

LONDON GROVE TOWNSHIP MUNICIPAL AUTHORITY
RESOLUTION NO 2025-02

A RESOLUTION OF THE AUTHORITY BOARD ESTABLISHING
WASTERWATER SYSTEM TAPPING FEES IN ACCORDANCE WITH
ACT 57 OF 2003

WHEREAS, London Grove Township Municipal Authority (the “Authority”) owns and operates a municipal wastewater treatment system; and

WHEREAS, the Pennsylvania Municipality Authorities Act confers upon the Authority the power to charge property owners who desire to connect to the Authority’s wastewater system tapping fees; and

WHEREAS, Act 57 of 2003 (P.L. 404) amended the Pennsylvania Municipality Authorities Act by revising, inter alia, the method of calculating and determining various tapping fees and tapping fee components chargeable to such property owners; and

WHEREAS, Act 57 of 2003 permits an authority “To charge enumerated fees to property owners who desire to or are required to connect to the authority’s sewer or water system. Fees shall be based upon the duly adopted fee schedule which is in effect at the time of payment and shall be payable at the time of application for connection or at a time to which the property owner and the authority agree.”; and

WHEREAS, the Authority has caused the acquisition of lands for the new treatment plant and irrigation disposal field (WWTP #2), construction of a new wastewater treatment plant, construction of a new spray irrigation disposal field, upgrading of a pumping station and construction of a new force main which provides 95,565 gallons per day (gpd) of new capacity and said improvements will benefit new sewer users in the Township; and

WHEREAS, the Total Project Costs amounting to \$12,563,029 have been finalized and itemized in “The Wastewater Tapping Fee Report, dated March 2013” (“REPORT”) and which is located in the offices of the LGTMA and available for public viewing; and

WHEREAS, on July 23, 2009 the Pennsylvania Department of Community Development and Economic Development awarded a PA H2O grant in the amount of \$5,000,000 dollars to the Authority for this Project; and

WHEREAS, on February 3, 2005 the Chester County Planning Commission Department of Community Development awarded a Spray Irrigation Grant in the amount of \$250,000 to the Authority for the acquisition of the Conard Pyle property which is the property on which the new treatment plant portion of the Project is constructed; and

WHEREAS, in exchange for sewer capacity in WWTP #1 (aka Inniscrone Plant) and by executed agreements, several developers agreed to make a contribution for the construction of WWTP #2 in the amount of \$1,200,000; and

WHEREAS, the LGTMA has secured Guaranteed Sewer Revenue Notes, 2011 Series with a weighted average interest rate of 2.61% for 2024; and

WHEREAS, the Board of the Authority has determined the need to establish tapping fees effective April 1, 2013 consistent with requirements of Act 57 of 2003.

NOW, THEREFORE, the Authority, in public session duly assembled, hereby RESOLVES as follows:

1. Act 57 allows for a maximum design capacity required by a new residential customer to be calculated by multiplying 90 gallons per capita per day times the average number

of persons per household as established by the most recent census data provided by the United States Census Bureau. The 2020 Census listed the average household size in London Grove Township as 3.14 persons. Therefore the maximum allowable design capacity required by a household, or sewer water use value, is 282.6 gallons per day.

2. However, for the purposes of assigning a tapping fee, the Authority has assigned sewer water use values to residential units as follows:

Single Family Detached – 210 GPD

Townhouse or Apartment – 175 GPD

Age Restricted – 150 GPD

3. The per gallon cost of the tapping fee, as calculated in the attached Appendix A, is based on the following:

	2025
i. Capacity Part	\$86.67
ii. Distribution Part	\$0.00
iii. Special Purpose Part	\$0.00
iv. Reimbursement Part	\$0.00
v. Total	\$86.67

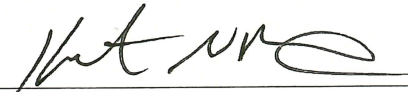
4. Effective January 6, 2025 any residential property owner desiring to connect to the Authority's sewer system shall pay to the Authority prior to connecting thereto a tapping fee per household, as follows:

i. Single Family Detached – \$18,201 for each dwelling unit.

- ii. Townhouse or Apartment – \$15,167 for each apartment or townhouse dwelling unit.
 - iii. Age Restricted – \$13,001 for each apartment or other dwelling unit.
6. Effective January 6, 2025 Commercial and Industrial sewer tapping fees shall be computed based on the average daily water usage times \$86.67 per gallon.
7. In the case of new commercial or industrial construction, the sewer tapping fee initially shall be calculated on the basis of average daily water usage estimated by the Authority. After the first year, such tapping fee shall be subject to adjustment based on the actual daily water usage. Annually thereafter, such tapping fee shall be adjusted upward if actual consumption exceeds that for the previous year.
8. Tapping fees shall be increased where mandatory reimbursement is required by Act 57 of 2003.
9. The REPORT is hereby incorporated by reference herein in its entirety, made a part of this Resolution and shall be made available for public inspection in accordance with applicable law.
10. The tapping fees set forth in this Resolution and adopted hereby shall remain in effect until changed or modified by the Authority as provided by law.
11. All rules, regulations and resolutions of the Authority and all parts or portions thereof to the extent not specifically modified hereby shall remain in full force and effect, it being the intention of this Resolution only to establish tapping fees as noted above and to affect no other

charges or any prior rules, regulations or resolutions of this Authority. ADOPTED AND ENACTED this 6th day of January 2025.

