

EAST BRANDYWINE TOWNSHIP MUNICIPAL AUTHORITY
January 13, 2026

Members in Attendance:

Michael Corbin, Chairman
David Summers, Vice Chairman
Scott Piersol, Member
Michael Wade, Member
David Whelihan, Member

Also in Attendance:

Gabrielle Brown, Recording Secretary
Joseph Boldaz, Authority Engineer
Thomas Oeste, Authority Solicitor
Luke Reven, Township Manager
Noah Stribrny, Assistant Township Manager
Derrick Claas, Township Road Master

The East Brandywine Township Municipal Authority meeting of Tuesday, January 13, 2026, was called to order at 8:03 AM by Chairman Corbin. Attendees included John Dean and Todd Stricker of EEMA, Matthew VanLew, former Road Master, Sam Dever of Hydraterra, Fred Ebert of Ebert Engineering, Tom Kessler of Bollinger Realty and Brian Nagle, Esquire.

Mr. Corbin requested to amend the agenda to include the dedication of Phase I Sanitary Sewer for Brandywine Walk as an item per Act 65 of 2021. Mr. Piersol moved to approve amending the agenda as requested. Mr. Summers seconded the motion, which carried unanimously. Mrs. Brown will upload the amended agenda to the website following the meeting.

Annual Reorganization

Mr. Piersol moved to reappoint Michael Corbin as Chairman of the Municipal Authority for 2026. Mr. Summers seconded the motion, which carried unanimously.

Mr. Piersol moved to reappoint David Summers as Vice Chairman of the Municipal Authority for 2026. Mr. Corbin seconded the motion, which carried unanimously.

Mr. Summers moved to reappoint Gabrielle Brown as Secretary and Recording Secretary for 2026. Mr. Piersol seconded the motion, which carried unanimously.

Mr. Summers moved to appoint Scott Piersol as Treasurer of the Municipal Authority for 2026. Mr. Corbin seconded the motion, which carried unanimously.

Mr. Corbin moved to reappoint Buckley Brion McGuire & Morris as Authority Solicitor for 2026. Mr. Summers seconded the motion, which carried unanimously.

Mr. Corbin moved to reappoint Hydraterra Professionals as Authority Engineer for 2026. Mr. Summers seconded the motion, which carried unanimously.

Mr. Summers moved to appoint S&T Bank and Victory Bank as the depositories for 2026, and to appoint David Summers, Luke Reven, Scott Piersol, Gabrielle Brown, and Township Secretary Lisa Taraschi as signatories, with three signatures required on the checks. Mr. Corbin seconded the motion, which carried unanimously.

Mr. Corbin moved to confirm the monthly meeting schedule for 2026 as the second Tuesday of the month at 8:00 AM with an optional work session on the last Friday of the month at 8:00 AM. Mr. Summers seconded the motion, which carried unanimously.

Minutes

Mr. Piersol moved to approve the minutes of the Tuesday, December 9, 2025, meeting as written. Mr. Corbin seconded the motion, which carried unanimously.

Treasurer's Report

Mrs. Brown read the Treasurer's Report and provided a list of twenty-seven invoices for the period of 12/10/25 through 1/13/26 totaling \$85,530.70 for approval and payment from the Operating Fund. Mr. Summers moved to approve the Treasurer's Report and pay the bills as presented. Mr. Piersol seconded the motion, which carried unanimously.

Invoices for the 1st quarter of 2026 were sent on 12/29/25.

There were eleven settlements at Brandywine Walk in December. The number of occupied dwellings is one hundred nine (109), including the model home. There was one settlement at Stone Mill Village in December. The number of occupied dwellings is seventeen (17), including the model home.

Carlino Giant

Mr. Dever reported that there is no update on sanitary sewer construction. Hydraterra rejected drawings for the grease interceptor in a letter dated 12/10/25. Hydraterra provided the tapping and disposal fees to Carlino in a letter dated 12/30/25.

Brandywine Walk

Mr. Dever reported that Hydraterra received televising information for Phase 3, and the testing process has begun. Phase 4 sanitary sewer construction has recently started.

In a letter dated 12/31/25, Hydraterra recommends the Municipal Authority approve releasing the Phase 3 escrow funds in the amount of \$414,915.15 to reflect the work completed to date for Phase 3 Sanitary Sewer Construction. Mr. Summers made the motion to approve the release of the \$414,915.15 Phase 3 escrow funds. Mr. Piersol seconded the motion, which carried unanimously.

Discussion regarding dedication of Phase 1 Sanitary Sewer Construction ensued. Mr. Dever reported that everything has been tested on the construction side. Mr. Oeste advised the Authority to accept dedication, subject to receiving the maintenance bond and finalizing minor revisions and signatures for final paperwork. Mr. Corbin made the motion to approve the sewer dedication of Phase 1 subject to finalizing paperwork. Mr. Summers seconded the motion, which carried unanimously.

Mr. Oeste informed the Authority that Phase 3 plans need to be recorded, as well. Once recorded, settlements can begin for those properties.

Consolidated Drip Fields

Mr. Dever reported that Keystone Engineers is still working on repairing the communication issue of the valve fail alarm.

Mapleview

Mr. Dean reported that the pump station is operating normally. Average flow was 18,000 gallons per day for the month of December.

On behalf of the developer for Mapleview, Mr. Nagle reported that a flushing program would be an appropriate remedy for the sag issue. Mr. Ebert provided a flushing memo dated 1/12/2026 to the Authority. Discussion ensued regarding the proposal. Mr. Oeste suggested considering extending the maintenance bond beyond 18 months. Mr. Boldaz suggested extending it to six years to assess after the first televising occurs. Mr. Nagle asserted that the Developer's solution solely lies in the flushing program and not extending the maintenance bond. Mr. Corbin stated that the Authority will review the memo and negotiate details for next month's meeting.

