

MINUTES OF THE REGULAR MEETING
OF THE MONTH OF JULY
PERKASIE REGIONAL AUTHORITY
MONDAY, JULY 11, 2022

The regular meeting of the month was convened in the Authority Office, 150 Ridge Road at 6:31 p.m. on July 11, 2022 by Chairman David Watt. Attending in addition to the Chairman were Board Members J. Thomas Horn, Ben Rainear, Stephen Algeo, and David Bedillion. Staff members present: Nicholas Fretz, Manager, Peter C. Andersen, Engineer, John N. Schaeffer, III, Esquire, Solicitor, and Laura Snyder, Accounts Payable.

NEW BUSINESS:

None this meeting.

EXECUTIVE SESSION:

None this meeting.

MINUTES:

Upon motion by Rainear, seconded by Bedillion, the Minutes of the regular meeting of June 13, 2022 were unanimously approved as written.

PUBLIC FORUM:

- a) 8th St Commons Development -- Developers Joseph Price and Peter Stampfl requested agreements for the 8th St Commons Development to be separated as the development would be completed in phases. Mr. Price explained that one agreement would be for the townhomes (Phase 1) and one agreement would be for the apartment/condos (Phase 2). Mr. Price further requested delaying the purchase of EDUs to 6 months – 2 years. The Board discussed having a revised agreement with the two phases.

CORRESPONDENCE:

- a) Sprint Lease Termination Letter – The Manager presented the Sprint Lease Termination Letter to The Board. He further stated that the termination was anticipated as they had upgraded the equipment on the tank and would no longer need the old equipment. With the cancellation of the contract, The Authority would lose roughly \$25,000 in annual revenue.

PWTA:

- a) Minutes from the May 2022 meeting
- b) May 2022 flow reports
- c) Letter from East Rockhill Township – The Manager presented the letter from East Rockhill Township stating that they would not approve the updated Articles of Incorporation until the Articles of Amendment were revised and consistent with the 1975 Treatment Plant Agreement.

FINANCIAL INFORMATION:

- a) Balance Sheet for June 2022
- b) Profit and Loss Budget Overview Reports for June 2022
- c) Statement of Trust Funds – June 2022
- d) Revenue Fund Requisition Number 570 in the amount of \$283,616.01
- e) Bond Redemption and Improvement Fund Requisition Number 1077 in the amount of \$19,558.00
- f) Construction Fund Requisition Number 169 in the total amount of \$5,530.50
- g) Project Summaries
- h) Developer Escrow Releases & Summaries

Upon motion by Horn, seconded by Algeo, the Financial Information was unanimously approved.

OPERATIONS REPORT:

- a) Activity Report for June 2022
- b) Average production by month for June 2022
- c) Precipitation Report for June 2022
- d) Water Production Reports for June 2022
- e) Sewer truck reports

Upon motion by Horn, seconded by Algeo, the Operations Report was unanimously approved.

SOLICITOR'S REPORT:

- a) Sprint Lease – The Solicitor acknowledged the Sprint Lease Termination Letter and agreed that Sprint had the right to terminate.

Upon motion by Watt, seconded by Rainear, the Solicitor's Report was unanimously approved.

ENGINEER'S REPORT:

- a) Ridge Road Sewers – The Engineer stated that the final payment would be held until they had the release from PennDOT. He further stated he expected the release to take about 2-3 weeks.
- b) Storage Tank (Reservoir) – The Engineer stated a revised plan was submitted to the Borough. He further stated that the Water Supply Permit application was submitted to DEP. The Engineer met with the company that would supply the water mixing equipment that would circulate the water to make sure all water, whether top or bottom of the tank, would be used. Test runs would be conducted which would make sure everything worked properly.
- c) 8th Street Commons – The Engineer stated that the revised plans were received.
- d) Spruce St Townhouses – The Engineer stated that the previous adjustment to the slope worked. He further stated that he expected the sanitary sewer construction to be completed this week.

Upon motion by Bedillion, seconded by Rainear, the Engineer's Report was unanimously approved.

MANAGER'S REPORT:

- a) 2023 Budget (Preliminary) – The Manager presented the preliminary 2023 Budget with an overall increase of about \$25,000 over last year's budget and still maintained a reserve for debt or income above expenses of about \$590,000. The budget projection included a nominal rate increase.
- b) 2023 Rates (Preliminary) – The Manager presented the preliminary 2023 Rates with the average customer, that would use 15,000 gallons a quarter, would see a 1.38% increase, which would equal \$4.00 every quarter, less than \$20 per year.
- c) Capital Projects (sewer lining and water source) – The Manager presented a list of future Capital Projects. He stated that a new storage tank at the reservoir site was projected for 2023. He then recommended lining some of the sewer main that goes down 9th St and under the train tracks would reduce the volume during rain events that has caused those manholes to backup and surcharge. The Manager brought to attention the large amount of developments being built and the need for a larger source of water. He further stated that Well #14, which is located by Bucks County Community College, could be redeveloped. Watt advised to see who owns the land and what would need to be done to control the grounds before any testing occurred.
- d) RF Radio Hill Club – The Manager stated he received a call from Charles from the RF Radio Hill Club requesting to maintain their equipment on PRA's tank. That Board directed the Manager to have a draft agreement with terms drawn up.

Upon motion by Watt, seconded by Rainear, the Manager's Report was unanimously approved.

OFFICIAL BOARD ACTION:

None this meeting.

UNFINISHED BUSINESS/NEW BUSINESS:

Mr. Watt stated that every quarter he would have a capital projects list sorted by priority.

CHAIRMAN'S REMARKS:

None this meeting.

PUBLIC FORUM II:

None this meeting.

EXECUTIVE SESSION:

- a) Personnel – The Board went into Executive Session to discuss personnel and did not reconvene

ADJOURN:

There being no further business to come before the Board in the regular session and upon motion by Algeo, seconded by Horn, the meeting was adjourned at 8:04 p.m.

Respectfully Submitted,



Laura Snyder, Recording Secretary



David Bedillion, Secretary