

North Wales Water Authority

Minutes of Board of Directors meeting of 09/17/2025

Call to order:

The regular business meeting of the NWWA Board of Directors was called to order at the NWWA North Wales business office on September 17, 2025, beginning at 5:00 p.m., by Board Chair Nagel

Pledge of Allegiance:

Chair Nagel led all in attendance in the Pledge of Allegiance

Roll Call:

Roll call was taken and recorded as follows.

<u>Attendee Name</u>	<u>Organization</u>	<u>Title</u>	<u>Status</u>
Joan H. Nagel, Esq	NWWA	Chair	Present
Albert S. Tenney	NWWA	Vice Chair	Present
Donna L. Mengel	NWWA	Secretary	Present
Neil J. McDevitt	NWWA	Treasurer	Absent
Sally Neiderhiser	NWWA	Asst./Sec Treasurer	Present
Robert C. Bender	NWWA	Executive Director	Present
Joseph E. Murphy	NWWA	Director of Ops.	Present
Christine Lezoche	NWWA	Director of Finance	Present
Nicole Feight, Esq.	Clarke Gallagher Barbiero Amuso Glassman LLC	Authority Solicitor	Present by Video
Michael P Clarke Esq	Clarke Gallagher Barbiero Amuso Glassman LLC	Authority Solicitor	Absent
Martin Kepner P.E.	Carroll Engineering	Authority Engineer	Present
Allen Mason P.E.	Carroll Engineering	Authority Engineer	Present

Mr. McDevitt was excused due to illness.

Approval of Minutes:

The Board next considered the approval of the Minutes of 08/20/2025. Upon the motion of member Tenney, seconded by member Mengel ,the minutes were approved.

Vote Record						
			Yes/Aye	No/Nay	Abstain	Absent
x	Approved					
	Tabled					
	Failed					
	Ms. Nagel		x			
	Mr. Tenney	Initiated	x			
	Ms. Mengel	Seconded	x			
	Ms. Neiderhiser		x			
	Mr. McDevitt					x

Resolutions:

Resolution 2025-12 Authorizes the acquisition of property located at 4782 River Road, Plumstead Twp, through a deed in lieu of condemnation. This is a friendly negotiated acquisition with the homeowner in agreement. The property is being acquired by both NPWA and NWWA for Forest Park operations and maintenance at the Point Pleasant pump station. Upon the motion of member Tenney, seconded by member Neiderhiser, the resolution was approved.

<input checked="" type="checkbox"/> Vote Record				Yes/Aye	No/Nay	Abstain	Absent
x	Approved						
	Tabled						
	Failed	Ms. Nagel		x			
		Mr. Tenney	Initiated	x			
		Ms. Mengel		x			
		Ms. Neiderhiser	Seconded	x			
		Mr. McDevitt					x

Resolution 2025-13 Updates the Authorized PennDOT Document Signers. Upon the motion of member Mengel, seconded by member Neiderhiser, the resolution was approved.

<input checked="" type="checkbox"/> Vote Record				Yes/Aye	No/Nay	Abstain	Absent
x	Approved						
	Tabled						
	Failed	Ms. Nagel		x			
		Mr. Tenney		x			
		Ms. Mengel	Initiated	x			
		Ms. Neiderhiser	Seconded	x			
		Mr. McDevitt					x

Public Comment/Visitors: Lara Henderson, Community Relations Manager of NWWA, was at the meeting to observe the process and also to answer any questions regarding customer notifications in Durham Village, in Buckingham Twp.

Bids and Contracts: None this meeting

Solicitors' Report:

Ms. Feight presented the approval of the Extension Agreement/LOC, Blanket Easements, and Dedication for E-1084 - Pulte Homes Maple Glen Pointe. Upon the motion of member Mengel, seconded by member Neiderhiser, the agreements were approved.

<input checked="" type="checkbox"/> Vote Record				Yes/Aye	No/Nay	Abstain	Absent
x	Approved						
	Tabled						
	Failed	Ms. Nagel		x			
		Mr. Tenney		x			
		Ms. Mengel	Initiated	x			
		Ms. Neiderhiser	Seconded	x			
		Mr. McDevitt					x

Consideration of a Contract for Professional Service Agreement for E1114 Valley Ridge Group LLC-Crestwald Re-Development. Upon the motion of member Tenney, seconded by member Mengel ,the agreement was approved.

