

**Caln Township Municipal Authority**  
**253 Municipal Drive**  
**Thorndale, PA 19372**  
**Monday October 23, 2023**  
**7:00 PM**

**Those Present and Absent:**

George Chambers – Chairperson  
Paul Mullin – Vice Chairperson  
William A. Schew – Treasurer  
Tony DiSario – Assistant Treasurer/Assistant Secretary  
Noel Bernard – Secretary (Absent)  
Scot Gill – Wastewater Department Director  
Jennylyn Tanedo – Recording Secretary  
Ross Bickhart – Gilmore & Associates, CTMA Engineer  
Vince Pompo- LambMcErlane, CTMA Solicitor (Absent)

**Call to Order**

The meeting of the Caln Township Municipal Authority was called to order by Mr. Chambers at 7:00 p.m. The meeting was held in person at the Caln Township Municipal Building Meeting Room located at 253 Municipal Drive Thorndale, Pa and via Zoom. The regular scheduled meeting of the Caln Township Municipal Authority was advertised in the Daily Local News on December 27, 2022, and the agenda was posted on the Caln Township Website and Lobby on October 20, 2023. Copies of the Agenda were made available to the public.

**Minutes of the September 25, 2023 Meeting**

Mr. Chambers called for additions or corrections to the September minutes. There were none. After discussion, Mr. Mullin motioned, seconded by Mr. Schew, to adopt the September 2023 minutes, as presented. The vote passed 4.0.

**Public Comment**

Mr. Chambers called for public comments. There were none.

**Act 537 Plan/ Additional Capacity Update/ Dara Update**

Mr. Gill presented to the Board a spreadsheet showing the status of pending projects that will be needing capacity in the future, the 52-week average chart, Dara weekly flow report. Mr. Chambers informed the Board that other municipalities have not submitted their Act 537 Plan Update.

**I/I Reduction Program**

Mr. Gill informed the Board that Insituform Technologies, LLC submitted the required bonds and insurance as per the contract and they began work on September 5, 2023. Mr. Gill informed the Board that the contractor demobilized on September 22, 2023, to reevaluate how they will complete the work in the wet areas and as of October 13, 2023, the contractor hasn't returned. Mr. Bickhart requested an updated schedule from the contractor.

Mr. Gill also informed the Board that Gilmore is currently working on assembling the bid package for the 2024 Grouting Project #CAL-01-23. The sewer project will involve the testing of all pipe's joints and grouting of joints that fail the test approximately 4,250 linear feet of 8" diameter gravity sewer. Mr. Bickhart informed the Board that 2024 Grouting Project # CAL-01-23 went live on Pennbid October 13<sup>th</sup> with the anticipated bid Opening November 15, 2023.

### **Hills at Thorndale Woods Project**

Mr. Gill informed the Board that ESC Chester LLC. has purchased the approximately 119-acre tract of land previously owned by Southdown Properties Inc. As part of that purchase ESC Chester is acquiring all rights and interest in the Property and approvals obtained by Southdown Properties for the proposed construction of a 262-unit residential development commonly known as the Hills at Thorndale Woods. Mr. Gill added that to transfer all of Southdown's interest in the approvals and to allow ESC Chester to proceed with construction of the project, ESC Chester must enter into certain agreements and post certain financial security with the Caln Township Municipal Authority. Mr. Gill informed the Board that ESC also submitted a check in the amount of \$130,000.00 representing the required escrow deposit and a check in the amount of \$730,805.32 representing the remaining Sewer Tapping Fee set forth in the Amended and Restated Sanitary Sewer Capacity Reservation Agreement.

Mr. Gill presented to the Board the Hills at Thorndale Woods Assignment and Assumption Agreement assigning all the rights and obligations of the Sanitary Sewer Capacity Reservation, Contribution and Extension Agreement. After discussion, Mr. DiSario made a motion seconded by Mr. Mullin to authorize the Chairperson to sign the Assignment and Assumption Agreement in the form as presented. The vote passed 4.0.

