

Upper Milford Township
Board of Supervisors
Township Building, Old Zionsville, PA 18068
May 7th, 2026, 7pm
REGULAR MEETING MINUTES

ATTENDANCE: Supervisors: Daniel Mohr, Angela Ashbrook, John Zgura; Manager Edward Carter, Planning Coordinator Brian Miller, Solicitor Marc Fisher, Secretary Treasurer Kimberly Mory

Meeting Called to order at 7:00 pm.

Pledge of Allegiance to the flag.

ANNOUNCEMENTS:

This meeting is being recorded principally to aid in the preparation of Minutes and for such other purposes as the Board sees fit. For that reason, will each person wanting to give any comments during this meeting, please state your name and address for the record and address the Board of Supervisors.

Upper Milford Board of Supervisors held an executive session beginning at 6:30 pm prior to the start of this meeting to discuss a legal matter.

PUBLIC INPUT:

Randy Kraft of Linda Ln – Randy followed up on behalf of neighbors Nancy and Dave Seislove regarding a cul-de-sac question previously mentioned at the April 2nd meeting. He sent a letter and pictures requesting a turn around at the end of the road. He also asked about the barricades down at the end of the street. Manager Carter explained he went out to look at the road in question and mentioned the Township cannot do anything about the cul-de-sac until the walking trail is complete. He suggested holding comments until the discussion later with Chris Canavan on the walking trail.

ACCEPTANCE OF MINUTES:

Approval of April 16th, 2026, Regular meeting minutes.

MOTION: Supervisor Mohr made a motion to approve the April 16th regular meeting minutes. Supervisor Zgura seconded the motion. Hearing no questions or comments, all were in favor, motion carried.

APPROVAL OF PAYMENT OF BILLS:

GENERAL FUND:

PLGIT XXXX7209 - Check No's. 1865 to 1906 in the amount of \$122,579.04

STREET LIGHT FUND:

PLGIT XXXX7125 – Check No. 1430 in the amount of \$3,072.48

FIRE HYDRANT FUND:

PLGIT XXXX7154 – Check No. 1025 in the amount of \$3,471.82

ACKNOWLEDGEMENT OF BANK TRANSFER:

Transfer No's. 2026-012 to 2026-025

MOTION: Supervisor Zgura made a motion to pay the bills and acknowledge the bank transfers as read. Supervisor Mohr seconded the motion. Hearing no questions or comments, all were in favor, motion carried.

SOLICITOR'S REPORT: No Report

OLD BUSINESS: None

NEW BUSINESS:

1. W.B. Homes Proposed Culvert change for walking trail

Chris Canavan apologized for missing the April 2nd meeting for the Time Extension Request for Maple Ridge Development and thanked the Board for the extension. He explained the issue at hand is regarding the walking trail at the end of the development leading into Linda Ln for pedestrian access wide enough for emergency UTV and allows access for LCA sewer and water lines. They have been working with Township staff, Engineer, and Regulators of DEP for a different conveyance method for storm water and run off going under the pedestrian path. He is asking for a plan modification for a substitution of materials underneath the walking trail. The goal is to start working on dedication items this summer into fall hoping to top the road before the winter months. Trail work would be done in June or July 2026.

Supervisor Zgura and Chris Canavan had a brief conversation regarding who reviewed the plans. Chris emphasized it has been thoroughly reviewed by Ott Consulting the Township Engineer with ARRO Consulting. He explained they will have an 18-month maintenance bond once completed so they are responsible for making sure it is working properly. Supervisor Zgura praised Chris Canavan saying he is one of the best builders we have in the Township.

Supervisor Ashbrook asked if this would get us closer to a resolution for the issues with Linda Ln cul-de-sac. Manager Carter answered once this is finished we can address the cul-de-sac.

MOTION: Supervisor Ashbrook made a motion to approve the Culvert change. Supervisor Mohr seconded the motion. Hearing no questions or comments, all were in favor, motion carried.

Randy Kraft asked a question after the motion was carried. He asked what the interim ideas for protecting pedestrians and bicyclists using the trail and the long-term ideas? Planning Coordinator Brian Miller answered two Bollards. Chris Canavan added there are Bollards that will block cars but allow pedestrians and bikes. Removable Bollards so the trail can be made available for maintenance UTV or utility truck. Chris explained that four wheelers and motorcycles are not supposed to be there.

2. Macungie Ambulance Annual Report – Christopher Greb

Christopher Greb with the Macungie Ambulance Corps gave an overview of the 2025 Annual Report. Types of calls are highlighted, and fleet statistics. He thanked the Township for their many years of support. He mentioned the Merissa L. Frye Memorial Emergency Responder Training Fund which her parents over the past 6 years have donated about \$50,000.00. This money is used to train local emergency responders and provide disposable emergency equipment. He highlighted the other special trainings they held. They are trying to set a record for the most people trained for CPR at their C.O.R.E. training event coming up in early June 2026 at Macungie Memorial Park.

Supervisor Zgura and Supervisor Ashbrook thanked Christopher and the Macungie Ambulance Corps for what they do for the Township.