<input checked="" type="checkbox"/> Vote Record						
x Approved Tabled Failed			Yes/Aye	No/Nay	Abstain	Absent
	Ms. Nagel		x			
	Mr. Tenney	Initiated	x			
	Ms. Mengel	Seconded	x			
	Ms. Neiderhiser		x			
	Mr. McDevitt					x

Approve the Extension Agreement-LOC and Deed of Dedication for E-1107 MSD Development LLC-858 Elbow Lane with the condition that the developer submit the actual Letter of Credit and it is reviewed by the solicitor before any work will commence.

Signers Upon the motion of member Mengel, seconded by member Neiderhiser ,the agreements were approved.

<input checked="" type="checkbox"/> Vote Record						
x Approved Tabled Failed			Yes/Aye	No/Nay	Abstain	Absent
	Ms. Nagel		x			
	Mr. Tenney		x			
	Ms. Mengel	Initiated	x			
	Ms. Neiderhiser	Seconded	x			
	Mr. McDevitt					x

Approve the codified Borough of Ambler Water Supply Agreement. This agreement consolidates all other agreements from previous years. This also updated the language to the NWWA standard wording that is now incorporated into our agreements.

Upon the motion of member Tenney, seconded by member Mengel ,the agreement was approved.

<input checked="" type="checkbox"/> Vote Record						
x Approved Tabled Failed			Yes/Aye	No/Nay	Abstain	Absent
	Ms. Nagel		x			
	Mr. Tenney	Initiated	x			
	Ms. Mengel	Seconded	x			
	Ms. Neiderhiser		x			
	Mr. McDevitt					x

Engineer’s Report:

Mr. Kepner gave an update on PFAS related projects in Upper Dublin Twp and Buckingham Twp.

Upper Dublin Twp - Wells 31 & 34- Meeting with the planning commission was held on the 16th and they have approved the waiver. Next steps are to submit to the township commissioners for approval. We will also apply for a construction permit from DEP by the end of the year in order to make considerable progress for our MIRIA grant.

Buckingham Twp-Durham Village – Meeting with PaDEP and Homeowners has been positive. Met with DEP and Twp regarding emergency permits, and they have also been positive. Temp units should be here within the 1st 2 weeks of October. The DEP Corrective action deadline is December 17, 2025.

Operations Report:

Mr. Murphy reviewed the operations report for August, and there were seven main breaks. The maximum flow day was 18.8 MGD, with an average daily flow of 16 MGD. Operation and Maintenance of the Horsham system continues with over 300 valves being exercised year-to-date. He reported that the Contractor at North Wales Tanks at Welsh Rd has completed the 2 mg tank, and the sub-contractor has started on the 1.5 mg tank. The sub-contractor is the same contractor that was awarded the bids for the Water Tower Square and Shetland Tanks.

Bills & Requisitions Approval:

Mrs. Lezoche is recommending and requesting approval to process all invoices, refunds, transfers, and to requisition funds, as presented.

- a. **Ratification and processing of Bills, Refunds, Transfers and Requisitions List dated: 08/21/2025.**
- b. **Ratification and processing of Bills, Refunds, Transfers and Requisitions List dated: 08/28/2025.**
- c. **Ratification and processing of Bills, Refunds, Transfers and Requisitions List dated: 09/04/2025.**
- d. **Ratification and processing of Bills, Refunds, Transfers and Requisitions List dated: 09/11/2025**

Upon a motion by Member Mengel, seconded by member Neiderhiser, all lists were approved.

<u>Roll Call Vote Record</u>							
x	Approved			Yes/Aye	No/Nay	Abstain	Absent
	Tabled						
	Failed						
		Ms. Nagel		x			
		Mr. Tenney		x			
		Ms. Mengel	Initiated	x			
		Ms. Neiderhiser	Seconded	x			
		Mr. McDevitt					x

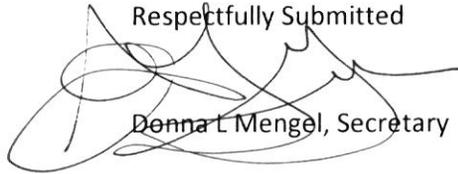
Executive Directors Report:

Mr. Bender reported that we received the moisture intrusion report for 200 W Walnut St and that we have some repairs that need to be done on the building. He has tasked the engineer to find out if we have enough room to install a new ramp, as it will need to meet ADA slope standards, which will lengthen it, or if we can repair the existing ramp.

Adjournment:

There being no further business to be brought before the Board, upon motion by Member Tenney, seconded by member Neiderhiser, the business meeting was adjourned at 5:25 p.m.
All members present voted in favor.

Respectfully Submitted

A handwritten signature in black ink, appearing to read 'Donna L Mengel', is written over the typed name. The signature is fluid and cursive, with a large loop at the beginning and a long horizontal stroke at the end.

Donna L Mengel, Secretary