

LOWER SALFORD TOWNSHIP AUTHORITY MEETING MINUTES

December 16, 2025

The Meeting of the Board of Lower Salford Township Authority was held on December 16, 2025 at the Lower Salford Township offices located at 379 Main Street, Harleysville PA. The meeting was called to order at 7:00 p.m. by Karl Janetka, Chairman.

PERSONS IN ATTENDANCE:

Members: Karl Janetka, Chairman; David Scheuren, Vice-Chairman and Jim Natale, Treasurer.
Absent: Barry Bohmueller, Secretary and David Spause, Assistant Secretary/Treasurer.

Staff: Craig Forwood, Operations Manager; Denise DuBree, Business Manager and Zach Morano, Esq., Hamburg, Rubin, Mullin, Maxwell, & Lupin, Authority Solicitor.

Chairman Janetka led all in the Pledge of Allegiance.

APPROVAL OF MINUTES:

Upon the motion of Mr. Scheuren, seconded by Mr. Natale, the Board voted to approve the November 18, 2025 meeting minutes by unanimous vote.

PUBLIC FORUM:

None

TREASURER'S REPORT:

The written report of the Treasurer dated November 30, 2025 was distributed.

The activity includes:

Accounts Payable Operating Expenses of \$401,042.45

Payroll and payroll tax payments of \$59,143.42

Capital Requisitions of \$259,388.60

Professional Services Escrow Releases in the amount of \$2,450.25

Maintenance Bonds of \$0

Upon the motion of Mr. Natale, seconded by Mr. Scheuren, the Board voted to approve the November 30, 2025 Treasurer's Report by unanimous vote.

SOLICITOR'S REPORT:

Solicitor Zach Morano attended in place of Solicitor Paul Mullin. Solicitor Morano addressed the condemnation resolution to be executed for the easement needed

PLANT OPERATIONS REPORT:

The Plant Operations Report dated December 16, 2025 and the monthly flow comparison reports for November 2024 and November 2025 were distributed.

Mr. Forwood presented a preliminary draft of the 2026 Capital Budget and noted that the Mainland Plant garage wall project will likely not be feasible at the estimated proposed cost of \$150k-\$200k. Also included was the replacement of the Utility water pump and ideas for the office area remodel.

Mr. Forwood informed the Board that the Quarry Road project has gone out for Bid and Bids will be open in February for approval.

BUSINESS MANAGER'S REPORT:

The written Business Report and Development Update dated December 16, 2025 was distributed.

Ms. DuBree presented a final draft of the 2026 Operating Budget and noting no changes to the previous discussion, tapping fees excluded, wage increase, sewer rental rate increase, other fee schedule remaining unchanged will have a Net Income after Depreciation of \$476,927.

Resolution No. 25-12-16a Establishing 2026 LSTA Budgets

Upon the motion of Mr. Scheuren, seconded by Mr. Natale, the Board voted to execute the Resolution by unanimous vote.

Resolution No. 25-12-16b Establishing Annual Sewer Rental Charges 2026

Upon the motion of Mr. Scheuren, seconded by Mr. Natale, the Board voted to execute the Resolution by unanimous vote.

Resolution No. 25-12-16c Establishing the Fee Schedule for 2026

Upon the motion of Mr. Natale, seconded by Mr. Scheuren, the Board voted to execute the Resolution by unanimous vote.

Resolution No. 25-12-16d Authorizing Condemnation for Easement Upon the motion of Mr. Natale, seconded by Mr. Scheuren, the Board voted to execute the Resolution by unanimous vote.

Maillie Engagement Letter – Ms. DuBree reminded the board that year 3 of the audit engagement letter for the year ending December 31, 2025 has a cost of \$16,800 which was previously approved

Park Crossing – Foxlane Homes - Maintenance Bond Expiration 01/16/2026 \$36241.20

Upon the motion of Mr. Scheuren, seconded by Mr. Natale, the Board voted to approve the release of the Maintenance Bond by unanimous vote.

Mainland Pointe – Spring Hill Realty - Maintenance Bond Expiration 01/16/2026 \$48892

Upon the motion of Mr. Scheuren, seconded by Mr. Natale, the Board voted to approve the release of the Maintenance Bond by unanimous vote.

OLD BUSINESS:

None

NEW BUSINESS:

None

EXECUTIVE SESSION:

None

ADJOURNMENT:

There being no further business, upon the motion of Mr. Natale, seconded by Mr. Scheuren, the Board voted to adjourn the meeting at 7:25 p.m. by unanimous vote.

Respectfully submitted,

Denise DuBree