Mr. Gill presented to the Board the Hills at Thorndale Woods Assignment of Sanitary Sewer Easement Agreement for the off-site sewer facilities which assigns and dedicates to the Caln Township Municipal Authority and ESC Chester LLC. all its perpetual, exclusive and permanent Sanitary Sewer Easements rights, title, and interest set forth in the Easement Agreement as shown in Exhibit A of the Agreement. After discussion, Mr. Schew made a motion, seconded by Mr. DiSario to authorize the Chairperson to sign the Assignment of Sanitary Sewer Easement Agreement associated with Parcel #39-4-125 in the form as presented. The vote passed 4.0.

Mr. Gill presented to the Board the Hills at Thorndale Woods Sanitary Sewer Easement Agreement for the on-site sewer facilities which assigns and dedicates to the Caln Township Municipal Authority all its perpetual, exclusive and permanent Sanitary Sewer Easements rights, title and interests set forth in the Easement Agreement as shown in Exhibit A of the Agreement. After discussion, Mr. Mullin made a motion, seconded by Mr. Schew to authorize the Chairperson to sign the Sanitary Sewer Easement Agreement associated with Parcel # 39-4.123.3 in the form as presented. The vote passed 4.0.

Mr. Gill presented to the Board the Hills at Thorndale Woods Financial Security Agreement between ESC Chester LLC. and the Caln Township Municipal Authority and Performance Bond for the Sewer Improvement. After discussion, Mr. Mullin made a motion, seconded by Mr. Schew, to authorize the Chairperson to sign the Financial Security Agreement and Performance Bond for the Hills at Thorndale Woods Project Sewer Improvements in the form as presented. The vote passed 3 to 1 with Mr. DiSario voting no.

### **Reappointment Recommendation for Paul Mullin**

Mr. Gill informed the Board that Mr. Mullin's term will expire on December 31, 2023, and he also confirmed with Mr. Mullin that he would like to remain on the Authority Board for a new 5-year term which will be 2024-2028. After discussion, the Board by consensus recommended forwarding a memo for consideration to the Township Board of Commissioners recommending that Mr. Mullin be reappointed to the Authority Board for a new 5-year term. Passed 3.0.

### **2024 CTMA Meeting Dates**

Mr. Gill presented a list of proposed 2024 Municipal Authority meeting dates. After discussion, Mr. DiSario made a motion, seconded by Mr. Mullin, to approve the 2024 Municipal Authority meeting dates as presented and authorized Mr. Gill to forward it to the Township Secretary for advertising. The vote passed 4.0.

### **2024 Professional Consultants Rate Schedule**

Mr. Gill presented to the Board the 2024 Engineer Fee Gilmore & Associates and Hydraterra Professional LLC. and 2024 Legal Fee Schedule Lamb Mcerlane. After discussion the Board approved staff to proceed to

include the rate schedules in the resolution which will be presented at the December 18, 2023, meeting adopting the 2024 fees for the professional consultants who are retained by the Authority.

**Financials; Sewer Fund,**

Mr. Gill reviewed the sewer financial summary and the revenues and expenditures for the Sewer Operating Fund for the month of September 2023 and the balances in Act 57 and Sewer Capital Funds. After discussion, Mr. Schew made a motion, seconded by Mr. DiSario, to accept the September financials, as submitted. The vote passed 4.0.

**Penalty Waiver Request Update**

Mr. Gill informed the Board that no penalty waiver requests were made for the month of September.

**Director's Report**

Mr. Gill discussed his Director's Report and noted a list of current projects which the Department is working on and their progress.

**Adjournment**

There being no further business, Mr. Mullin made a motion, seconded by Mr. Schew, to adjourn the October 23, 2023, meeting at 8:15 pm. The vote passed 4.0.

Respectfully Submitted

  
Jennylyn Tanedo,  
Recording Secretary

