

**EAST BRANDYWINE TOWNSHIP MUNICIPAL AUTHORITY**  
**February 10, 2026**

**Members in Attendance:**

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

**Absent:**

David Whelihan, Member

**Also in Attendance:**

Gabrielle Brown, Recording Secretary  
Joseph Boldaz, Authority Engineer  
Thomas Oeste, Authority Solicitor  
Noah Stribrny, Assistant Township Manager

The East Brandywine Township Municipal Authority meeting of Tuesday, February 10, 2026, was called to order at 8:02 AM by Chairman Corbin. Attendees included John Dean and Todd Stricker of EEMA, Sam Dever of Hydraterra, Fred Ebert of Ebert Engineering, Tom Kessler of Bollinger Realty and Brian Nagle, Esquire.

**Minutes**

Mr. Piersol moved to approve the minutes of the Tuesday, January 13, 2026, 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 thirty-two invoices for the period of 1/14/26 through 2/10/26 totaling \$299,276.19 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.

The first round of late fees for the 1<sup>st</sup> quarter of 2026 were sent on 2/9/26.

There were ten settlements at Brandywine Walk in January. The number of occupied dwellings is one hundred nineteen (119), including the model home. There were four settlements at Stone Mill Village in January. The number of occupied dwellings is twenty-one (21), including the model home.

**Mapleview**

Mr. Ebert provided a memo dated 2/9/26 revising the proposed flushing program from last month's meeting. Outside of the meeting, Mr. Boldaz advised Mr. Ebert to get a written proposal for a ten-year period from a contractor. Mr. Ebert received a proposal for the flushing and televising from

Pipe Data View Services II, LLC. Both engineers independently determined an acceptable projected inflation and interest rate in a financial analysis. Taking the average of the two engineer's financial analyses gives a proposed principal investment of \$25,251.50 to be funded by the developer for the 50-year flushing and televising program. Mr. Boldaz is confident in Pipe Data View Services II, LLC as the contractor. In addition, Mr. Boldaz and Mr. Ebert believe, based on their experience, that the sags are not going to worsen over time. Mr. Corbin made the motion to accept the settlement agreement of the flushing program for the two sags in Mapleview with an initial investment of \$25,251.50 from the developer. Mr. Wade seconded the motion, which carried unanimously.

Dedication of the collection, conveyance and disposal systems are still pending as issues remain unresolved. In a letter dated 2/5/26, Hydraterra outlines a punch list of ten outstanding items that should be corrected or completed prior to dedication. Mr. Ebert initiated discussion addressing the Mapleview punch list. Hydraterra's position regarding the sewage pumps would be to have the developer remove, overhaul, or replace them to return to "as new condition". Mr. Ebert disagrees because they are working fine and proposes the developer be responsible for normal maintenance of the pumps as well as any additional maintenance as a result of the annual inspection. In addition, Hydraterra lists the communication or nuisance alarm issue between the Applecross Treatment Plant and the Mapleview joint disposal pump station as another item that needs to be resolved. Mr. Ebert feels this item should not hold up dedication and insists it is a minor problem that can be resolved during the 18-month maintenance bond period. Another item on the punch list would be the trees that were planted over the sewer collection line be replanted outside of the easement. Mr. Dever confirmed there are only a few trees that this applies to. Mr. Ebert agreed this would be an easy fix to relocate trees once the weather is warmer.

Mr. Ebert requested the Authority consider accepting dedication of the Mapleview Subdivision subject to completed documentation. Mr. Oeste recommended against this because there are too many open issues including the ten items on the punch list and incomplete documentation. He stated that all documents need to be completed and presented prior to accepting dedication. Mr. Ebert, Mr. Nagle, and Mr. Kessler left the meeting at this time.

Mr. Dean reported that the pump station is operating normally. He will get the flow meter calibration report for the Authority to review prior to the March meeting. Hydraterra recommended the Authority to not accept Mapleview dedication until the communication issue between the Mapleview drip pump and drip field is fixed.

### **Carlino Giant**

Mr. Dever reported that there is no update on sanitary sewer construction.

### **Brandywine Walk**

Mr. Dever reported that Phase 4 gravity sewer is constructed but needs testing.

In a letter dated 2/4/26, Hydraterra recommends the Municipal Authority approve the current cost estimate of the Brandywine Walk Phase 4 Sanitary Sewer Escrow at \$28,981.20 based on the completed work to date. Mr. Corbin made the motion to approve the remainder balance in the escrow for Phase 4 as \$28,981.20. Mr. Piersol seconded the motion, which carried unanimously.

### **Consolidated Drip Fields**

There was nothing to report.

### **Applecross**

Mr. Dean gave the Applecross monthly operations report for January and anticipates no violations, as all permit parameters were met. Average daily flow was 153,000 gallons, and total treated effluent was 4,731,000 gallons for the month of January.

Aerzen will be installing the blower head replacement for Blower #3 on 2/17/26. Mrs. Brown will reach out to Slaymaker to schedule the installation of both the Hillendale and Applecross pumps.

Mr. Dever presented the quarterly lagoon capacity report. He reported that going into the new year the lagoon is 22% full and is optimistic stream discharge will not be needed this winter.

### **Keats Glen**

Mr. Dean gave the monthly operations report for January and anticipates no violations, as all permit parameters were met. The plant is operating normally. Average daily flow was 6,000 gallons, and total treated effluent was 166,000 gallons for the month of January.

### **Hillendale**

Mr. Dean gave the monthly operations report for January and anticipates no violations, as all permit parameters were met. Average daily flow was 35,000 gallons, and total treated effluent was 1,091,000 gallons for the month of January. In the drip field, zone 7 is offline awaiting maintenance for a flow variance alarm likely due to the colder weather.

### **Hideaway Farms**

Mr. Dean reported that the average daily flow was 21,130 gallons for the month of January.

Mr. Dean proposed creating one master Operator Agreement that includes a breakdown of pricing for each site. The Authority found no problems with this request. He will work with Mr. Oeste to compile this agreement.

### **Stone Mill Village**

Mr. Dever reported that there are minor outstanding items around the pump station but there has been no recent construction. Mrs. Brown will continue to charge Toll Brothers an additional EDU ahead of drip field activation.

### **New Business**

Mr. Dever announced that the Chapter 94 Reports are due for submission by the end of March. Mr. Corbin will review and provide his comments to Hydraterra by the next meeting.

Mrs. Brown presented a payment agreement request for 11 Kristin Circle. Mr. Corbin made the motion to approve the payment agreement. Mr. Summers seconded the motion, which carried unanimously.

### **Adjournment**

Mr. Corbin moved to adjourn the meeting at 9:38 AM. Mr. Wade seconded the motion, which carried unanimously. The next meeting is Tuesday, March 10, 2026.

Respectfully submitted,



Gabrielle Brown  
M.A. Administrator