guidance from her and the Authority Solicitor. He also said he could reach out to PADEP and see if they would be willing to offer a stronger commitment toward permitting. He did say that he did not believe they would provide any more than they had already and that what they provided in writing to date was strikingly unusual. The Board tabled action pending M. Brown reporting on the results of his inquiries. M. Brown noted that action in some form would need to be taken in November.

M. Brown shared that he met with representatives of the HOA for the Frame Property, Parcel C (Reserve at Chester Springs). He said they were positive and cooperative and gave permission to continue testing the site for use as a disposal area. He noted they had some interest in having a small corner of the parcel for a community garden or similar use. M. Brown said he told them it was very possible and the Authority would continue their work on the site and procure two additional appraisals.

M. Brown noted that the Senns also had 4,000 gpd of treatment and disposal capacity that had been provided to them from the developers who constructed the original Route 100 System. He said they advised him they had no use for it and wanted to sell it to the Authority for what the Authority paid for their capacity in the System. K. White said the Authority should make it a condition of the Senn Property sale that the Authority would buy the capacity if the Senns gave an extension. M. Brown said he would include that in his discussion with the Solicitor.

M. Brown shared that the Milford Farms extension was now available for connections and that he delivered a "how to connect" letter to all the affected homes. He also noted that the first reimbursement check for the State construction grant for the project had been received in the amount of \$536,332. He also noted the number of calls he had received from residents affected by the project.

M. Brown noted they were waiting for final approval of the Act 537 Plan to obtain final permitting of the project from PADEP. He also noted the number of calls he received from residents about the project.

M. Brown noted the Administrator's position job description that had been approved by the Township and Authority would be advertised before year's end. It was his hope he would find a replacement by mid-2026 to shadow him for the balance of the year.

M. Brown asked if the Secretary position description provided by the Authority Solicitor suited. There was unanimous agreement.

He provided a brief assessment of the HTC sludge process utilized in Phoenixville at the request of J. Shipe.

He noted the proceeds from the bond closing were received and deposited in the Authority accounts.

M. Brown noted the timing of the PECO bills as to when they were received and when they had to be paid conflicted with the scheduled Authority meetings. As such, some months force the Authority to pay a late charge on the bills. He asked the Board that since he reviewed the bills anyway for the Board, if they would authorize him to approve the bills when it appeared they would miss a scheduled meeting to void late charges. J. Shipe moved to approve this process, J. Samarco seconded. It was so moved.

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

Next Meeting Date: November 25, 2025 - 7:30 PM

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

B. Watts then noted there was a request from Board members for a workshop session. After a brief discussion it was determined the workshop could be held November 19, 2025 at 7:00 PM.

Adjournment

There being no further business to be brought before the Authority, J. Samarco made a motion to adjourn the meeting at 9:05 PM. K. White seconded. It was so moved.

Respectfully submitted,

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