

MIDDLETOWN TOWNSHIP DELAWARE COUNTY SEWER AUTHORITY
27 N. Pennell Road
Media, PA19063-4345

CHAIRMAN: Edward Klodarska
VICE-CHAIRMAN/TREASURER: John R. Hanna, III, CPA
ASST. TREASURER: Roland W. Bailey
SECRETARY: Timothy F. Sullivan, Esq.
ASST. SECRETARY: John Grose, Jr., EIT

MANAGER: John R. Ibach
ENGINEER: Walter A. Fazler, P.E.
SOLICITOR: James Flandreau, Esq.

BOARD MEETING HELD ON FEBRUARY 17, 2026

The regular monthly meeting of the Middletown Township Sewer Authority was held on Tuesday February 17, 2026, at 7:00pm, at the Township Administration Building located at 27 N. Pennell Road.

I. CALL TO ORDER PLEDGE OF ALLEGIANCE TO THE FLAG

Mr. Klodarska, Chairman, called the meeting of the Sewer Authority to order at 7:00 pm and led the recitation of the Pledge of Allegiance to the Flag.

II. ROLL CALL TO ESTABLISH QUORUM

In attendance at the Board meeting were:

Authority members Roland Bailey, John Grose, John Hanna, Edward Klodarska, and Timothy Sullivan.
Authority Advisors Walter Fazler, Engineer, and James Flandreau, Solicitor.
Authority employees John Ibach, Manager, and Timothy Leaf, I & I Coordinator.

III. APPROVAL OF THE MINUTES OF THE MEETING HELD ON JANUARY 19, 2026

Mr. Hanna made a motion to approve the minutes of January 19, 2026, and Mr. Sullivan seconded the motion. The motion carried by a vote of 5-0.

IV. QUESTIONS AND COMMENTS FROM THE AUDIENCE REGARDING MATTERS NOT ON THIS AGENDA

No one was in attendance.

V. MANAGER'S REPORT

1. 2024 LSA Statewide Grant Application

Mr. Ibach and Mr. Klodarska signed the Grant contract and returned it to DCED. MTSA will execute upon receipt of the final contract from DCED's legal team.

2. 2025 PA Small Water & Sewer Program Grant S. Heilbron PS Upgrade

Mr. Ibach reported that MTSA has received an additional grant in the amount of \$500,000 for the upgrade of the S. Heilbron pump station. He is currently awaiting the draft contract for signatures.

3. MTSA Sewer Maintenance Contract

Mr. Ibach reported that Mr. Fazler is preparing to advertise a televising and maintenance contract. DELCORA was contacted last month to assist with several sanitary sewer backups, and it was determined that DELCORA is unable to provide 24/7 on-call televising services. Mr. Fazler will draft the bid specifications and anticipates presenting a recommendation at next month's Board meeting.

4. Riddlewood I & I Program

During the January meeting Mr. Ibach recommended the Riddlewood community for the next

televising and cleaning project. He explained that the sanitary sewer infrastructure in that area was installed in the late sixties and is terra cotta pipe.

Mr. Fazler suggested that MTSA consider utilizing artificial intelligence (AI) to analyze the CCTV footage conducted by the selected contractor. He stated that AI analysis is highly accurate and more cost effective than having an engineer manually review extensive pipeline footage. The data would be stored in the cloud and automatically integrated into the GIS system. AI technology would also identify deficiencies and recommend repairs, which would then be reviewed and verified by the engineer.

Mr. Fazler further explained that the AI approach would also be beneficial when filing Chapter 94 reports, as all televising and repair records would be maintained electronically, which will help the Authority to track completed work and identify upcoming needs. Additionally, he suggested that certain areas may require a separate root control contract which would allow for annual treatments to address root intrusions.

5. MTSA Umbrella Insurance Policy Limits

The Board engaged in a discussion regarding the MTSA requirement for contractors to carry Umbrella Insurance coverage. It was agreed that the standard coverage amount should be \$2,000,000. The Manager, in consultation with the Authority Engineer, Solicitor, and Insurance Broker, will evaluate the risk factors associated with each project to ensure adequate coverage and will adjust the Umbrella coverage limits as necessary.

Mr. Sullivan made a motion to reduce the Umbrella Insurance requirement included in the bid documents for the N. Heilbron, Knowlton Road and Paul Lane pump station projects from \$10,000,000 to \$2,000,000. Mr. Bailey seconded the motion. The motion carried by a vote of 5-0.