ATTEST:



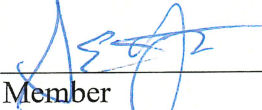
Secretary

LONDON GROVE TOWNSHIP
MUNICIPAL AUTHORITY

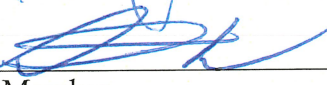
By: 

Chairman

By: _____
Vice Chairman

By: 

Member

By: 

Member

By: _____
Member

Appendix A – Tap Fee Calculation

1.	Total Tap Fee 2013	\$63.97
2.	Capacity Part	
a.	Rate	2.37%
b.	Per Gallon Cost for December 17, 2013 to December 16, 2014	\$65.49
3.	Distribution Part	\$0.00
4.	Special Purpose Part	\$0.00
5.	Reimbursement Part	\$0.00
6.	Total Tap Fee 2014	\$65.49
7.	Capacity Part	
a.	Rate	2.53%
b.	Per Gallon Cost for 2015	\$67.15
8.	Distribution Part	\$0.00
9.	Special Purpose Part	\$0.00
10.	Reimbursement Part	\$0.00
11.	Total Tap Fee 2015	\$67.15
12.	Capacity Part	
a.	Rate	2.69%
b.	Per Gallon Cost for 2016	\$68.96
13.	Distribution Part	\$0.00
14.	Special Purpose Part	\$0.00
15.	Reimbursement Part	\$0.00
16.	Total Tap Fee 2016	\$68.96
17.	Capacity Part	
a.	Rate	2.39%
b.	Per Gallon Cost for 2017	\$70.61
18.	Distribution Part	\$0.00

19.	Special Purpose Part	\$0.00
20.	Reimbursement Part	\$0.00
21.	Total Tap Fee 2017	\$70.61
22.	Capacity Part	
a.	Rate	2.47%
b.	Per Gallon Cost for 2018	\$72.35
23.	Distribution Part	\$0.00
24.	Special Purpose Part	\$0.00
25.	Reimbursement Part	\$0.00
26.	Total Tap Fee 2018	\$72.35
27.	Capacity Part	
a.	Rate	2.55%
b.	Per Gallon Cost for 2019	\$74.19
28.	Distribution Part	\$0.00
29.	Special Purpose Part	\$0.00
30.	Reimbursement Part	\$0.00
31.	Total Tap Fee 2019	\$74.19
32.	Capacity Part	
a.	Rate	2.62%
b.	Per Gallon Cost for 2020	\$76.13
33.	Distribution Part	\$0.00
34.	Special Purpose Part	\$0.00
35.	Reimbursement Part	\$0.00
36.	Total Tap Fee 2020	\$76.13
37.	Capacity Part	
a.	Rate	2.68%
b.	Per Gallon Cost for 2021	\$78.13
38.	Distribution Part	\$0.00
39.	Special Purpose Part	\$0.00

40.	Reimbursement Part	\$0.00
41.	Total Tap Fee 2021	\$78.13
42.	Capacity Part	
a.	Rate	2.68%
b.	Per Gallon Cost for 2022	\$80.22
43.	Distribution Part	\$0.00
44.	Special Purpose Part	\$0.00
45.	Reimbursement Part	\$0.00
46.	Total Tap Fee 2022	\$80.22
47.	Capacity Part	
a.	Rate	2.68%
b.	Per Gallon Cost for 2023	\$82.37
48.	Distribution Part	\$0.00
49.	Special Purpose Part	\$0.00
50.	Reimbursement Part	\$0.00
51.	Total Tap Fee 2023	\$82.37
52.	Capacity Part	
a.	Rate	2.61%
b.	Per Gallon Cost for 2024	\$84.52
53.	Distribution Part	\$0.00
54.	Special Purpose Part	\$0.00
55.	Reimbursement Part	\$0.00
56.	Total Tap Fee 2024	\$84.52
57.	Capacity Part	
a.	Rate	2.54%
b.	Per Gallon Cost for 2025	\$86.67
58.	Distribution Part	\$0.00
59.	Special Purpose Part	\$0.00
60.	Reimbursement Part	\$0.00

61.	Total Tap Fee 2025	\$86.67
------------	---------------------------	----------------