

MINUTES OF THE REGULAR MEETING
OF THE MONTH OF FEBRUARY
PERKASIE REGIONAL AUTHORITY
MONDAY, FEBRUARY 10, 2025

The regular meeting of the month was convened in the Authority Office, 150 Ridge Road at 5:29 p.m. on February 10, 2025 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.

SPECIAL BUSINESS:

At this time, Mr. Watt turned the meeting over to the Solicitor for the Annual Reorganization Meeting.

The Solicitor asked for nominations for the Office of Chairman of Perkasie Regional Authority for 2025.

Upon motion by Horn, seconded by Martin, the Board unanimously appointed David Watt as Chairman for 2025.

At this time, The Solicitor turned the meeting back over to Chairman Watt to complete the reorganization.

Upon motion by Algeo, seconded by Miller, the Board unanimously agreed to appoint for the following positions – J. Thomas Horn for Vice-Chairman, Victoria Miller for Secretary, Stephen Algeo for Treasurer and Gregory Martin for Assistant Secretary/Treasurer for 2025.

Upon motion by Watt, seconded by Martin, the board unanimously approved to reappoint the following Professional Staff from 2024 for 2025 and they are as follows:

Engineer: Pennoni
Sean R. Torpey, PE
150 Ridge Road, Suite 2
Sellersville, PA 18960

Hydrogeologist: RMS Environmental
Matthew Mercuri
PO Box 399
Jamison, PA 18929

Solicitor: Eastburn & Gray
John N. Schaeffer, III, Esquire
60 E. Court Street, PO Box 1389
Doylestown, PA 18901

Auditor: Marcum LLP
Justin Nepo
1600 Market Street, 32nd Floor
Philadelphia, PA 19103

Financial Advisor: PFM Financial Advisors, LLC
Jamie Schlesinger, Director
2533 Yellow Springs Rd.
Malvern, PA 19355

Underwriter: Stifel, Nicolaus & Co.
Mark Quinn, III
1600 Market Street, Suite 1414
Philadelphia, PA 19103

Trustee: US Bank
Michael Judge, Vice President
Global Corporate Trust Services
50 S. 16th Street, Suite 2000, Mail Station: EX-PA-WBSP
Philadelphia, PA 19102

Insurance Agent: FIFS Insurance
Kyle Zehr
199 Telford Pike
Telford, PA 18969

EXECUTIVE SESSION:

None this meeting.

MINUTES:

Upon motion by Martin, seconded by Algeo, the Minutes of the regular meeting of January 13, 2025 were unanimously approved as written.

PUBLIC FORUM:

- a) 322 S. 6th St. – Nikia Lundy requested relief from her bill due to a leaky toilet and has since been fixed.
See Official Board Action

CORRESPONDENCE:

- a) PMAA Board Member Training – The Manager presented to the Board the PMAA Board Member Training. The conference is offered annually to any members.
- b) Women in Leadership Conference – The Manager presented to the Board the Women in Leadership Conference.

PWTA:

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

FINANCIAL INFORMATION:

- a) Balance Sheet for January 2025
- b) Profit and Loss Budget Overview Reports for January 2025
- c) Statement of Trust Funds – January 2025
- d) Revenue Fund Requisition Number 601 in the amount of \$192,855.60.
- e) Bond Redemption and Improvement Fund Requisition Number 1206 thru 1213 in the total amount of \$29,497.85.
- f) Developer Escrow Releases & Summaries

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

OPERATIONS REPORT:

- a) Activity Report for January 2025
- b) Average production by month for January 2025
- c) Precipitation Report for January 2025
- d) Water Production Reports for January 2025
- e) Sewer truck reports

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

SOLICITOR'S REPORT:

- a) PennVEST Financing – The Solicitor stated that he was working with the Manager and PennVEST in preparing paperwork for the PennVEST Grant and bank loan with estimated settlement date next month.
- b) PFA Class Action Settlements – The Solicitor stated that the settlements were moving in the right direction but it could take years for the PFA Class Action Settlements to be completed.
- c) Construction Agreements for 809 Three Mile Run Rd. – The Solicitor stated that he prepared agreements for 809 Three Mile Run Rd.

