

**LOWER SAUCON AUTHORITY
MINUTES OF MEETING
AUGUST 19, 2025**

1. Call to Order

Mr. Gress called the meeting to order at 6:32 P.M.

2. Roll Call

Present were Mr. Gress, Chairman; Mr. Corcoran, Treasurer; Mr. Davis, Member; Mr. Youst, Engineer; Mr. Backenstoe, Attorney; Mr. Ross, Administrator; Ms. Fetzner, Assistant, Administrator; Mrs. Kerchner, Secretary; Ms. Ophhof-Cordaro, Council Liaison (Mr. Green Mr. Thakkar and Mr. Reccek were not present).

3. Citizen Agenda Items

None.

4. Minutes

Motion by Mr. Gress, Second by Mr. Corcoran to approve the minutes dated July 15, 2025 as presented.

Roll Call 3-0 Motion Approved. (Mr. Green and Mr. Thakkar were not present).

5. Financial Report

Mr. Corcoran said the year-to-date treasurers' report shows that costs are relatively on budget. It was a quiet month for spending on the Creekside project last month. For the Merryweather water main replacement project we will now have the restoration costs.

6. Agenda

A. Summer Hours

Mr. Ross said after discussion with the staff it was determined that the summer hours are working well. The summer hours work well for the field crew to give them more time each day to work. Mr. Ross said he would like to propose extending the summer hours to include

the entire month of May and the entire month of September. The summer hours are included in the employee handbook. The Board Members had positive comments to make about the summer hours and then decided to make a motion to approve the extension of the summer hours.

Motion by Mr. Corcoran, Second by Mr. Gress to extend the summer hours to include the full month of May through the full month of September starting this year and to be updated in the employee handbook.

Roll Call 3-0 Motion Approved. (Mr. Green and Mr. Thakkar were not present).

B. Public Relations Proposal

Mr. Ross said at the end of the meeting last month Mr. Davis suggested improving the Authority profile and customer relations. Mr. Ross said he spoke with one of his PMAA contacts who is an award-winning public relations specialist. He asked her to put a proposal together for the Authority. The company she works for is Tapped in Public Relations. Mr. Ross went over the proposal with the Board Members. The total cost of the proposal is \$4,900.00. Mr. Ross said he is not sold on the proposal based on the cost benefit it will have for the Authority. After a brief explanation of the proposal from Mr. Ross and a short discussion by the board members, it was decided to wait until the two absent Board Members are present to get their thoughts on the proposal. The consensus from the Board Members was they were unsure if there were enough benefits to warrant the cost. They thought that this might be needed in the future, and they could discuss this at leisure and decide later. Mr. Ross will see if he can get more information to share at the next meeting.

C. Lead and Copper Testing

Mr. Ross said the lead and copper testing is complete. He said the board packet includes a handout with the list of the 40 homes that can be used, and he highlighted the homes that completed the testing along with their results. Mr. Ross said every result was well within the parameters and nowhere near the EPA limits. Mr. Ross said that each person who took a sample was sent a letter with their results along with the overall test results. Mr. Ross said ABE Labs reported the results to the DEP for the Authority. The next lead and copper testing will take place 3 years from now.

D. Merryweather Drive Pipe Replacement Project

Mr. Ross updated the Board Members on the Merryweather Drive water main replacement project. Mr. Ross said we have just about completed the project and are now working on

the restoration. Mr. Ross said there were a few houses that had multiple service lines that we were unaware of which caused more work. Mr. Ross said the crew could not have known that there were multiple service lines. Mr. Ross noted that the crew works well together and said they are interested in learning and that they enjoy the work. The water testing is complete, and the crew can now switch over to the new water main. Mr. Ross said the crew did an excellent job.

E. Creekside Update

Mr. Youst started with his update. Mr. Youst said the construction is moving along. The wet well is in place. The foundation pad is in place and ready for the building to be placed on it when it is delivered just after the Labor Day holiday. The wet well piping is complete. Also, the force main is complete to the lower bus shelter. The yard where we have the easement is cleaned up and seeded. Also, the driveway infiltration basin is in place. Mr. Youst said the fieldwork has moved along well.