6. 35, 36, 38 War Trophy Lane and 125 Bortondale Road Lateral Repair/Replacement Bids

Mr. Ibach reported that this sanitary sewer backup was discussed during the January Board meeting, after which the repair project was advertised for bids. Five Bids were received for the War Trophy Lane project, with MOR Construction, LLC submitting the lowest bid in the amount of \$40,602.70. Since that time, a separated joint in the MTSA owned portion of the sanitary sewer lateral at 125 Bortondale Road was discovered. This lateral repair will be added as a Change Order to the War Trophy bid. This will allow MOR Construction LLC to complete the 125 Bortondale Road repair under the same contract. Mr. Bailey made a motion to award the repair project for both War Trophy Lane and Bortondale Road to MOR Construction, LLC. Mr. Hanna seconded the motion. The motion carried by a vote of 5-0.

Mr. Ibach reported that a sinkhole was discovered around an abandoned MTSA owned sanitary sewer manhole on Elwyn Road. The sinkhole caused the manhole structure to partially collapse and prevented access to the manhole. This matter constitutes an emergency repair to prevent any potential vehicular accidents. Mr. Fazler will determine the appropriate repair during the course of the work and will keep the Board informed.

Misc. – Mr. Ibach informed the Board that PA State Representative, Lisa Borowski, attended the February 11, 2026, Agenda meeting for an update on the utilization of awarded Grant Funds. Mr. Ibach will provide documentation and pictures of the projects for Representative Borowski to share with her leadership team. The Board will also extend an invitation for the pump station ribbon cutting ceremony. In addition, Representative Borowski may attend a future Board meeting to present the recent Grant proceeds.

The Board commended Representative Borowski along with HRG for their diligence in securing these Grants.

VI. TREASURER'S REPORT

1. Payment of Operating Expenses

Mr. Hanna presented the list of paid invoices for the period of January 20, 2026, through February 17, 2026, totaling \$999,602.78. The largest invoice was paid to DELCORA in the amount of \$764,857.50 and the second largest was paid to The Bank of New York Mellon Trust in the amount of \$97,894.97. Mr. Hanna made a motion to approve the paid invoices, which was seconded by Mr. Sullivan. The motion carried by a vote of 5-0.

2. Payment of Capital Expenses – Bond Redemption & Improvement Fund (BR&I)

Mr. Hanna reported that Capital Expenses for February 17, 2026, totaled \$558,655.11 withdrawn from the Bond Redemption & Improvement Fund. The largest invoice was payable to Reiner Pump Systems in the amount of \$491,325.00. Mr. Hanna made a motion to approve these invoices which were seconded by Mr. Groves. The motion carried by a vote of 5-0.

Mr. Hanna stated that there are two upcoming CDs that will be maturing in February and March, and he and Mr. Ibach will be in communication with PLGIT to re-invest them.

VII. SOLICITOR'S REPORT

1. McCall Heights Easement Acquisitions

Mr. Flandreau reported that Ms. Degman, counsel for the Delaware County Intermediate Unit, contacted him regarding receipt of the Draft McCall Heights pump station plans prepared by Mr. Fazler. Ms. Degman will review the plan with DCIU and will follow up thereafter.

2. Ponds Edge Dedication

Mr. Flandreau reported that the Developer is working on dedication of the sanitary sewer improvements. He anticipates providing an update within the next one to two months.

3. Franklin Station Dedication

Mr. Flandreau reported that the Developer continues to cooperate with him on the dedication of the sanitary sewer improvements.

Mr. Flandreau also directed the Board's attention to a letter in the packets from AQUA expressing interest in purchasing the Authority.

Mr. Flandreau reported that he has no update on the Hunter Street foreclosure sale. He will reach out to the new owner for an update.

VIII. ENGINEER'S REPORT

Paul Lane, North Heilbron and Knowlton Road Pump Station Upgrades

Mr. Fazler stated that the advertisement for bids is in progress and the bid opening will take place on March 11, 2026, for the three pump stations. He will have an award recommendation at the March Board Meeting. Mr. Fazler will submit minor corrections on the plans and will include the insurance requirements as a result of today's discussions in point 5 of the Manager's report.

Mr. Fazler also informed the group that Chester Heights Borough is interested in connecting to the MTSA Sanitary Sewer Collection System. He verified that there is capacity in MTSA's Chester Creek Interceptor for their flows. The Board will need to decide on an appropriate capital contribution. Mr. Fazler has several options and would like to review them with the committee. Mr. Fazler will coordinate this meeting with Mr. Ibach because Chester Heights Borough would like a quick turnaround on the decision. Mr. Sullivan made a motion for him and Mr. Klodarska to serve on this Ad Hoc committee to review Chester Heights Borough's request for connection into MTSA's Sewer Collection System. Mr.

Hanna seconded the motion. The motion carried by a vote of 5-0.

XI. ADJOURNMENT

Upon a motion by Mr. Hanna and seconded by Mr. Sullivan, the meeting was adjourned at 8:30 pm.

Respectfully Submitted,

John Ibach, Manager

Cc: Authority Board and Advisors
Middletown Township Manager
Marcum LLP

The minutes were recorded and transcribed by Mr. Ibach

Approved :by:  Date: 3-16-26