

MINUTES OF THE REGULAR MEETING OF THE
NEWTOWN, BUCKS COUNTY,
JOINT MUNICIPAL AUTHORITY

June 11, 2024

The regular monthly meeting of the Newtown, Bucks County, Joint Municipal Authority (NBCJMA) was duly held on June 11, 2024, beginning at 3:45 p.m. at the Authority's office at 15 South Congress Street, Newtown, Bucks County, Pennsylvania. The Pledge of Allegiance was recited prior to the start of the meeting. A moment of silence was held in memory of Matthew Nesteruk, former Chief Administrative Officer.

ROLL CALL: Present were:

Chairman Christopher Gusty (via zoom), Board Member
Gerald Schenkman, Board Member
Robert Walker, Board Member
Linda Bobrin, Board Member
Christine Sciarrotta, Board Member
Elen Snyder, Board Member
Mike Menditto, Manager
Warren Gormley, Special Project Manager
Jeff Moorhead, Field Superintendent
Theresa Funk from Gannett Fleming, Authority's Engineer
Jessica L. VanderKam, Esquire, Authority's Solicitor

VISITORS SCHEDULED: Paul Logan appeared during the Executive Session; Daniel Schaffer, President of First National Bank and Trust appeared during the Executive Session to discuss financing for a land acquisition with the Board.

MOTION: The May 14, 2024 Minutes were reviewed. Upon motion made by Mr. Schenkman and seconded by Ms. Sciarrotta, the May 14, 2024 Minutes were approved.

MOTION: An Expenditures Register and accounts payable, which is attached hereto, made a part hereof and marked Exhibit “A” was distributed and reviewed by Mr. Menditto. Upon motion made by Ms. Sciarrotta, seconded by Mr. Walker, and carried, all members present voted aye to approve payment of bills.

Mr. Menditto reviewed the list of receipts from May 2024.

MOTION: Upon motion made by Ms. Bobrin, and seconded by Ms. Sciarrotta, and carried, all members present voting aye, the transfer of \$544,843.83 from the trust account to the operating account was approved.

Delinquent accounts were presented to the Board by Mr. Menditto. Mr. Menditto reported that Paymentus is up and running and working well – a credit to Mr. Nesteruk from which the Board is appreciative.

PUBLIC COMMENT: None.

ENGINEER’S REPORT: Ms. Funk presented the Engineer’s Report and answered all questions to the satisfaction of the Board. The Engineer’s Report is attached hereto, made a part hereof and marked Exhibit “B.”

SOLICITOR’S REPORT: Ms. VanderKam stated that an executive session was held from 3:05p.m. to 3:45 p.m. to discuss pending legal issues and land acquisition issues. Ms. VanderKam further presented the Solicitor’s Report and answered all questions to the satisfaction of the Board. The Solicitor’s Report is attached hereto, made a part hereof and marked Exhibit “C.”

MANAGER'S REPORT: Mr. Menditto presented the Manager's Report and answered all questions to the satisfaction of the Board. The Manager's Report is attached hereto, made a part hereof and marked Exhibit "D."

FIELD REPORT: Mr. Moorhead presented the Field Report and answered all questions to the satisfaction of the Board. The Field Report is attached hereto as Exhibit "E."

SPECIAL PROJECTS REPORT: Ms. Funk presented the Special Projects Report and answered all questions to the satisfaction of the Board. The Special Projects Report is attached hereto, made a part hereof and marked Exhibit "F."

OLD BUSINESS:

A. Mr. Schaffer attended the meeting to inform the Board that the appraisal for the 4.82 acre parcel has been completed. He discussed contacting Mr. Montu Patel to discuss same. The 17.86 parcel appraisal was re-certified by IRR. Mr. Schaffer also offered his counsel with regard to closing on the loan transaction.

NEW BUSINESS:

MOTION: Motion to appoint a signator for settlement closing of 42 University Drive on June 14, 2024. Upon motion by Mr. Walker and seconded by Ms. Snyder, all members present voting aye, the Board approved a resolution granting Mr. Schenkman authority to sign loan documents on behalf of the Authority.

MOTION: Upon motion by Mr. Schenkman and seconded by Mr. Walker, all members present voting aye, the Board approved moving the regular meeting start time to 3:00pm, and directed the Solicitor to advertise the new start time.

Mr. Gormley discussed scheduling a special meeting with Financial Advisors, LLC, prior to the July 16, 2024 meeting. He will send a scheduling poll to the Board members. Mr. Walker raised the discussion of needing figures for the budget to determine the appropriate level of rate increases, taking into account the debt service of the land acquisition and capital costs of the Waste Water Treatment Plant, among other items. Lastly, there was a discussion regarding public relations management regarding the increases.

FINANCIAL STATEMENT: Mr. Menditto went over the financial statement. This is the tenth month of our 2023-2024 budget. Rentals are at 83%, total revenue is at 83%, total salaries are at 75%, operating expenses are at 88% and utilities are at 72%. Month-to-date net result from operations is -\$44,861.76. Year-to-date net result is \$739,686.14.

The regular meeting was adjourned at 4:55 p.m.



Robert Walker, Secretary/Treasurer