

MINUTES

LOWER SALFORD TOWNSHIP AUTHORITY

20 December, 2022

The Meeting of the Board of the Lower Salford Township Authority was held on January 17, 2023, at the Lower Salford Township office 379 Main Street, Harleysville PA. The meeting was called to order at 7:30 p.m. by Karl Janetka, Chairman.

PERSONS IN ATTENDANCE:

- A. Member: Karl Janetka, Chairman; Richard Prescott, Vice-Chairman; Dave Scheuren, Secretary; and Barry Bohmueller, Assistant Secretary/Treasurer.
- B. Staff: Craig Forwood, Operations Manager; Connie Weimer, Business Manager, and Merle Ochrach, Esq., Hamburg Rubin Mullin Maxwell & Lupin.

Mr. Janetka asked the Business Manager to assume the chair temporarily for purposes of accepting nominations for the various Authority offices.

Ms. Weimer asked for nominations for Chairman of the Authority Board for the 2023 calendar year. Mr. Scheuren nominated Mr. Janetka, which was seconded by Mr. Prescott. Ms. Weimer called for a vote to name Mr. Janetka Chairman. The vote was unanimous.

Ms. Weimer asked for nominations for Vice-Chairman of the Authority Board for the 2023 calendar year. Mr. Scheuren nominated Mr. Prescott, which was seconded by Mr. Janetka. Ms. Weimer called for a vote to name Mr. Prescott Vice-Chairman. The vote was unanimous.

Ms. Weimer asked for nominations for Secretary of the Authority Board for the 2023 calendar year. Mr. Prescott nominated Mr. Scheuren, which was seconded by Mr. Bohmueller. Ms. Weimer called for a vote to name Mr. Scheuren Secretary. The vote was unanimous.

Ms. Weimer asked for nominations for Treasurer of the Authority Board for the 2023 calendar year. Mr. Bohmueller nominated Mr. Natale, which was seconded by Mr. Janetka. Ms. Weimer called for a vote to name Mr. Natale Treasurer. The vote was unanimous.

Ms. Weimer asked for nominations for Assistant Secretary/Treasurer of the Authority Board for the 2023 calendar year. Mr. Prescott nominated Mr. Bohmueller, which was seconded by Mr. Scheuren. Ms. Weimer called for a vote to name Mr. Bohmueller Assistant Secretary/Treasurer. The vote was unanimous.

Following the election of Officers, Mr. Janetka assumed duties as acting Chairman and called for the appointment of the various Authority professional services. Upon the motion by Mr. Prescott seconded by Mr. Scheuren, the Authority Board unanimously voted to appoint the following for the 2023 calendar year by a vote of 4 in favor, 0 against.

Solicitor: Law Firm of Hamburg, Rubin, Mullin, Maxwell & Lupin
Engineer: Gilmore & Associates, Inc.
Energy Consultant: Instrumentation, Control & Energy Engineering, LLC.
Allied Control Services - SCADA Consultant
Independent Auditor: Maillie, LLP
Depository of Funds: TD Bank and Pennsylvania Local Government Investment Trust (PLGIT)

APPROVAL OF MINUTES:

Upon the motion of Mr. Prescott, seconded by Mr. Bohmueller, the Board voted to approve the Minutes of the December 20, 2022, meeting by a vote of 4 in favor, 0 against.

PUBLIC FORUM:

Mr. John Fiore of Velocity Ventures Partners addressed the Board regarding the recent purchase of the former Harleysville Insurance parcel located at 355 Maple Avenue. He submitted a letter to the Authority requesting consideration for a temporary reduction of the quarterly sewer fees. He explained the redevelopment plans are in process for the next 12 to 18 months and the building will be vacant for at least a year. Mr. Janetka asked Ms. Weimer if the Authority reduced the quarterly sewer billing for vacant buildings in the past. Ms. Weimer responded the Authority has not. The current building is 240,000 sq. ft. with plans to reduce the size to 160,000 to 180,000 sq. ft. He explained they are early in the development phase, but potential uses could include light manufacturing, life sciences, craft brewery, and medical device manufacturing. With the reduction in square footage, Ms. Ochrach asked if the owner is interested in reducing the sewer capacity for the property. Mr. Fiore indicated they are not prepared to reduce the parcel's sewer capacity at this time.

TREASURER'S REPORT:

The written report of the Treasurer, dated January 17, 2023, was distributed and is attached to the Minutes as Exhibit "A." The activity of \$234,143.79 includes Operating Expenses for \$99,420.06, Capital Requisitions for \$32,066.15, PLGIT Procurement Card for \$45,777.60 and \$56,879.98 for payroll, federal and state tax transfers. There were \$16,457.46 of Professional Services Escrow Releases, and a release of the 18 Month Maintenance Escrow for the Meadows of Lederach project in the amount of \$3,375. Upon the motion of Mr. Prescott, seconded by Mr. Bohmueller, the Board voted to approve the January 17, 2023, Treasurer's Report by a vote of 4 in favor, 0 against.

SOLICITOR'S REPORT:

Ms. Ochrach reported on work for the 931 Harleysville Pike easement, Jacobs Crossing, Creekside at Mainland and Highpointe developments.

PLANT OPERATIONS REPORT:

- A. The Plant Operations Report dated January 17, 2023, was distributed, and is attached to these Minutes as Exhibit "B."
- B. The monthly flow comparison reports for December 2022 and December 2021 were distributed to the Board Members and are attached to these Minutes as Exhibit "C."

- C. **Portable Gantry Crane Purchase** – Mr. Forwood reported on the purchase of a portable crane to be used at the Harleysville Plant for the new pumps and second stage blowers. The cost was \$4,736.
- D. **Harleysville Plant Controller SCADA Upgrade Phase II** - Mr. Forwood reported the cost for the Harleysville Plant Controller Upgrade Phase II did not change from the prior meeting. The cost is \$164,830.

BUSINESS MANAGER’S REPORT:

- A. The written Business Report dated January 17, 2023, was distributed and is attached to these Minutes as Exhibit “D.”
- B. **Quarry Road Project Easement Compensation** – Ms. Weimer presented several compensation options to offer the three property owners for the sanitary sewer easements necessary for the Authority’s Quarry Road project which will eliminate the Mainland Ridge pump station. There will be significant disruption as the design route runs along the property lines removing mature trees, running adjacent to an owner’s pool and through an existing septic system. Based on the disruption to the property owner’s the Board approved the compensation of \$15 per linear foot. The details for the easements will be provided to the Solicitor to draft the agreements.

OLD BUSINESS:

None.

NEW BUSINESS:

None.

EXECUTIVE SESSION:

None.

ADJOURNMENT:

There being no further business, upon the motion of Mr. Janetka, seconded by Mr. Prescott, the Board voted to adjourn the meeting at 8:23 p.m. by a vote of 4 in favor, 0 against.

Respectfully submitted,

Connie Weimer