

# **CHALFONT-NEW BRITAIN TOWNSHIP JOINT SEWAGE AUTHORITY**

## **BOARD MEETING MINUTES**

**July 8, 2025**

The meeting of the Chalfont-New Britain Township Joint Sewage Authority was held on July 8, 2025 in the Authority's meeting room.

**Present:** Donald Cameron, Vice Chairman; Timothy Hagey, Treasurer; Lawrence Nuesch, Secretary; Preston Campbell, Assistant Secretary, and Michael Sullivan, Assistant Treasurer. Also present: John Larson, Executive Director; Joseph Bagley, Solicitor, Josh Fox, Engineer; Lew Christy, Plant Supervisor; and Rich Heverly, Collection System Supervisor. William Evans, Chairman, was absent.

Certain nearby neighbors of the Authority appeared as well.

The Vice Chairman opened the meeting at 5:00 p.m.

### **PLEDGE OF ALLEGIANCE**

The Vice Chairman led the meeting in reciting the pledge of allegiance.

### **MINUTES**

**MOTION:** It was **MOVED** by Mr. Sullivan and **SECONDED** by Mr. Nuesch to approve the minutes of June 10 as corrected. The Motion was unanimously adopted.

### **PUBLIC COMMENT**

There were 9-11 members of the public present. Darrell Ranker spoke and complained about odor from the plant, lights at the soccer field and a generator at the field. Mr. Thompson also spoke and complained about parking in the neighborhood near the soccer field. Apparently, parents attending soccer park along both sides of the street in the neighborhood. He stated that the "soccer group does not listen". He also stated that if an ambulance needed to enter the "development" he lives in, then the street parking would have made it prohibitive.

Mark Young, of 6 Goldeneye Court, also spoke. He stated that the soccer field "has become a major problem". The street parking is "nonstop" on Saturday. He described the parking situation as "chronically bad the past couple of years". The street parking goes up Goldeneye Court and up to Teal Drive. He also complained about the odor from the plant particularly when the wind is out of the South.

Mr. Larson spoke to those assembled. He reported on the steps taken recently to address odor control. He reported on an air digester problem and diffuser problem that the Authority had earlier in the year, but which has now been resolved. He encouraged early reporting of any odor problems to the Authority with as much detail as possible to help pin down the complaint. He mentioned the possibility of putting monitors on properties.

Jim Chapman of 1702 Upper State Road also spoke. He complimented Mr. Heverly particularly in terms of responsiveness. He (Mr. Chapman) has sent text messages when the odor is bad. Mr. Chapman stated that he is "very hopeful" because it has been "better the past two weeks". He expressed a willingness to put an odor monitoring device at his property. He

stated that parking is a “nightmare”. If additional parking is “set up” (meaning “paved”), Mr. Chapman stated that he is at the lowest elevation. One side of the road is New Britain and one side is Doylestown Township. As more parking is “put in”, Mr. Chapman stated that more impervious material will be used, and the problem will be exacerbated. Mr. Chapman recommended an “atomizer” to help mitigate the smell.

Judy Hendrickson spoke. She is the Chair of the Doylestown Township Planning Commission. She recommended tree and brush cutting to “cut out undergrowth” between the road and the bike path/trail.

John Heap, President of “the HOA” also spoke. Mr. Heap complained that the matches are now travel soccer and not intramural. He suggested that the soccer club operations need “downsizing”.

One neighbor stated that in the past, when the soccer field was first started, the neighbors were promised no lights and no intercom (P.A.). At one point when one neighbor suggested banning parking along the street, a second neighbor objected that the residents like to park in the street.

The neighbors left the meeting.

## **REPORTS OF OFFICERS**

No reports from Officers were presented.

## **COMMITTEE REPORTS**

No Committee reports were presented.

## **DIRECTOR OF FINANCE REPORT-Sophia Vitoroulis**

Ms. Vitoroulis was not present. Her written report was included in the agenda. A board member inquired about problems. Mr. Larson stated that the staff has addressed them as they arise, but since the billing is only quarterly, they are slow to arise.

## **PLANT SUPERVISOR’S REPORT -Lew Christy**

Mr. Christy reported that the Plant met all permit parameters for the month of June. He further reported that personnel drained and inspected the DAFT #2. NSI and BSI were on site to evaluate the SCADA software, NSI will submit a proposal for a software and computer update. BSI added a curtailment switch on the plant generator panel in the event the plant is constantly losing power.

There was a general discussion about odor control devices.

Mr. Larson reported upon the last round of odor complaints. Mr. Larson visited the property with the particular odor complaint and there was no odor from the plant. A representative of Doylestown Township did the same thing, but she also observed vehicles (trucks) at Del Val Farm spreading manure which was the actual source of complaint. This is one of the reasons that Mr. Larson is asking for detail from the neighbors when they make odor complaints.

## **COLLECTION SYSTEM REPORT-Rich Heverly**

Mr. Heverly stated that crews inspected 28 old manholes due to a report that new Pump

Station No. 4 is operating at a high level. They did not find anything significant.

At 104 Brittany Drive, the customer had continued complaints about groundwater around the backflow valve which the Authority installed. Personnel dug down 18 inches and applied bentonite to seal dirt and force water down. That seemed to have worked.

The crew removed a broken manhole casting riser at Route 152 and Hillcrest Avenue and replaced it. Personnel completed the TV inspection of approximately 3500 feet of sewer line for root and infiltration issues. The new "reaper" root cutter worked well. The interns were employed to perform this work.

