

MINUTES OF THE REGULAR MEETING  
OF THE MONTH OF JUNE  
PERKASIE REGIONAL AUTHORITY  
MONDAY, JUNE 13, 2022

The regular meeting of the month was convened in the Authority Office, 150 Ridge Road at 6:26 p.m. on June 13, 2022 by Vice Chairman J. Thomas Horn. David Watt was absent from the meeting with approval from the Board. Attending in addition to the Vice Chairman were Board Members 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 Bedillion, seconded by Rainear, the Minutes of the regular meeting of May 09, 2022 were unanimously approved as written.

**PUBLIC FORUM:**

- a) 229 Laurel Lane – Property owner Elizabeth Falino requested relief from her bill due to two leaking toilets that has since been fixed.  
**See Official Board Action**
- b) Justin Nepo – 2021 Audit Presentation – Mr. Nepo presented to the Board the 2021 Audited Financial Statements and highlighted some of the most important aspects for the audit, including the ongoing issue with the Pennsylvania Municipal Retirement System (PMRS) providing any pension information. He further stated that all municipalities from the state were affected by the PMRS issue and not just PRA. Mr. Nepo stated that the Authority had another very strong year.

**CORRESPONDENCE:**

- a) Upper Bucks County Chamber of Commerce Membership Renewal – The Manager presented the UBCC Membership Renewal. The Board approved to renew the UBCC Membership.

**PWTA:**

- a) Minutes from the April 2022 meeting
- b) April 2022 flow reports
- c) Hilltown Purchase Request – The Manager presented the Board with a letter regarding Hilltown's request to purchase EDUs. He further stated that selling the EDUs would not benefit PRA as there would be a good chance that PRA would also be purchasing additional capacity in the future. The Board agreed and directed the Manager to send a letter to PWTA stating that PRA does not wish to sell any of its existing capacity at this time.
- d) PWTA Audit

**FINANCIAL INFORMATION:**

- a) Balance Sheet for May 2022
- b) Profit and Loss Budget Overview Reports for May 2022
- c) Statement of Trust Funds – May 2022
- d) Revenue Fund Requisition Number 569 in the amount of \$109,808.24
- e) Bond Redemption and Improvement Fund Requisition Number 1076 in the amount of \$5,000.00
- f) Construction Fund Requisition Number 165 through 168 in the total amount of \$205,580.02
- g) Project Summaries
- h) Developer Escrow Releases & Summaries

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

**OPERATIONS REPORT:**

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

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

**SOLICITOR'S REPORT:**

- a) 600 N. Main St. Sellersville - The Solicitor stated that the resident at 600 N. Main St. in Sellersville had an attorney reach out to him regarding illegal dumping on the neighboring property and then onto his property at 822 Bethlehem Pike. He further stated that the tenant (and then owner after purchasing the property) was accepting fill from the PRA contractor who was doing the Ridge Road Sewer Extension Project, however the property at 822 Bethlehem Pike did not have any E&S Controls or an approved plan from the BCCD to accept fill. The Solicitor added that the fill was not tested or certified as clean fill. The Solicitor stated that there was still an ongoing discussion on this topic.
- b) Pennridge Airport Business Park Building #2 – The Solicitor stated he had received correspondence from the Pennridge Airport Attorney regarding having the water turned on for miscellaneous fire pump tests. The Solicitor acknowledged that PRA did turn on the water for the Airport to test the sprinkler system and once that test was completed, the water was turned back off. The Solicitor stated that the tapping fees would have to be paid in order for the water to be turned back on.

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

**ENGINEER'S REPORT:**

- a) Pressure Reducing Vaults – The Engineer stated that the final payment request was submitted.
- b) Ridge Road Sewers – The Engineer stated the final payment request was submitted.
- c) Storage Tanks (Reservoir) – The Engineer stated the Perkasio Zoning Board agreed to have 22 evergreen trees planted. He further stated that there would be trees at the bottom area of the storage tank to block the view of the tank from the neighboring homeowners. The Engineer stated that the plans would be resubmitted to Perkasio Borough next week, then the design would be started, and construction to follow.
- d) 8<sup>th</sup> Street Commons – The Engineer stated that the problem with the fire protection were resolved and he was waiting on revised plans.
- e) Spruce St. Townhouses – The Engineer stated that the contractor improperly installed part of the sanitary sewer at the wrong slope. He further stated that he had received an e-mail from the contractor proposing how to fix the problem with a change to the slope of .1ft.

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

**MANAGER'S REPORT:**

- a) Trish Severance Agreement – The Manager presented the Board with PRA's standard severance agreement that the Solicitor modified with pertinent information.  
**See Official Board Action**
- b) 8<sup>th</sup> Street Commons Tapping Fee Agreement – The Manager stated the developer requested to pay the tapping fees in phases at start of construction with the townhouses to be in the first phase and the apartment building in the second phase. The Board directed the Manager to request that the developer attends the next Board meeting to discuss further.
- c) Reservoir Estimate – The Manager stated that the tank company estimated the reservoir replacement at \$1.9 million. He further stated that the total project cost estimate (additional soft costs and engineering costs) to be around \$2.4 million.
- d) Ridge Road Sewer Change Orders #2 and #3 – The Manager stated Change Order #2, in the amount of \$8,300.00 was for additional 4" tees and 4" plugs that the contractor had to install at each of the laterals. He further stated that they were on the plans but were missed on the bid form. The Manager stated Change Order #3 was the asphalt escalation and that had an increase of \$14,279.32.  
**See Official Board Action**
- e) Tapping Fee Resolution for Ridge Road – The Manager stated the tapping fee for the properties along Ridge Road that now have the ability to connect to the new sewer main would be \$39,300.00.  
**See Official Board Action**
- f) Discount Tapping Fee for Ridge Road Sewer – The Manager stated the discounted tapping fee for Ridge Road Sewer would be \$21,352.00 if paid by the end of year 2022. In addition, the Manager stated offering a 5-year payment plan. He further stated that water service would not start until tapping fee was paid in full or 1st installment was paid. The Board directed the Manager to draft a letter to all of the affected residents and send it to all Board Members for comment prior to sending them out.
- g) Natural Lands Letter – The Manager stated that he had received a letter from Natural Lands regarding PRA well field sites in East Rockhill Township. He further stated that the company purchases land and then flips it to the State Game Lands so that the land could be preserved forever for public use, however they would need an access easement from PRA in order to gain access to the area. After some discussion about the potential insurance liability, the Board directed the Manager to inform Natural Lands that there would be no agreement.

Upon motion by Algeo, seconded by Bedillion, the Manager's Report was unanimously approved.

**OFFICIAL BOARD ACTION:**

Upon motion by Bedillion, seconded by Rainear, the Board unanimously approved to credit 229 Laurel Lane for the sewer charges in the amount of \$248.45

Upon motion by Rainear, seconded by Algeo, the Board unanimously approved Trish's Severance Agreement.

Upon motion by Bedillion, seconded by Rainear, with a vote of 3-1 with Algeo voting nay, the Board approved Ridge Road Sewer Change Orders #2 and #3.

Upon motion by Rainear, seconded by Bedillion, the Board unanimously approved the Tapping Fee Resolution for Ridge Road at \$39,300.00.

**UNFINISHED BUSINESS/NEW BUSINESS:**

Mr. Algeo had mentioned to the Board of an article he came across regarding the benefits of selling an Authority or leasing an Authority. Mr. Algeo was not in agreement with the benefits.

**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 Algeo, seconded by Bedillion, the meeting was adjourned at 8:11 p.m.

Respectfully Submitted,



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Laura Snyder, Recording Secretary



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David Bedillion, Secretary