

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

The September 11, 2024 meeting of the Hilltown Township Water and Sewer Authority was called to order at 7:30 PM by Vice-Chairman Keith Weiss. Other Board members in attendance included 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, Vice-Chairman Weiss called for action on the minutes from the Authority's July meeting. Mr. Beck made a motion to approve the minutes as presented; seconded by Mr. Rankin. The motion carried 4-0.

There was no Public Comment or Confirmed Appointments, therefore the Vice-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 just under 10.4 million gallons (or 49% of the capacity allowed by the Delaware River Basin Commission). Fire hydrant painting continues with 196 of the 355 hydrants now painted.

Sewer system operations were also normal last month. A new UV system had been ordered for the PWTA plant, but it is not expected to arrive for another 4-8 months.

In terms of capital projects, the damaged manhole on Route 113 has been scheduled for repair, parts have been ordered, but those part are still not yet in-house.

With respect to current development projects, the Regency 18-month maintenance period expires December 2025, the maintenance period on the Johnson Tract expires June 2025, and the maintenance period on Hilltown Glen expires this month - September 2024 - and a walk-through has been completed already. With only a few minor issues to address via the walk-through, Mr. Wright made a motion to release the financial security pending resolution of those issues; said motion was seconded by Mr. Beck. The motion carried 4-0. Regarding the Lohin Tract, the Solicitor is finalizing the development documents.

As to proposed projects, the developer of the Weidner Tract is proceeding with the alternative plan depicting a cul-de-sac, and HTWSA will allow other authorities, closer to the site, to provide service. Otherwise, the Burger King construction agreement is finalized and off to be recorded. Land development agreements for the three (3) properties along Diamond Street connecting to the adjacent gravity line are all signed and recorded; however, the property owners are expressing costs concerns. Therefore, the Board authorized the Manager to explore a repayment plan such as that which was previously utilized for certain failing systems along Green Street

The Pileggi Estate, owner of the property on Route 313 just south of the Wawa, wants to connect to public water and sewer, but only for certain of the business. Mr. Ranking made a motion, seconded by Mr. Wright, which would require the property owner to either connect all the uses or none of them. The motion carried 4-0.

A capacity reservation agreement was sent to counsel to the Schreiner tract for consideration (by-right plan). Quiet Acres (also a "by-right" plan at this point) has signed a capacity reservation agreement for 29 lots.

There was no executive session.

The Vice-Chairman next called for the monthly Treasurer's Report and review of bills. Following discussion, Mr. Rankin made a motion to approve the Treasurer's report and payment of bills; Mr. Beck seconded. The motion carried 4-0.

There were no escrows releases or old business.

As to new business, Mr. Groff discussed exploration of additional security improvements for the office area. Mr. Groff went on to discuss new measures to improve check security as well. Finally, Mr. Groff discussed ARPA funding and the reimbursement of monies relating to the Route 313 extension.

With no additional business before the Board, Mr. Wright made a motion to adjourn the meeting at 8:21 P.M., seconded by Mr. Beck. The motion carried 4-0.

Respectfully submitted,