#### **EXECUTIVE DIRECTOR'S REPORT- John Larson**

Mr. Larson recommended the approval of sewage capacity for 57 S. Limekiln Pike, Chalfont for 3 EDUs.

**MOTION:** It was **MOVED** by Mr. Hagey and **SECONDED** by Mr. Sullivan to approve 3 EDUs for 57 S. Limekiln Pike. The Motion was unanimously adopted.

Mr. Larson next recommended the acceptance of a Water Shutoff Agreement with North Penn Water Authority for delinquent accounts. Mr. Bagley recommended a correction of certain language referring to the Second Class Township Code pointed out by Mr. Hagey.

**MOTION:** It was **MOVED** by Mr. Sullivan and **SECONDED** by Mr. Nuesch to accept a Water Shutoff Agreement with North Penn Water Authority as corrected. The Motion was unanimously adopted.

Mr. Larson next recommended the acceptance of a Water Shutoff Agreement with Aqua. There was a discussion about the provision on reimbursement of lost revenue.

**MOTION:** It was **MOVED** by Mr. Sullivan and **SECONDED** by Mr. Campbell to accept a Water Shutoff Agreement with Aqua. The Motion was unanimously adopted.

Mr. Bagley requested that the next agenda item, a mutual separation agreement, first be discussed in Executive Session towards the end of the meeting after the Engineer's Report.

Mr. Larson recommended that the Board vote to approve voting delegates for the annual PMAA meeting.

**MOTION:** It was **MOVED** by Mr. Hagey and **SECONDED** by Mr. Nuesch to appoint John Larson as voting delegate to PMAA and Mike Sullivan as alternate. The Motion was unanimously approved.

#### **ENGINEER'S REPORT-JOSHUA FOX**

Mr. Fox reported that the Phase 1 Improvement Project was advertised for public bid on June 30. The next Quarterly Report to DEP is due September 20. The Authority is obligated to award the Phase 1 Project by September 1. Mr. Fox reported on the non-mandatory pre-bid conference for the Project and the various contractors who attended. Bid openings are scheduled for July 31. The Engineer's opinion of Probable Construction Cost has been given as \$1,746,000.00.

Mr. Fox presented a proposal for the purchase of Ortho-phosphate analyzer equipment from

Northeastern Technical Sales through a COSTARS proposal for \$30,721.09 in connection with the Phase 1 Improvement Project

MOTION: It was MOVED by Mr. Hagey and SECONDED by Mr. Sullivan to approve the purchase of the Ortho-phosphate analyzer for \$30,721.09. The Motion was unanimously adopted.

Mr. Fox next presented a proposal for the purchase UV control equipment through a COSTARS proposal for \$98,170.88 in connection with the Phase 1 Improvement Project.

MOTION: It was MOVED by Mr. Sullivan and SECONDED by Mr. Nuesch to approve the purchase of the UV control equipment for \$98,170.88. The Motion was unanimously adopted.

Mr. Fox reported that the Phase 2 preliminary design work continues. A visit was made to a site using a Siemens' process but they do not use the Siemens controls.

HRG reviewed manhole and pipe submittals related to the Birch Run development.

HRG and Authority staff are meeting to discuss the next steps in developing an asset management system. HRG is working on different forms for manhole inspections. Eventually, the Authority will be able to color-code the assets for maintenance. HRG is setting up a demo for asset management.

The Board moved into Executive Session at approximately 6:00 PM to discuss personnel issues, a matter involving the terms and conditions of employment of an employee, and to discuss agency business which, if conducted in public, would violate a lawful privilege and lead to the disclosure of information protected by law. Messrs. Christy, Heverly and Fox were excused at this point in the meeting.

The Board returned to its regular session at approximately 6:09 PM.

MOTION: It was **MOVED** by Mr. Hagey and **SECONDED** by Mr. Campbell to approve the mutual separation agreement/release recommended by the Solicitor and the Executive Director. The Motion was unanimously adopted.

#### **SOLICITOR'S REPORT- Joseph Bagley**

Mr. Bagley reported that Chalfont Borough adopted the draft Sewer Use Ordinance on June 10. He reported that he and Mr. Larson will next be approaching New Britain Township to address a draft Sewer Use Ordinance with them.

## **TREASURER'S REPORT- Timothy Hagey**

Mr. Hagey reported that the Total Expenditures and escrow disbursements for the month amounted to \$590,440.27 and he recommended approval to pay the bills.

**MOTION:** It was **MOVED** by Mr. Hagey and **SECONDED** by Mr. Cameron to approve the Total Expenditures and escrow disbursements for the month amounting to \$590,440.27. The Motion was unanimously adopted.

## **OTHER BUSINESS**

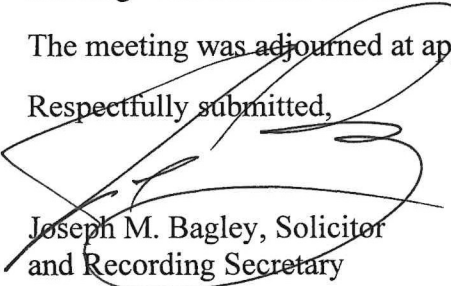
There was a consensus of the Board to dispense with the second Board meeting in July.

## **ADJOURNMENT**

**MOTION:** It was **MOVED** by Mr. Sullivan and **SECONDED** by Mr. Hagey to adjourn the meeting. The Motion was unanimously adopted.

The meeting was adjourned at approximately 6:10 PM

Respectfully submitted,



Joseph M. Bagley, Solicitor  
and Recording Secretary