

**MINUTES OF THE MEETING OF THE HILLTOWN TOWNSHIP
WATER AND SEWER AUTHORITY ON DECEMBER 11, 2024**

The December 11, 2024 meeting of the Hilltown Township Water and Sewer Authority was called to order at 7:30 PM by Chairman Bruce Knipe. Other Board members in attendance included Keith Weiss, Melvin Wright, John Rankin, and Frank Beck. The Authority Manager, James C. Groff, along with staff members Gary Weaver and Jack D. Wuerstle, Esquire (Authority Solicitor), were also present.

Following the Pledge of Allegiance, Chairman Knipe called for action on the minutes from the Authority's November board meeting. Mr. Rankin made a motion to approve the minutes as presented; seconded by Mr. Beck. The motion carried 5-0.

There was no Public Comment or Confirmed Appointments, therefore the Chairman called upon the Authority Manager for presentation of the Staff Report.

Mr. Groff reported normal operations of the water system for last month, with the wells combining to pump 9.9 million gallons (or 47% of the capacity allowed by the Delaware River Basin Commission). Also, Mr. Groff advised the Board that the swap out of the green sand at Wells #1 and #2 was handled internally, thereby saving the Authority approximately \$30,000.00.

Sewer system operations were normal last month as well. The new UV system for the PWTA plant, while ordered, is not expected to arrive for another few months. The Authority sent PWTA a letter requesting a re-rating of the facility, and the PWTA Engineer is now investigating that possibility. PWTA is also exploring a re-write of the 1975 Agreement.

In terms of capital projects, the two (2) manholes along Route 113 are now repaired. The Authority Manager has been also been in touch with DRBC about balancing well production between Well #1 and Well #2, and has received authorization to proceed.

With respect to current development projects, the Regency 18-month maintenance period expires December 2025 and the maintenance period on the Johnson Tract expires June 2025. The maintenance period on Hilltown Glen expired in September, a walk-through was conducted, and the resulting punch list was completed. Consequently, Hilltown Glen is now complete.

As to the Lohin Tract, the development documents have been signed and returned to the Authority along with the approved Letter of Credit. However, the Certificate of Insurance offered by the developer is not compliant with what was agreed, thus the Solicitor will pursue developer's counsel regarding same.

Regarding proposed projects, the developer of the Weidner Tract is proceeding with the alternative plan depicting a cul-de-sac. HTWSA is willing to allow other authorities, closer to the site, to provide service, but it appears that East Rockhill Township is unwilling to do so. Meanwhile, the Burger King construction agreement has been finalized and recorded, and work has begun on site.

Land development agreements have been signed and recorded for the three (3) properties along Diamond Street connecting to the adjacent gravity line. The property owners appear willing to pay the connection expense over four (4) years.

The Pileggi Estate, owner of the commercial property on Route 313 just south of the Wawa, has been connected to a temporary water supply (well failure) and will be connecting to HTWSA's public system within the next week to ten (10) days. Capacity reservation agreements have been execution by both the developer of the Schreiner tract and the owners of Quiet Acres.

There was no executive session.

The Vice-Chairman next called for the monthly Treasurer's Report and review of bills. Following discussion, Mr. Weiss made a motion to approve the Treasurer's report and payment of bills; Mr. Rankin seconded. The motion carried 5-0.

There were no escrows releases.

Under old business, Mr. Groff reported that the water grant application was submitted. Under new business, Mr. Groff discussed status of the security improvements for the office area, and also provided the Board with a detailed overview of the 2025 budget. Subject to some minor adjustments and review of same, the Board tentatively approved the budget as outlined.

With no additional business before the Board, Mr. Wright made a motion to adjourn the meeting at 8:33 P.M., seconded by Mr. Weiss. The motion carried 5-0.

Respectfully submitted,