Dedication of the collection, conveyance and disposal systems are still pending as issues remain unresolved.

Applecross

Mr. Dean gave the Applecross monthly operations report for December and anticipates no violations, as all permit parameters were met. Average daily flow was 153,000 gallons, and total treated effluent was reported as 4,741,000 gallons for the month of December. Operationally, there are still issues with alarms and flow meter readings for offsite disposal. Maintenance for December included repairing the lakeside water line leak and installing a new water filter cartridge on the lakeside water line. EEMA installed two additional inspection ports on the carbon filter tank for testing in the odor control unit. There was nothing to report for the drip field inspection.

Slaymaker has completed the Hillendale Drip Pump repair. Mrs. Brown will contact Slaymaker to check the status of the Applecross Drip Pump repair. She will request a combined invoice to include the reinstallation of both repaired pumps. Mr. Wade made the motion to approve paying

the combined installation quote to not exceed \$8,000.00 when proposed. Mr. Whelihan seconded the motion, which carried unanimously.

Discussion regarding the repair of Blower #3 commenced. At the December meeting, Mr. Dean had presented two quotes from Aerzen to repair the blower for \$2,320.73 or replace the blower for \$18,142.71. Mr. Dean requested Excelsior provide a competing quote for the blower. The vendor disclosed to Mr. Dean that it would be a complicated and costly retrofit. Excelsior would need to change the piping network and risers in addition to the equipment cost of the blower. We would get a more cost-efficient quote from Aerzen to only replace the blower head. Mr. Corbin suggested sticking with Aerzen as it is also a Costars vendor. Mr. Corbin made a motion to approve the purchase of the Aerzen blower head replacement not to exceed \$20,500.00 which is the combined amount of the presented quotes. Mr. Piersol seconded the motion, which carried unanimously.

Mr. Claas discussed the quote from Pavion to upgrade the house security and fire alarm at the house in Applecross. The cost would be about \$206.25 per month for a five-year term. Mr. Corbin requested the Authority think about it and readdress the topic at the next meeting. Mr. Dever presented the effluent storage lagoon observation report for 2025 with minor corrections noted.

Keats Glen

Mr. Dean gave the monthly operations report for December and anticipates no violations, as all permit parameters were met. Average daily flow was 6,000 gallons, and total treated effluent was 188,000 gallons for the month of December. It was noted that the higher flow rate data from November was caused by interference in the ultrasonic meter. Hydraterra will reflect this data in the Chapter 94 report.

In the beginning of January, the transducer stopped functioning. EEMA called Chairman Corbin to request authorization for an emergency purchase of a new transducer for approximately \$2,500.00. Mr. Corbin authorized the emergency purchase. The new transformer has been installed and is operating.

Hillendale

Mr. Dean gave the monthly operations report for December and anticipates a violation in total nitrogen. Adjustments were made to regulate the total nitrogen level and account for the colder temperatures. Average daily flow was 38,000 gallons, and total treated effluent was 1,179,000 gallons for the month of December. DEP sent EEMA a confirmation receipt of the operator's report for the Sanitary Sewer Overflow that occurred last month. Mr. Stricker verified with Omnisite that it is possible to set up an alarm if the PLC freezes. There was nothing to report for the fourth quarter drip field inspection.

Hideaway Farms

Mr. Dean reported that the average daily flow was 27,700 gallons for the month of December. WG Malden was called to fix the flow meter that froze, and they reset it. There was nothing to report

for the drip field inspection. The Authority reviewed the 2024 & 2025 Annual Groundwater Report from DEP with nothing to report.

Stone Mill Village

Hydraterra reported no updates since last month's meeting.

Old Business

Mr. Dever and Mr. Whelihan had a meeting last week to discuss the ALS Environmental Laboratory Group bid for Groundwater Monitoring Wells. They were satisfied with the bid, and Hydraterra formally recommends the Authority to choose the ALS three-year bid for \$23,412.00 per year. Mr. Whelihan made the motion to accept the bid from ALS as presented. Mr. Piersol seconded the motion, which carried unanimously.

New Business

Mrs. Brown presented the most current draft letters for Fats, Oil & Grease (FOG) management to be sent to Michaelangelo's as well as all standard food service establishments. Mr. Summers made the motion to approve signing and mailing the letters as presented. Mr. Piersol seconded the motion, which carried unanimously.

Mrs. Brown presented four resolutions for consideration. Mr. Summers made the motion to approve Resolution 1 of 2026 to raise the Keats Glen user rate from \$235 to \$245 starting with the 1st Quarter of 2026. Mr. Piersol seconded the motion, which carried unanimously. Mr. Summers made the motion to approve Resolution 2 of 2026 establishing Applecross User Rates of \$253 for Single Family Homes and \$217 for Townhomes starting with the 1st Quarter of 2026. Mr. Corbin seconded the motion, which carried unanimously. Mr. Corbin made the motion to approve Resolution 3 of 2026 to raise the Hideaway Farms User Rate from \$270 to \$275 starting with the 1st Quarter of 2026. Mr. Piersol seconded the motion, which carried unanimously. Finally, Mr. Piersol made the motion to approve Resolution 4 of 2026, the Municipal Authority Rules and Regulations. Mr. Summers seconded the motion, which carried unanimously.

Adjournment

Mr. Corbin moved to adjourn the meeting at 9:50 AM. Mr. Piersol seconded the motion, which carried unanimously. The next meeting is Tuesday, February 10, 2026.

Respectfully submitted,



Gabrielle Brown
M.A. Administrator