

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

April 9, 2024

The regular monthly meeting of the Newtown, Bucks County, Joint Municipal Authority (NBCJMA) was duly held on April 9, 2024, beginning at 3:30 p.m. at the Authority's office at 15 South Congress Street, Newtown, Bucks County, Pennsylvania. Present were Chairman Christopher Gusty, Gerald Schenkman, Robert Walker and Elen Snyder. Also present from the Authority's Office were Mike Menditto, Manager; Matthew Nesteruk, Chief Administrative Officer; Warren Gormley, Special Project Manager; and Jeff Moorhead, Field Superintendent. Jessica L. VanderKam, Esquire, the Authority's Solicitor; and Theresa Funk from Gannett Fleming, the Authority's Engineer, were also in attendance.

The Pledge of Allegiance was recited prior to the start of the meeting.

The March 12, 2024 Minutes were reviewed. Upon motion made by Ms. Snyder and seconded by Mr. Schenkman, with Mr. Walker abstaining, the March 12, 2024 Minutes were approved.

**VISITORS SCHEDULED:** Carol Sheehan. She was assessed a late charge of \$4.10. The Board granted her one final waiver and directed her to enroll for e-bills.

**EXECUTIVE SESSION:** An Executive Session was held from 3:40 p.m. to 4:10 p.m. to discuss a legal issue with Paul Logan, Esquire. The Board thereafter returned to regular session. No official action was taken.

An Expenditures Register, including a list of 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. Snyder, seconded by Mr. Walker, and carried, all members present voted aye to approve payment of bills.

Mr. Nesteruk reviewed the list of receipts from March 2024.

Mr. Menditto presented the monthly bills and Expenditures Register to the Board. Upon motion made by Mr. Gusty, and seconded by Mr. Schenkman, and carried, all members present voting aye, the transfer of \$636,000.00 from the trust account to the operating account was approved.

Mr. Nesteruk reviewed the Statement of Health Reimbursement for the month of March 2024. Upon motion made by Ms. Snyder, and seconded by Mr. Walker, and carried, all members present voting aye, a transfer of \$7,977.29 from the Revenue Account to the Health Reimbursement Account was approved.

Delinquent accounts were presented to the Board by Mr. Nesteruk. Mr. Nesteruk and/or the Solicitor were authorized to continue to collect or lien delinquent accounts.

**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 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. Land Acquisition. A discussion regarding same was held in Executive Session from 4:50 p.m. to 5:30 p.m. Upon return to the regular session, and upon motion made by Mr. Schenkman, and seconded by Mr. Walker, all members present voting aye, the Board resolved to condemn TMP 29-010-043 and establish just compensation for the condemnee in the amount of \$8,930,000. The Board further authorized the Solicitor and Chairman to sign all necessary documents to effectuate the Resolution, including establishing Security in the amount of \$12,500,000.00.

B. Upon motion by Mr. Walker and seconded by Mr. Schenkman, all members present voting aye, the Board approved signing the Deed of Dedication for the Flores Subdivision.

C. Upon motion by Mr. Walker and seconded by Mr. Schenkman, all members present voting aye, the Board approved issuing a second payment for the 2023 Sanitary Sewer Replacement Project.

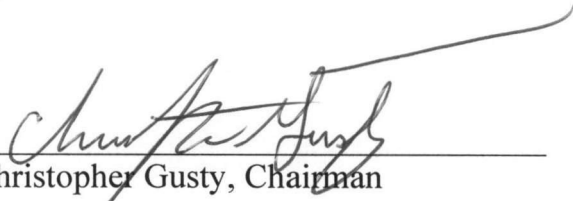
**NEW BUSINESS:**

A. I & I Test and Seal Action Plan. Mr. Menditto presented information to the Board regarding the desire to develop a program to test and seal of joints on random runs. The expense of the program could be included in next year's budget. Bid requirements were discussed.

B. Upon motion by Mr. Schenkman and seconded by Ms. Snyder, all members present voting aye, the Board approved moving the July 9, 2024 meeting to July 16, 2024.

**FINANCIAL STATEMENT:** Mr. Menditto went over the financial statement briefly. This is the eighth month of our 2023-2024 budget. Rentals are at 67%, total revenue is at 67%, total salaries are at 61%, operating expenses are at 67% and utilities are at 54%. Month-to-date net result from operations is -\$72,182.25. Year-to-date net result is \$746,793.24.

The regular meeting was adjourned at 5:40 p.m.

  
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Christopher Gusty, Chairman