ENGINEER'S REPORT:

- a) McClennen Tract – The Engineer stated that there was no change in the progress of the project.
- b) Spruce St. Townhouses – The Engineer stated that there was no change in the progress of the project.
- c) 8th St. Commons – The Engineer stated that there was no change in the progress of the project.
- d) 809 Three Mile Run Rd. – The Engineer stated that they were in receipt of plans for a 24-lot subdivision, revised December 31, 2024. The second review had been issued and they are waiting on revised plans.
- e) Green Ridge Estates West – The Engineer stated that they had completed a fifth review and were waiting for agreements between PRA and the developer before recommending final approval.
- f) Well #14 – The Engineer stated that they were performing an infiltration test to aid in stormwater management design. They were developing plans for the NPDES permit application and were applying to the Township for a waiver of land development.
- g) Well #4 – The Engineer stated that they had received bids from the contractors and have reviewed them for any issues. DOLI Construction Corporation was the apparent low bidder with the bid of \$2,980,630.00. The Engineer was requesting Notice of Intent to Award, Notice of Award, and Notice to Proceed with all contingent on meeting all requirements for PennVEST.

See Official Board Action

- h) Lawn Avenue Subdivision – The Engineer stated that they had confirmed the necessity of a water tank, booster pump, and chlorination, and had sent a letter to the developer. The Engineer further stated that they had issued a second review of the pump station and were waiting on revised plans for the Lawn Avenue Subdivision.

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

MANAGER'S REPORT:

- a) New Dump Truck Quote – The Manager presented to the Board the quote for a new dump truck in the amount of \$136,455.00. The Board tabled the discussion and requested the Manager to look into alternatives.
- b) Well #14 Geotechnical and Environmental Studies – The Manager presented a quote from Pennoni for their Geotechnical and Environmental services.
See Official Board Action
- c) Engagement Letter with Stevens & Lee – The Manager presented to the Board the engagement letter with Stevens & Lee.
See Official Board Action
- d) Resolution 2025-01: PennVEST – The Manager presented to the Board the Resolution 2025-01: PennVEST. This Resolution is to satisfy PRA's Bond Indenture while having an additional loan through PennVEST.

- e) Well #10 Arsenic Media Replacement – The Manager presented to the Board the quote for Well #10 Arsenic Media Replacement from Eastern Environmental Contractors, Inc. in the amount of \$71,050.00.
See Official Board Action
- f) Capital Project List – The Manager presented to the Board the capital project list. He stated that quite a few items were already checked off over the last few years with replacing the reservoir, PFOA/PFOS treatment at Well #4 underway, and replaced a lot of old water main in Shadywood Drive development.
- g) Eastburn & Gray Professional Services Agreement for PennVEST – The Manager presented to the Board the Eastburn & Gray Professional Services Agreement for PennVEST.
See Official Board Action
- h) Pennoni Professional Services Agreement for PennVEST – The Manager presented to the Board the Pennoni Professional Services Agreement for PennVest.
See Official Board Action
- i) Resolution 2025-02: Reimbursement for PennVEST – The Manager presented to the Board Resolution 2025-02: Reimbursement for PennVEST. This Resolution is the declaration of official intent to reimburse general funds used to construct improvements to its water system in East Rockhill Township with funds received from Pennsylvania Infrastructure Investment Authority.
See Official Board Action

Upon motion by Watt, seconded by Algeo, the Manager’s Report was unanimously approved.

OFFICIAL BOARD ACTION:

Upon motion by Watt, seconded by Horn, the Board unanimously approved to credit 322 S. 6th St. for the sewer charges in the amount of \$167.25.

Upon motion by Watt, seconded by Miller, the Board unanimously approved the Notice of Intent to Award to DOLI Construction Corporation with the bid of \$2,980,630.00, Notice of Award, and Notice to Proceed and are contingent on meeting all requirements for PennVEST.

Upon motion by Watt, seconded by Martin, the Board unanimously approved the quote from Pennoni for their Geotechnical (\$11,500.00) and Environmental (\$13,300.00) services.

Upon motion by Watt, seconded by Algeo, the Board unanimously approved the Engagement Letter with Stevens & Lee not to exceed \$10,000.00.

Upon motion by Watt, seconded by Miller, the Board unanimously approved Resolution 2025-01: PennVEST.

Upon motion by Watt, seconded by Martin, the Board unanimously approved the quote from Eastern Environmental Contractors, Inc. in the amount of \$71,050.00 for Well #10 Arsenic Media Replacement.

Upon motion by Watt, seconded by Miller, the Board unanimously approved the Eastburn & Gray Professional Services Agreement for PennVEST.

Upon motion by Watt, seconded by Miller, the Board unanimously approved the Pennoni Professional Services Agreement for PennVEST.

Upon motion by Watt, seconded by Algeo, the Board unanimously approved Resolution 2025-02: Reimbursement for PennVEST.

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 Horn seconded by Algeo, the meeting was adjourned at 6:54 p.m.

Respectfully Submitted,



Laura Snyder, Recording Secretary



Victoria Miller, Secretary