

MINUTES OF THE REGULAR MEETING
OF THE MONTH OF MARCH
PERKASIE REGIONAL AUTHORITY
MONDAY, MARCH 13, 2023

The regular meeting of the month was convened in the Authority Office, 150 Ridge Road at 6:30 p.m. on March 13, 2023 by Chairman David Watt. Attending in addition to the Chairman were Board Members J. Thomas Horn, Ben Rainear, and Victoria Miller. Absent from the meeting with the consent of the Board was Stephen Algeo. 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 Horn, the Minutes of the regular meeting of February 13, 2023 were unanimously approved as written.

PUBLIC FORUM:

- a) Bob Wasson, PWTA – Bob updated the Board with information about PWTA. He stated that East Rockhill Township and Silverdale Borough had declined their re-certification. He further stated that making East Rockhill Township and Silverdale Borough bulk customers was an option. The Board thanked Bob for the information and to keep them updated.
- b) Jamie Schlesinger, PFM, Mark Quinn, Stifel, and Andrew Maher of Dentons, Cohen and Grigsby – The representative from Stifel stated that after receiving bids from 25 banks, they received 8 strong responses. The best one was from First National Bank of Newtown at 3.5% fixed rate. It would be prepayable anytime without penalty. Jamie stated that the funds would be available after settlement of April 4th. Andrew discussed the terms of the paperwork for the financing. Jamie informed the Board that he would be watching the market in the next few weeks for any changes.
- c) Keith Parker – Keith presented to the Board his offer for TMP#12-020-044 of \$32k which is over the asking price of \$29k. Keith mentioned that it would be used for parking and storage and that he had planned to take the tanks out and repurpose them. The Board informed Keith that they would need to abandon the wells properly first and would have the Manager notify Gary Funk of the acceptance.

CORRESPONDENCE:

None this meeting.

PWTA:

- d) Minutes from the January 2022 meeting
- e) January 2022 flow reports

FINANCIAL INFORMATION:

- a) Balance Sheet for February 2023
- b) Profit and Loss Budget Overview Reports for February 2023
- c) Statement of Trust Funds – February 2023
- d) Revenue Fund Requisition Number 578 in the amount of \$113,933.59.
- e) Bond Redemption and Improvement Fund Requisition Number 1094 thru 1095 in the total amount of \$3,737.75.
- f) Developer Escrow Releases & Summaries

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

OPERATIONS REPORT:

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

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

SOLICITOR'S REPORT:

- a) Pennoni Lease – The Solicitor informed the Board that the Pennoni lease was for 1 year starting in June at a 3-4% higher rent rate.
- b) PWTA Info – The Solicitor stated that the PWTA information was discussed earlier in the meeting. The Board requested the Solicitor to contact the PWTA Solicitor for any more information regarding the re-certification.

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

ENGINEER'S REPORT:

- a) Ridge Run Well Abandonment – The Engineer stated that the contractor arrived at the site on March 9th and had both pumps pulled.
- b) Old Bethlehem Pike Water Main Extension – The Engineer informed the Board that the bids were opened at 2:00pm on March 9th. The lowest bidder was Pact One, LLC. After reviewing the bids and their associated bonds, the Engineer requested a Notice of Intent to Award Pact One, LLC.
See Official Board Action
- c) Reservoir – The Engineer informed the Board that he has a scheduled meeting with the tank contractor to discuss the sequence of construction.
- d) 8th & Market (Perry Mill) – The Engineer stated that the contractor was currently installing the proposed public water improvements.
- e) Spruce St. Townhouses – The Engineer stated that the contractor installed the remaining curb boxes. They have a short punch list to complete.
- f) Waterline for Old 309 – The Engineer showed the Board the waterline for Old 309 that DEP requested. The Board directed the Engineer to send the most up to date waterline to DEP.

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

MANAGER'S REPORT:

- a) Resolution 2023-03: Grant Reimbursement – The Manager presented to the Board the Resolution 2023-03: Grant Reimbursement.
See Official Board Action
- b) Resolution 2023-04: PLGIT Membership – The Manager presented to the Board the Resolution 2023-04: PLGIT Membership.
See Official Board Action
- c) Resolution 2023-05: Authority Bond – The Manager presented to the Board the Resolution 2023-05: Authority Bond.
See Official Board Action
- d) EMC Insurance Dividend Check – The Manager informed the Board of the EMC Insurance Dividend Check that was received. This was a return of premiums that was paid to the insurance company and when the insurance company does well with their investments and has minimal claims, they reimburse those that had little to no claims.
- e) Alexander Lawn Care Proposal – The Manager presented the Alexander Lawn Care Proposal to the Board. The Board directed the manager to obtain a new proposal for 9 wells.
See Official Board Action
- f) Well #6 and Reservoir Bldg. Repair Estimate – The Manager presented to the Board two proposals from Jeff Dean Maintenance for repairs at two PRA sites. The building at Well #6 would need to have the roof completely replaced as well as gutters, downspouts and replacing windows. The quote from Jeff for that was \$2,690.00. The Manager presented the 2nd proposal for the building at the reservoir. The roof would need to be replaced along with installing new underlayment for the new shingles. It would also need new siding. The cost from Jeff for that work would be \$1,960.00. The Manager recommended we move forward with this maintenance work.
- g) Ridge Run Well Sites – The Manager presented to the Board the best and final offers for the Ridge Run Well Sites. The best and final offer for TMP #12-025-022 with an asking price of \$99k was \$85k. The best and final offer for TMP #12-020-044 with an asking price of \$29k was \$32k. The Board directed the Manager to accept the bid for TMP #12-020-044 for \$32k after the wells had been abandoned and reject the bid for TMP #12-025-022 for \$85k.

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

OFFICIAL BOARD ACTION:

Upon motion by Watt, seconded by Rainear, the Board unanimously approved the Notice of Intent to Award Pact One, LLC.

Upon motion by Watt, seconded by Rainear, the Board unanimously approved the Resolution 2023-03: Grant Reimbursement.

Upon motion by Watt, seconded by Rainear, the Board unanimously approved the Resolution 2023-04: PLFIT Membership.

Upon motion by Watt, seconded by Rainear, the Board unanimously approved the Resolution 2023-05: Authority Bond.

Upon motion by Watt, seconded by Miller, the Board unanimously approved the Alexander Lawn Care Proposal contingent on new proposal for 9 wells.

UNFINISHED BUSINESS/NEW BUSINESS:

None this meeting.

CHAIRMAN'S REMARKS:

- a) Lead Testing – The Chairman reminded the Board of the upcoming replacement of lead piping from the main to the curb stops and that Drexel University is testing a method of differentiating between different types of pipe by sound waves.
- b) Board Meeting Time – The Chairman discussed possibly changing the time of the Board meetings from 6:30pm to 6pm but would discuss further at the next 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 Rainear seconded by Horn, the meeting was adjourned at 7:49 p.m.

Respectfully Submitted,



Laura Snyder, Recording Secretary



Ben Rainear, Assistant Secretary/Treasurer