Mr. Youst then updated everyone regarding the generator and the pumps. Mr. Youst said the generator building and the pumps are progressing but not quite where he would like them to be. There has been an issue with M&W Precast and what their electrical subcontractor is charging for the upcharge for the larger inverter. The upcharge was to be around \$8,000.00 to \$10,000.00. M&W Precast provided new figures from their electrician for the inverter and the upcharge of about \$26,000.00 now. The electrical contractor provided a typed proposal from their company to M&W Precast including the agreement from around 2023. Mr. Youst said that the inverter is the next step up in size from the original which was 1,500 kilowatts to now the new one being 2,250 kilowatts. The smallest inverter that was previously going to be used could not work with what the Authority needed of sending a signal to start the generator if the generator is needed to run the pumps during a power outage. It was noted the upcharge should not be this much for the larger inverter. Mr. Youst then shared copies of his email communications with M&W Precast. He went over an explanation of how the upcharge should be calculated and how the cost for the inverter is too high and how the Authority contract is laid out. The contract the Authority signed does include a section for arbitration if there is a disagreement. Mr. Youst is waiting for a response to his email from M&W Precast.

Mr. Youst said essentially the inverter can be installed after the building is put in place but that is not the ideal scenario. We would like the building to be delivered with the inverter installed. There is about a 6-week timeline for the inverter either way.

Mr. Youst then explained what the inverter is used for. The inverter keeps the controls running if there is a power outage instead of the generator kicking on right away. It will

then only have the generator kick on if the inverter power gets low or they need more power to run the pumps.

Mr. Youst said he is keeping on top of this to make sure it is resolved. Mr. Gress then asked what our next steps are and if Attorney Backenstoe would need to get involved. Mr. Youst said M&W Precast could have a breach of contract.

Mr. Youst then updated everyone on the Smith and Loveless pumps that are coming from Hydra-Numatic Sales. Mr. Youst read an email he received from Hydra-Numatic Sales. The update says that the factory is expecting delays of about 1 month for the motors. They said they cannot say the delay would apply to our project, but they expect it to. Mr. Youst said that if we receive the pumps in October, we will still make the overall timeline.

Mr. Ross then showed the Board Members pictures of the Creekside pump station construction. Mr. Ross, along with Mr. Youst then explained the pictures.

The other update Mr. Youst had was about the PPL electricity to the pump station. Mr. Youst said the last of the requirements for PPL were submitted to get ready for the electricity set up. He said that Stacey reached out to PPL 's billing department as requested to accept the charges and the monthly bill for when the electric is set up as required. Mr. Youst noted again that UGI knows that we will need to set up gas service at the pump station and the estimated time frame for that they just noted that we must have electric set up first before they can connect the gas service.

Mr. Ross reviewed the Creekside expenditures with the Board Members. He noted that we will be getting a bill from DOLI Construction soon.

Mr. Ross said that he will be attending the Township Council meeting tomorrow night to answer questions that they might have regarding the Act 537 plan update that the township is conducting and to answer questions they might have about the project.

Mr. Ross made it known that any customers that will be able to connect to the sewer in this area will not be able to do so until the Act 537 plan is completed and the sewer mains are in the ground. The pump station when first operational will only serve the Creekside Market place and the St. Luke's building along with any new developments. The Hellertown Park service area will not be until the Act 537 plan is complete.

Mr. Gress asked to be updated with regards to the progress with the inverter and the pumps.

7. Citizen Non-Agenda Items

None.

8. Reports

A. Attorney

Attorney Backenstoe had nothing to report and said it has been a quiet month.

B. Engineer

Mr. Youst said he reviewed plans for the Minor Subdivision on Hickory Hill Road. They are working now to make the updates that were requested to their plans.

C. Administrator

Mr. Ross went over the lost water for the quarter. The lost water for the quarter is 5.12% with factoring in the annual hydrant flushing. For year to date the lost water is 5.11%. Mr. Ross said he posted the information on the Authority website and Facebook page. Mr. Ross said PMAA is starting a podcast and said he along with Mr. Reccek and Ms. Fetzer will be on the podcast talking about the Authority and our lost water and what we do to keep the lost water percent down. The podcast will be recorded the Sunday before the PMAA conference in September.

Mr. Davis then suggested posting our lost water percentage on the door to the office. Mr. Ross said he will see if there is a way to post the lost water percentage numbers in the office.

Mr. Ross said he renewed a CD with PLGIT and as they come due to be renewed, he will make sure the CD's have a staggered maturity date.

Mr. Ross said that he will be out of the office before the September board meeting and asked if the Board Members would like to change the date of the meeting. It was decided to keep the meeting on Tuesday September 16th as changing the date does not work with everyone's schedules.

Mr. Ross thanked everyone for the support they have provided him since he started as the Authority Administrator.

D. Chairman

Mr. Gress had nothing to report.

E. Members

No Members had anything to report.

9. Adjournment

Upon motion by Mr. Gress, Second by Mr. Davis the August 19, 2025 Board Meeting adjourned at 7:58 P.M.

Respectfully Submitted,

Emily Kerchner
Recording Secretary