3. Lehigh County Authority-Buss Acres Water Line Extension

Representatives from LCA were in the audience and introduced themselves; Charles Volk Chief Capital Works Officer, Amy Kunkel Project Manager, and they were accompanied by Ed DiMond from Buchart Horn the Design Engineer attained by LCA.

Ed DiMond presented on behalf of LCA in front of the Board regarding a problem with PFAS a chemical in the water supply that the DEP and EPA are starting to regulate. He explained this is in the Buss Acres water system provided by two wells and there are also low levels of Radon in the water as well. He explained that LCA hired Buchart Horn to do a study to figure out the best way to solve the problem, treating or a water main extension from the Central Lehigh District. After the study was conducted the decision was made the best alternative long term would be running an extension from Linda Lane and running it to the existing water storage tank and booster pumps in Buss Acres. He explained the water main would come down Beck Rd to Route 29 and come down the east side of Route 29. They have been talking to PennDOT, who is making improvements on Route 29 and Ed DiMond said it would be outside of their project limits but within the right of way. The water line would come down close to the junction of Route 100, and an easement would be acquired along the rear property line of the former Ice Cream Facility. It would continue up Route 100 to Stag Drive, down Stag Drive and tie into an established well water line that leads to the storage tank and booster pumps.

Supervisor Zgura asked what size line they would run? Ed DiMond answered that the minimum they are allowed to run is 8 inches in diameter, larger than they need, but it is the minimum that DEP allows. They will make minor modifications to the Kohler booster station which provides pressure to the system. Buss Acres is at a higher elevation, so they need to increase the pressure by 5 or 6 PSI at the Kohler booster station. The line and improvements are intended only to service the 90-100 customers in Buss Acres.

Charles Volk mentioned the Kohler Station on Chestnut St will need the minor modification to increase the capacity of those pumps, replacing with new pumps that give slightly more pressure. Ed DiMond said there would be appropriate road opening permits for the projects, and they will work with PennDOT on Route 100 and Route 29. Charles explained when looking at alternatives apart from their analysis treatment on site where Gary Station land is a limiting factor. Long-term operating costs the new water line would be the preferred alternative. The two wells at Buss Acres called the Laurie and Gary wells would be decommissioned in accordance with DEP criteria for abandoning wells. This would solve the PFAS and Radon problem, which is not presently regulated but likely will be at some point.

Supervisor Zgura asked if this was a done deal or does the Board need to approve this? He followed with the biggest problem he sees is that they are opening the Township farmland for development. Charles Volk asked which property they were concerned about? Supervisor Zgura answered it is the Haltzman property 42 acres and zoned as agricultural but can still be developed. Charles Volk explained that is not their intent. Supervisor Zgura said he will fight this and suggested they look for other ways to treat the PFAS up in their development.

Charles Volk asked Ed DiMond if they looked at any alternative routing? Ed DiMond answered they did, and it was continuing down to Beck Rd to Stag Rd but did not think thought would change the main concern. Supervisor Zgura said that would leave the Miller property open for development.

Manager Carter asked Solicitor Fisher if there is any way a legal document can be drawn up that the water line can only be used for Buss Acres? Solicitor Fisher could not answer that.

Project Manager Amy Kunkel added that they asked Ed DiMond when changing the Kohler station pump to only be sized to accommodate the additional connection at Buss Acres plus what it already serviced in the Kohler area district with a buffer of about 10 additional homes in case there was an odd connection at Buss Acres or if somewhere along the route someone had a failed well and was a hardship case. She explained they are only looking to solve the problem at Buss Acres not to expand anywhere else.

Supervisor Zgura asked Solicitor Fisher if he could research if a condition is possible. The LCA Representatives said they can bring it up to the Board and their Solicitor. Supervisor Mohr expressed that he is surprised there are plastics in the water in Buss Acres. He had a short conversation with Ed DiMond about where PFAS comes from and what it is.

Public comment was made by Colt Hershinger who asked who would pay for this project, and what would the rate increase be for Upper Milford Township residents? Charles Volk answered Buss Acres is on their common rates, spread throughout all suburban customers and that he does not think the impact would be significant. Funding is approved but not executed, they are looking for a grant and or a low interest loan.

There was a continued discussion between the Board and the LCA Representatives about the alternative option of a treatment plant and how Emmaus is handling this issue, points mentioned previously in the discussion were touched on again. Emmaus is doing treatment, but due to size of the Gary well and pump station there is not enough room for a treatment station. This was reviewed with the feasibility study.

LCA confirmed this is only for informational purposes at this time. Supervisor Ashbrook thanked the LCA representatives for coming.

4. Recreation Commission-Discussion on amount of Commission Members

Manager Carter explained that the recreation committee was adopted by resolution in 1965 and set a seven-member board, and currently there was discussion about making a five-member board with two alternates. While researching Manager Carter discovered this resolution does not hold weight anymore because it needs to be formed by ordinance. Solicitor Fisher continued that it is the Board's decision if they want to reduce the number of members, but we will need to do it by ordinance. Supervisor Ashbrook agreed on the number of members. Solicitor Fisher said they will prepare the ordinance and get it back to the Board.

