

MINUTES OF THE REGULAR MEETING
OF THE MONTH OF NOVEMBER
PERKASIE REGIONAL AUTHORITY
MONDAY, NOVEMBER 11, 2024

The regular meeting of the month was convened in the Authority Office, 150 Ridge Road at 5:30 p.m. on November 11, 2024 by Chairman David Watt. Attending in addition to the Chairman were Board Members J. Thomas Horn, Vicki Miller, Gregory Martin and Stephen Algeo. Staff members present: Nicholas Fretz, Manager, Sean Torpey, 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 Martin, seconded by Algeo, the Minutes of the regular meeting of October 14, 2024 were unanimously approved as written with Horn abstaining.

Upon motion by Watt, seconded by Martin, the Minutes of the special meeting on October 23, 2024 were unanimously approved as written.

PUBLIC FORUM:

- a) 126 S. 4th St. – Danya Standish requested relief from her bill due to a leaky toilet and has since been turned off.
See Official Board Action
- b) Jim Nietupski, East Rockhill Township Supervisor – Jim stated that there were residents of the Ridge Run development still concerned about their water. He questioned if both wells 5 and 6 could meet the level of 4 without the new facility. He further questioned if the time frame for the new facility depended on the PennVEST funding. The Manager reassured that the water was meeting today's requirements. He stated that the facility was set to still proceed as planned regardless of the PennVEST funding and it would ensure those wells would meet the level of 4.
- c) Vicki Sellers – Vicki stated that she had white bubbles and a smell in her water. She further stated that she gave her dog bottled water now. She questioned the arsenic level of her water and the lead unknown status letter that was mailed to her. The Manager stated that the bubbles were from the pressure of the well and the smell would be from the chlorine that is used to kill the bacteria in the water. The Manager reassured her that the chlorine level in the well was very minimal. He also stated that the arsenic levels were lower than the requirement and that she could call the office to schedule an appointment to verify the material of her water line for the unknown lead status.

CORRESPONDENCE:

- a) Perkasio Garden Club Agreement – The Manager presented to the Board the Perkasio Garden Club Agreement for 2025.
See Official Board Action

PWTA:

- a) Minutes from the September 2024 meeting
- b) September 2024 flow reports

FINANCIAL INFORMATION:

- a) Balance Sheet for October 2024
- b) Profit and Loss Budget Overview Reports for October 2024
- c) Statement of Trust Funds – October 2024
- d) Revenue Fund Requisition Number 598 in the amount of \$137,803.75.
- e) Bond Redemption and Improvement Fund Requisition Number 1183 thru 1196 in the total amount of \$81,019.47.
- f) Developer Escrow Releases & Summaries

Upon motion by Watt, seconded by Miller, the Financial Information was unanimously approved.

OPERATIONS REPORT:

- a) Activity Report for October 2024
- b) Average production by month for October 2024
- c) Precipitation Report for October 2024
- d) Water Production Reports for October 2024
- e) Sewer truck reports

Upon motion by Watt, seconded by Miller, the Operations Report was unanimously approved.

SOLICITOR'S REPORT:

- a) Fire Hydrant – The Solicitor stated that he had contacted the person who hit the fire hydrant on Dorchester Ln. He was waiting for a response regarding the expenses for the damage to the hydrant.

Upon motion by Algeo, seconded by Horn, the Solicitor's Report was unanimously approved.

ENGINEER'S REPORT:

- a) 809 Three Mile Run Rd. Subdivision – The Engineer stated that the first review had been issued and they were waiting for a revised plan submission.
- b) Green Ridge Estates West – The Engineer stated that they had completed a 4th review of the project and were waiting for a revised plan submission.
- c) Ridge Rd. Reservoir Tank – The Engineer stated they had received the operations permit and had closed out the project.
- d) McClennen Tract – The Engineer stated that they were developing a punch list of remaining work to be done for final inspection.
- e) Well #14 – The Engineer stated that they had started the design of the booster pump station to connect the low and high pressure service areas. They were working through the approval process for the wetlands relocation so they could finalize the land development plants.
- f) Well #4 – The Engineer stated that they applied to PennVEST and were answering their comments. They had obtained a support letter from the Bucks County Planning Commission and had applied for a sanitary review exemption from the DEP.
- g) 9th St. Water Main Lining – The Engineer stated that they were waiting for As-Builts before approving final payment.
- h) Spruce St. Townhouses – The Engineer stated they had created a punch list of work to be completed before final acceptance of the project.
- i) Lawn Avenue Subdivision – The Engineer stated that he had met with the developer to discuss overarching ideas and issues and were waiting for a revised plan submission before proceeding with the review. They were reviewing options for the location of the water tank and pump.

Upon motion by Watt, seconded by Algeo, the Engineer's Report was unanimously approved.

MANAGER'S REPORT:

- a) Lead/Copper Service Line Material Letters – The Manager stated that PRA had sent out over 2,300 letters to residents that PRA did not have a record of for the material of the service line entering their home. He further stated that PRA had started scheduling appointments with residents to verify material type.
- b) McClennen Tract Escrow Release #2 – The Manager presented to the Board the McClennen Tract Escrow Release #2. The water main installation was just about completed and the request was reviewed by Pennoni to ensure everything that was requested had been done. The release of \$71,749.00 will leave a retainage of \$124,676.25.
See Official Board Action
- c) Longevity Payout – The Manager presented to the Board the longevity payout to the employees. He further stated that PRA received a check from KMIT for being safe at work and not having any accidents through the year. That check gets distributed to the employees as a bonus for being safe at work.
See Official Board Action
- d) 2025 Holidays – The Manager presented to the Board the 2025 Holidays.
See Official Board Action
- e) Military Leave – The Manager presented to the Board potentially including a Military Leave Policy (reserves) in PRA's handbook. The Board decided to table this discussion until next meeting.
- f) 2007 Old Bethlehem Pike – The Manager presented to the Board a quote from the resident at 2007 Old Bethlehem Pike for a contractor (Schroding Lawn & Landscape) for replacing bushes that were damaged when the contractor installed their water line.
See Official Board Action

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

OFFICIAL BOARD ACTION:

Upon motion by Watt, seconded by Algeo, the Board unanimously approved to credit 126 S. 4th St. for the sewer charges in the amount of \$77.05 and the late fee.

Upon motion by Watt, seconded by Algeo, the Board unanimously approved the Perkasi Garden Club Agreement for 2025.

Upon motion by Watt, seconded by Martin, the Board unanimously approved the McClennen Tract Escrow Release #2 of \$71,749.00

Upon motion by Watt, seconded by Algeo, the Board unanimously approved the longevity payout.

Upon motion by Martin, seconded by Miller, the Board unanimously approved the 2025 Holidays.

Upon motion by Watt, seconded by Horn, the Board unanimously approved the quote from 2007 Old Bethlehem Pike for contractor, Schroding Lawn & Landscape, to replace bushes in the total quote amount of \$795.00.

UNFINISHED BUSINESS/NEW BUSINESS:

None this meeting.

CHAIRMAN'S REMARKS:

None this meeting.

PUBLIC FORUM II:

None this meeting.

EXECUTIVE SESSION:

None this meeting.

ADJOURN:

There being no further business to come before the Board in the regular session and upon motion by Martin seconded by Horn, the meeting was adjourned at 6:45 p.m.

Respectfully Submitted,



Laura Snyder, Recording Secretary



Victoria Miller, Secretary