

Caln Township Municipal Authority
253 Municipal Drive
Thorndale, PA 19372
Monday November 17, 2025
7:00 PM

Those Present and Absent:

George Chambers – Chairperson
Paul Mullin – Vice Chairperson
William A. Schew – Treasurer (Absent)
Tony DiSario – Assistant Treasurer/Assistant Secretary
Noel Bernard – Secretary
Scot Gill – Wastewater Department Director
Don Vymazal – Township Manager
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. The regular scheduled meeting of the Caln Township Municipal Authority was advertised in the Daily Local News on December 18, 2024, and the agenda was posted on the Caln Township Website and Lobby on November 14, 2025. Copies of the Agenda were made available to the public.

Minutes of October 27, 2025, Meeting

Mr. Chambers called for additions or corrections to the October minutes. After discussion, the Board agreed to table it until the December 15, 2025 meeting.

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 and DARA Tributary Area Total Adjusted Flows Hydraulic Loadings Charts.

I/I Reduction Program

Mr. Gill presented to the Board the COSTARS pricing that was received from Sewer Specialty Services along with a spreadsheet showing the estimated quantities associated with the proposed project along with a cost estimate. Mr. Gill also presented the award recommendation letter from Gilmore based on his review of the unit rate pricing submitted by Sewer Specialty Services Company, Inc., which was found to be generally consistent with grouting projects from previous years. After discussion, Mr. DiSario made a motion, seconded by Ms. Bernard, recommending that Gilmore notify Sewer Specialty Services Company, Inc, that the Authority intends to enter into an agreement to accept the COSTARS pricing in the form as presented for the 2026 Grouting Project. The vote passed 4.0.

Caln Meetinghouse/Granger Lane Project

Mr. Gill updated the Board on the Caln Meeting House/Granger Lane Sewer Extension Project and stated that J. Phillips Excavating & Hauling LLC finished the installation of the 8" main and connected it to the existing line on Granger Lane and is now working on installing the remaining laterals along the Caln Meetinghouse Road.

Mr. Gill presented to the Board the 3rd payment request from J. Phillips Excavating & Hauling LLC for Contract #CAL-01-25 in the amount of \$166,959.36. After discussion, Ms. Bernard made a motion seconded by Mr. DiSario to recommend to the Board of Commissioners to authorize release of payment, contingent that all the work is completed to the satisfaction of the Authority engineer and the contractor provides the certified payrolls for the work period associated with the application for payment. The vote passed 4.0.

MCH Development LLC. (3523 Humpton Road Project)

Mr. Gill informed the Board that MCH Development LLC has constructed a new single-family home on a 1.179-acre parcel located at 3523 Humpton Road. The new single-family home required 1 EDU. The proposed sewer from the new single-family home was connected to an existing 8" sanitary sewer line located on the property which crossed Humpton Road and tied into a manhole located on Lynn Blvd. As part of the project the developer was required to install a new manhole on the existing 8" sewer line. Mr. Gill stated that since the existing 8" sewer line and new manhole now serve multiple parcels the existing sewer line and new manhole will be offered for dedication to the Authority.

Mr. Gill presented to the Board Resolution 2025-10-CTMA accepting a certain Deed of Dedication of Sanitary Sewer Lines and Maintenance Agreement for the MCH Development LLC. After discussion, Ms. Bernard made a motion, seconded by Mr. Mullin to approve Resolution 2025-10-CTMA accepting certain Deed of Dedication of Sanitary Sewer Lines that were installed by MCH Development LLC. and authorized the Chairman to sign associated Maintenance Agreement. The vote passed 4.0.

Bonsville Road Apartments Project

Mr. Gill informed the Board that on November 5, 2025, the Attorney representing the above project sent in a written request to Mr. Pompo asking if the Authority would grant a 9-month forbearance of the monthly payments of the full user fees that are due under the original agreement titled Amended and Restated Sanitary Sewer Capacity Reservation, Contribution and Extension Agreement between the Authority and Bondsville Road Realty Ventures, LLC due to a delay in the Development for reasons beyond Bondsville Road Realty Ventures, LLC control. Mr. Gill stated the First Amendment to the Agreement would allow for the deferment of the payments of the full user fees due under the main agreement for a period no greater than 12 months beginning with the July 1, 2025 bill that was mailed September 1, 2025, and ending on June 30, 2026, deferment in the amount of \$8,333.40 which is the current amount due minus the reservation fee which is still owed for the 19 EDUs due under the original agreement beginning July 1, 2025, and ending on June 30, 2026, or until such time that the applicant receives all necessary approvals to proceed with the development, whichever comes first, Bondsville Road Realty Ventures, LLC agrees at the time of its signing of the First Amendment to pay to the Authority the reservation fee in the amount of \$1,960.80 for the billing period from July 1, 2025 to October 31, 2025, Bondsville Road Realty Ventures, LLC agrees to continue paying the reservation fee for the nineteen (19) EDUs that are proposed to be connected and for which the tapping fee has not been paid in order to maintain any reservation of capacity in accordance with the original agreement and Bondsville Road Realty Ventures, LLC agrees to pay to the Authority in full all of the deferred amounts of the full user fees minus the reservation fee that was paid during the 12-month period by June 30, 2026 or until such time that the Applicant receives all necessary approvals to proceed with the Development, whichever comes first.

Mr. Gill presented to the Board the First Amendment to the Amended and Restated Sanitary Sewer Capacity Reservation, Contribution and Extension Agreement for Bondsville Road Realty Ventures, LLC. After discussion, Mr. DiSario made a motion, seconded by Mr. Mullin, to authorize the Chairperson to sign the First Amendment to the Amended and Restated Sanitary Sewer Capacity Reservation, Contribution and Extension Agreement for Bondsville Road Realty Ventures, LLC. in the form as presented. The vote passed 4.0.

Tony DiSario Reappointment

Mr. Gill informed the Board that Mr. DiSario’s term will expire on December 31, 2025, and he also confirmed with Mr. DiSario that he would like to remain on the Authority Board for a new 5-year term. After discussion, the Board by consensus recommended forwarding a memo for consideration to the Township Board of Commissioners, recommending that Mr. DiSario be reappointed to the Authority Board for a new 5-year term.

2026 Professional Consultant Fee Schedule

Mr. Gill presented to the Board the 2026 Engineer Fee Schedule for Gilmore & Associates, Hydraterra Professional LLC and Keystone Engineering Group. and the 2026 Legal Fee Schedule for Lamb McErlane. After discussion the Board approved staff to proceed to include the rates in the final resolution which will be presented on December 15, 2025, meeting adopting the 2026 fees for the professional consultants who are retained by the Authority.

Financials; Sewer Fund,

Mr. Gill reviewed the sewer financial summary and revenues and expenditures for the Sewer Operating Fund for the month of October 2025 and the balances in Act 57 and Sewer Capital Funds. After discussion, Ms. Bernard made a motion, seconded by Mr. DiSario, to accept the September financials, as submitted. The vote passed 4.0.

Delinquent Collection Update

Mr. Gill presented to the Board a memo from the finance department that gives an update on the status of the prior year’s delinquent collections.

Penalty Waiver Request Update

Mr. Gill presented to the Board the 2025 penalty waiver request from the finance department and informed the Board that there is one penalty waiver request for the month of October.

Draft Rate Resolution

Mr. Gill presented a Draft Rate Resolution establishing the sewer rates effective January 1, 2026, along with the 2026 Operating and Capital budgets.

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. DiSario, to adjourn the November 17, 2025, meeting at 8:20 pm. The vote passed 4.0.

Respectfully Submitted


Jennylyn Tanedo,
Recording Secretary