5. ESA request for use of Lenape Park baseball fields

Manager Carter read the letter received from Elite Sports Academy:

Upper Milford Board of Supervisors,

Elite Sports Academy would like to use Lenape Park Baseball Fields to host a week long baseball camp on the week of July 6th-July 10th from 9:00-12:00pm. Elite Sports Academy will credit \$500 to UMYA's Elite Sports Academy account to be used towards future rentals of Elite Sports Academy.

Thank you for your consideration,
David Wildrick

David Wildrick was asked to be at the meeting but was not present, he included a certificate of insurance. Manager Carter continued this is assumed to be a for-profit event using our park and wants to credit UMYA. The Board tabled this discussion until they come to a meeting to address the Boards questions.

6. Request permission to sell 1999 GMC Sierra 3500 (Truck 17) on Municibid

Manager Carter read Memo prepared by Office Assistant Kyle Walbert:

With the recent purchase the new F350 pick up truck, Township staff is requesting to advertise for the sale of the 1999 GMC Sierra 3500 pick up truck on Municibid.

Manager Carter continued that they would not put the 1999 pick up truck on Municibid until the new truck is received and in service which is anticipated the week of 5/11/2026. Supervisor Zgura asked if we would still have a spare? Manager Carter answered yes.

MOTION: Supervisor Zgura made a motion to approve advertising the 1999 GMC on Municibid. Supervisor Ashbrook seconded the motion. Hearing no questions or comments, all were in favor, motion carried.

7. Request permission to advertise for part time park worker

Manager Carter prepared and read the Memo:

Bruce Polster will not be returning to the township this year as part-time park worker. I would like the board's approval to advertise for a part-time park employee for mowing grass and other duties in the parks.

Manager Carter continued that they have in the past always had two part-time park employees.

MOTION: Supervisor Zgura made a motion to approve advertising for a part-time worker for parks. Supervisor Ashbrook seconded the motion. Hearing no questions or comments, all were in favor, motion carried.

DEP MODULES / SEWAGE PLANNING: None

PLANNING COMMISSION – OLD BUSINESS: None

PLANNING COMMISSION – NEW BUSINESS:

1. Proposed Lower Macungie Township Data Center Ordinance Text Amendments

Planning Coordinator Brian Miller read his attached letter:

Dear Chairperson Ashbrook,

At their meeting on May 4th, 2026 the Planning Commission reviewed the Proposed Lower Macungie Township Data Center Ordinance Text Amendment as noted in the attached letter dated April 6th, 2026 from Nathan Jones Township Planner for Lower Macungie Township. The Planning Commission recommends thanking Lower Macungie Township for the chance to review the amendment and noting that this amendment appears to be consistent with the SW Lehigh County Comprehensive Plan. If you agree I will gladly send that response to Lower Macungie Township.

If you have any questions or comments, please do not hesitate to contact me.

MOTION: Supervisor Zgura made a motion to approve Brian Miller to send a Thank You letter to Lower Macungie Township for the chance to review the amendment and noting that this amendment appears to be consistent with the SW Lehigh County Comprehensive Plan. Supervisor Ashbrook seconded the motion. Public Comment was made by Colt Hershinger who asked for clarification. Brian Miller answered ordinance involving Data Centers. Supervisor Ashbrook added they are just staying ahead of this. All were in favor, motion carried.

SUBDIVISIONS – IMPROVEMENTS: None

CORRESPONDENCE: None

OTHER ISSUES: None

REPORTS:

Emergency Services Committee Report: No Report

Township Emergency Management Coordinator: No Report

Emergency Services Call Report: No Report

Fire Companies: No Report

Emmaus Library: No Report

Recreation Commission: Supervisor Ashbrook read a message received from Lauren Haponski who was present via zoom. She will be checking with Lower Macungie regarding how they run outdoor movie events. She would like to hold one at one of our Parks.

Township Manager: No Report

Supervisors:

John D. Zgura – Supervisor Zgura mentioned that the LCA conversation will open the Township up for development beyond our control. He would like the names of the developers for some background checks.

Daniel J. Mohr – Supervisor Mohr stated he went to the PSATS convention and he took a couple courses one specifically about ethics. He explained one of the topics regarding supervisors doing work for someone we donate money to as it can be construed that they need to give them the job, or they might not get their funds. Even if it is not illegal it looks illegal. His next item was the Vera Cruz Community Association there was an error in the East Penn Press regarding the Easter Egg Hunt. The Mystic Chain Park does not organize the event, that is all done by the Vera Cruz Community Association. He also mentioned Main Rd East they just chipped and tared it and it is very dusty. Drive carefully there are no lines. Lastly he brought up hearing someone stole the plaque below the Indian at Jasper Park.

Angela Ashbrook – No Report

EXECUTIVE SESSION: - Not Needed

ADJOURNMENT: Meeting was adjourned at 8:11 pm.

_____	<u>05/21/2026</u>
Chair, Angela Ashbrook	Date

Secretary, Kimberly Mory