

MINUTES

LOWER SALFORD TOWNSHIP AUTHORITY

18, March 2025

The Meeting of the Board of the Lower Salford Township Authority was held on March 18, 2025, at the Lower Salford Township office 379 Main Street, Harleysville PA. The meeting was called to order at 7:00 p.m. by Karl Janetka, Chairman.

PERSONS IN ATTENDANCE:

- A. Member: Karl Janetka, Chairman; Dave Scheuren, Vice-Chairman; Barry Bohmueller, Secretary; Jim Natale, Treasurer; and Dave Spause, Assistant Secretary/Treasurer.
- B. Staff: Craig Forwood, Operations Manager; Connie Weimer, Business Manager; Denise DuBree, Senior Financial Analyst; and Paul Mullin, Esq., Hamburg, Rubin, Mullin, Maxwell, & Lupin, Authority Solicitor.

APPROVAL OF MINUTES:

Upon the motion of Mr. Natale, seconded by Mr. Spause, the Board voted to approve the Minutes of February 18, 2025, meeting by a vote of 5 in favor, 0 against.

PUBLIC FORUM:

Mr. Timothy Woodrow, P.E., presented plans for a proposed two-lot subdivision to be serviced with public sewer. The parcel is located at the intersection of Fallow Field Lane and Morwood Road. The Authority's engineer provided a detailed review letter for the Board's consideration. The parcel is located outside of the Township's current Act 537 Plan service area; therefore, the application would require the Authority Board's recommendation to the Township to expand the service area. The public sewer is located near the property. The gravity main ends just before this property and the adjacent home to the south and the homes across the street are served by public sewer. There was considerable discussion regarding the change in zoning to the area, and the impact of expanding the Act 537 Plan to the available sewer capacity in the Vernfield pump station and the Harleysville Plant.

Upon the motion of Mr. Janetka, seconded by Mr. Scheuren, the Board voted to approve the sewer service request with the stipulation of only two residential EDUS and the tapping fees must be paid at the time the plan is recorded, by a vote of 3 in favor (Mr. Janetka, Mr. Scheuren and Mr. Natale), 2 against (Mr. Bohmueller and Mr. Spause).

TREASURER'S REPORT:

The written report of the Treasurer, dated March 18, 2025, was distributed and is attached to the Minutes as Exhibit "A." The activity of \$423,235.88 includes Operating Expenses for \$132,769.75, Capital Requisitions by check for \$166,609.10 and \$11,203.57 Capital Requisitions by Credit Card, PLGIT Procurement Card Operating for \$44,671.21, and \$67,982.25 for payroll, federal and state tax transfers. There was \$2,146.50 for Professional Services Escrow Releases, and a Construction Escrow release for Kay Builders Jacobs Crossing for \$83,550. There were no Maintenance Bonds. Upon the motion of Mr. Spause, seconded by Mr. Janetka, the Board voted to approve the March 18, 2025, Treasurer's Reports by a vote of 5 in favor, 0 against.

SOLICITOR’S REPORT:

Mr. Mullin attended the monthly staff meeting. He will contact the HOA management company for Salford Meadows regarding the proposed sewer easement.

ENGINEER:

A. 2024 Chapter 94 Reports Harleysville and Mainland Plants

Mr. Duffy reviewed the summary memo dated March 14, 2025, regarding the Chapter 94 reports for each plant. A copy of the memo is attached as Exhibit “B”. The reports indicate the Harleysville and Mainland Plants are not projecting a hydraulic or organic overload in the next five years. He explained the method required by DEP to calculate the capacity and the five-year projected flow for each plant.

B. Autothermal Thermophilic Aerobic Digestion (ATAD) Update - Mr. Duffy and Mr. Forwood toured a plant in February where the ATAD system is installed. He is researching the potential for EPA grants that could assist in funding the project.

C. Sewer Main from Carrie Lane to Harleysville Plant – The PA Small Water & Sewer Grant program application will be submitted by April 30th. Mr. Duffy discussed the option of pipe bursting rather than replacing the sewer line. Before a decision can be made, he will review the condition of the existing pipe and any PennDOT restrictions. The Board authorized Mr. Duffy to proceed in preparing the grant application for the maximum amount of \$500,000,

D. 841 Main Street – Mr. Duffy discussed the recent plan submission which revised the original project. The proposed business office was eliminated, and the apartments were increased from six to ten units. The placement of the sewer lines beneath the dwellings is a concern as it is suitable for private ownership, but it does not meet the standards for public ownership. If the property is ever dedicated to the Authority, the sewer lines would have to be reconstructed to comply with the Authority’s requirements. The Board agreed with the recommendation to direct the developer to relocate the sewer lines outside of the building footprint.

PLANT OPERATIONS REPORT:

A. The Plant Operations Report dated March 18, 2025, was distributed, and is attached to these Minutes as Exhibit “D.”

B. The monthly flow comparison reports for February 2024 and February 2025 were distributed to the Board Members and are attached to these Minutes as Exhibit “C.”

C. 480 Main Street Emergency Repair– Mr. Forwood reported that the Authority staff responded to a resident’s call the weekend of March 8th regarding a back-up. The property owner recently had the lateral replaced on their property. The staff cleared the line, but continued to investigate the issue the following workday. Sewer Specialties televised the line and determined that a part of the sewer main was crushed. On March 12th, JH Freed Inc. completed a temporary repair to avoid any back up in the lateral. The final repairs will be completed within the next month.

BUSINESS MANAGER’S REPORT:

- The written Business Report dated March 18, 2025, was distributed and is attached to these Minutes as Exhibit “E”.
- **Development Summary** – Ms. Weimer reviewed the developments under construction and those that are currently under plan review with the Authority. The Authority received notification from the township for the following new projects:
 - a. Mainland at Creekside – The amended plans include renovations to the Mainland Inn for five apartments and construction of eight new apartments behind the Inn.
 - b. 440/450 Hoffman Road – Proposed two lot subdivision.
 - c. Sunflower Estates Hoffman Road – Proposed three lot subdivision.
 - d. 862 Harleysville Pike – Proposed one lot subdivision.
 - e. 426/430 Main Street – Proposed addition and potential change in use.

OLD BUSINESS:

None.

NEW BUSINESS:

None.

EXECUTIVE SESSION:

None.

ADJOURNMENT:

There being no further business, upon the motion of Mr. Bohmueller, seconded by Mr. Spause, the Board voted to adjourn the meeting at 8:45 p.m. by a vote of 5 in favor, 0 against.

Respectfully submitted,

Connie Weimer