

MINUTES OF THE REGULAR MEETING  
OF THE MONTH OF APRIL  
PERKASIE REGIONAL AUTHORITY  
MONDAY, APRIL 10, 2023

The regular meeting of the month was convened in the Authority Office, 150 Ridge Road at 6:27 p.m. on April 10, 2023 by Chairman David Watt. Attending in addition to the Chairman were Board Members J. Thomas Horn, Ben Rainear, Stephen Algeo and Victoria Miller. 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 Horn, seconded by Rainear, the Minutes of the regular meeting of March 13, 2023 were unanimously approved as written.

**PUBLIC FORUM:**

- a) 401 N. 7<sup>th</sup> St. – Michael Fewer requested relief from his bill due to a leaking toilet that has since been fixed.  
**See Official Board Action**

**CORRESPONDENCE:**

- a) PMAA Region 1 Spring Meeting – The Manager presented the PMAA Region 1 Spring Meeting to the Board. Rainear and Miller planned on attending with the Manager on May 4<sup>th</sup>.
- b) DEP Letter: Re: PFAS – The Manager presented the DEP Letter regarding the new regulations (MCL) for PFOS and PFAS. The Manager stated that we were below these levels and that we should not be affected.
- c) Pennridge Community Day – The Manager presented the Pennridge Community Day letter and the Board agreed to contribute \$600.
- d) DVHT Annual Meeting – The Manager presented the DVHT Annual Meeting to the Board that would be held on June 6<sup>th</sup>.

**PWTA:**

- a) Minutes from the February 2023 meeting
- b) February 2023 flow reports
- c) 2022 Audit (Draft)

**FINANCIAL INFORMATION:**

- a) Balance Sheet for March 2023
- b) Profit and Loss Budget Overview Reports for March 2023
- c) Statement of Trust Funds – March 2023
- d) Revenue Fund Requisition Number 579 in the amount of \$364,186.33.
- e) Bond Redemption and Improvement Fund Requisition Number 1096 thru 1097 in the total amount of \$17,803.00
- f) Construction Fund Requisition Number 181 in the total amount of \$957.00.
- g) Developer Escrow Releases & Summaries

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

**OPERATIONS REPORT:**

- a) Activity Report for March 2023
- b) Average production by month for March 2023
- c) Precipitation Report for March 2023
- d) Water Production Reports for March 2023
- e) Sewer truck reports

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

**SOLICITOR'S REPORT:**

- a) Grant Property Owner Agreements – The Solicitor stated that he completed two different drafts for property owners. One stating they would connect to the service and the other declining the service with an understanding of the cost it would be if they were to decide to connect in the future rather than utilizing the grant opportunity.
- b) AEA/Pennoni Lease – The Solicitor stated the lease terms were approved by Pennoni.  
**See Official Board Action**
- c) Select Properties/McClennen Tract – The Solicitor stated that he completed the agreements for the developer with terms of paying half of the tapping fee at signing and half in a year.

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

**ENGINEER'S REPORT:**

- a) Notice to Proceed to Preload LLC – The Engineer recommended that a Notice to Proceed to Preload LLC be issued.  
**See Official Board Action**
- b) Notice of Award and Notice to Proceed to Pact One, LLC – The Engineer recommended that a Notice of Award and Notice to Proceed to Pact One, LLC be issued.  
**See Official Board Action**
- c) Ridge Run Well Abandonment – The Engineer stated that the contractor attempted to change the specifications without notification. Instead of filling the entire hole with grout, he wanted to fill most of the hole with stone. He is expected to complete the work in two weeks.
- d) Ridge Rd Reservoir – The Engineer stated that operating the low pressure system without the existing reservoir was a success. The Engineer stated he met with Preload for a preconstruction meeting and recommended that a Notice to Proceed be issued for the project.
- e) Old Bethlehem Pike Water Main – The Engineer stated that he received executed performance bonds and payment bonds. He recommended that a Notice of Award be issued for the project and a Notice to Proceed be issued after the settlement of the grant.
- f) Bethlehem Pike Water Main – The Engineer stated that DEP sent a letter requesting an extension of the original Old Bethlehem Pike project to provide public water to an additional 8 properties with contaminated wells. He planned to complete the design and receive approvals by mid-May.
- g) 8<sup>th</sup> & Market (Perry Mill) – The Engineer stated that the water main and service should be installed by the end of the week.
- h) McClennen Tract – The Engineer stated that he reviewed and approved the construction cost estimate for the 197-unit subdivision. He anticipated the start of construction in late May.

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

**MANAGER'S REPORT:**

- a) Generator Maintenance Agreement – The Manager presented the generator maintenance agreement. The Board approved the annual generator maintenance agreement.
- b) Comcast Internet Upgrade Quote – The Manager presented the Comcast Internet Upgrade Quote with Pennoni agreeing to split the cost. The Board approved the Comcast Internet Upgrade Quote.
- c) T&T Landscaping Quote – The Manager presented the T&T Landscaping Quote for the edging, cleanup and mulching. The Board approved the T&T Landscaping Quote.
- d) Perry Mill (8<sup>th</sup> St. Commons) LOC Reduction – The Manager presented the Perry Mill (8<sup>th</sup> St. Commons) LOC Reduction of \$106,285.50.  
**See Official Board Action**
- e) Select Properties Tapping Fee Agreement – The Manager stated that the Select Properties Tapping Fee Agreement was discussed earlier in the meeting.

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

**OFFICIAL BOARD ACTION:**

Upon motion by Watt, seconded by Miller, the Board unanimously approved to credit 401 N. 7<sup>th</sup> St. for the sewer charges in the amount of \$392.63.

Upon motion by Watt, seconded by Rainear, the Board unanimously approved the AEA/Pennoni Lease.

Upon motion by Watt, seconded by Miller, the Board unanimously approved the Notice to Proceed to Preload LLC.

Upon motion by Watt, seconded by Horn, the Board unanimously approved the Notice of Award and Notice to Proceed to Pact One, LLC contingent upon settlement on Grant.

Upon motion by Watt, seconded by Rainear, the Board unanimously approved the Perry Mill (8<sup>th</sup> St. Commons) LOC Reduction of \$106,285.50.

**UNFINISHED BUSINESS/NEW BUSINESS:**

- a) Start Time for Board Meeting – The Board discussed moving the start time of the Board Meetings to 5:30 p.m. instead of 6:30 p.m. The Board decided to discuss this further at the next meeting.

**CHAIRMAN'S REMARKS:**

None this meeting.

**PUBLIC FORUM II:**

None this meeting.

**EXECUTIVE SESSION:**

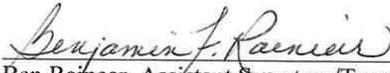
None this meeting.

**ADJOURN:**

There being no further business to come before the Board in the regular session and upon motion by Algeo seconded by Horn, the meeting was adjourned at 8:03 p.m.

Respectfully Submitted,

  
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Laura Snyder, Recording Secretary

  
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Ben Rainear, Assistant Secretary/Treasurer