

DATE: Tuesday, November 26, 2024

The regular monthly meeting of the Womelsdorf-Robeson Joint Authority was held Tuesday, November 26, 2024, at 7:00 p.m. in the Womelsdorf Borough Hall.

It was noted that in order to assist in the preparation of the meeting minutes, the Secretary records the meeting. The recording is deleted following the approval by the Board of the minutes and no permanent recording is kept by the Secretary.

The following members were present:

Steve Bright	Ralph Honigmann	Matthew Miller	Rod Lebo
Mark Spotts	Jack Morris	Barbara Orth	

Sr Operations Specialist, Jason Coyle, Solicitor Jestyn Payne, Dennis Miller and Jacob Sonnen (Authority Operators) were also in attendance.

The meeting was opened with the Pledge to the Flag of the USA.

Visitors: David Randler regarding Maple Avenue Apartments. Solicitor noted the improvement agreement is completed. There are no easement agreements. Have been working with SSM. Total invoices for SSM are \$5,233.50 but there is \$2,000 in escrow + \$180 to WRJA for a total of \$3,413.50. David gave a check to Ralph in payment. He will pay Kozloff Stoudt \$4500 directly. David will advise closing details to Jestyn. Jestyn will send improvements agreements to Brett Fegley, Attorney for new owner, Bachman in Wernersville. Closing date is December 4. David Randler said there is an outstanding balance of \$250 due to him. Ralph will issue a check to David to clean this up.

Secretary's Report:

The minutes of the meeting held Wednesday, October 30, 2024 were reviewed and approved on a motion by Ralph Honigmann, seconded by Rod Lebo. Motion carried.

Correspondence:

2 Arc User magazines, 2 postcards: Cybersecurity and Software Solutions, The Authorities: upcoming events and Acela Letter: Architects and Engineers out of Allentown

Treasurer's Report:

1. Received statements from Kozloff Stoudt. It has been an extremely busy time and some time was written off. Thank you for the discount.
2. The Treasurer's Report showing a balance of \$2,479,889.92 was approved on a motion by Jack Morris, seconded by Ralph Honigmann. Unanimously approved.
3. Bills in the amount of \$76,784.45 were presented for payment, and additionally bills to Kozloff Stoudt for \$4500, SSM \$3413.50 and DP Randler \$250. which were ratified or approved on motion by Jack Morris, seconded by Ralph Honigmann. Motion was unanimous.
4. Jason Coyle would like to meet with Ralph regarding Furnace Hill/Grande project (Mike Gombar, Atty) and get those amounts cleaned up. Also, Furnace Village should be reviewed and made current.
5. Edward Jones statements are available upon request.

Engineer's Report:

1. Jack Keener – Furnace Village II. Update: SSM survey reviewed the updates to verify the modifications. They have approved the changes made by HNT Engineering. Jason sent over the updated plans received to Jestyn. Pending.
2. Berks County HOP has been received. I have inquired on status of Lebanon Emergency HOP renewal.
3. Lead and Copper Spreadsheet updates. Spreadsheets were submitted and verified by DEP on October 11th.
4. Grant application was submitted for the pending 2026 project. Applied for the 2025 LSA grant. Received a nice letter of recommendation from Rep Russ Diamond (Lebanon) for the project. Reached out to his staff and noted WRJA has never received anything. This is depleting our funds in half. Jason will reach out to them again when it comes closer to award time.

Solicitor's Report and Engineer's Report combined:

1. Grande Land LP: Because of conflict, Mike Gombar of Masano Bradley has taken over. Jestyn received Improvements Agreement, Easement Agreement. Per Dennis all lines are in the street except one that will be in the grass. That is in the easement agreement. That line will be dedicated. Solicitor recommends WRJA board authorizes to execute the Improvements Agreement with Grande Land LP and related documents prepared by Attorney Michael Gombar (conflicts counsel). Motion made by Mark Spotts, seconded by Ralph Hongimann. Motion carried.
2. East High Street Subdivision Update: Information was provided to Kozloff to initiate the Improvements Agreement. SSM met with Kozloff and exchanged the final information required to initiate the agreement. Easement has been approved and Township has provided conditional approvals as C2C. Trying to determine who should be included in Easement Agreement besides Scott Doughman. Glenn Leininger does not need an Easement Agreement. Solicitor will inquire and get information. Need to finish Cherry Alley Agreement. Can get done as soon as we get last piece of information. Motion made by Ralph Honigmann, seconded by Jack Morris to proceed. Unanimously approved.
3. Bethany Road Subdivision: Sent Easement Agreement to new owner, CMJM. No one responded. Solicitor will write a letter regarding that this authority has the right of first refusal with respect to water service on that parcel so there is no misunderstanding. Per Mark CMJM has paid application fee to Newmanstown Water Authority. Jason noted email correspondence between SSM and the Solicitor which included the Perpetual Easement and Right of Way Agreement between Jack L. Keener as Grantor and the Authority as Grantee and the Perpetual Emergency Access Easement and Right of Way Agreement between the Authority as Grantor and Jack L. Keener as Grantee. Jason noted that the language of the two Easement Agreements is different and that the Right of First Refusal in favor of the Authority is contained in the Perpetual Emergency Access Easement and Right of Way Agreement. Jason noted that to the best of his knowledge the Newmanstown Water Authority does not have a similar right of first refusal. The Newmanstown Water Authority Solicitor is Tim Engler. Jason indicated that he believed the Newmanstown Water Authority was waiting for language from Jestyn. However, Mark stated that if the Newmanstown Water Authority needs information, that Authority should come to us. The Solicitor then noted that both of the Easement Agreements have been recorded, as these are public records, and would have shown up on a title search. Jestyn indicated that he would speak with Attorney Engler.
4. Lead and Copper Inventory Public Notice – Solicitor needs to complete affidavit.
5. Insurance Bid Project – Still pending.
6. 2024 Project Discussion: Tank Painting Project. Solicitor distributed packets. There are two aspects to this project – the Costars portion and the non-Costars portion. The Costars portion is the larger dollar amount. First is the Kappe purchase order, the Tnemaac limited warranty and proposed schedules.

- First looked at proposed schedules. Asked Dennis Miller and board if schedule works for the Authority. Tank will be out for 3 months – April, May, June. As long as Well #1 is working properly, it should not be a problem. Per Dennis, Kohl Brothers pulled out the pump on Well #1 on Monday. They found bearings were shot. They brought a submersible pump in now to keep us running. It was determined the shaft in well casing from factory – the threads on the pipe were not true. They feel that has something to do with the problem and vibration. Not 100% sure. Have not heard a time frame when they will be back. Chairman asked Dennis to set up a meeting to talk to them and let them know of our upcoming tank project. Dennis also talked about exploring other well sites. Our back up is with Newmanstown Water in an emergency. Dennis and Glenn feel we will be fine. As long as Kohl Brothers keeps a pump of some kind in the well. Well #1 is a good well as far as water is concerned. The Rock Doctor/SSM designed all our wells. Jason reached out to Evan at Kappe. They will work with us if we have problems with Well #1 as long as we sign the documents before the end of the year. Jestyn will work with Amber to get dates ironed out. Chairman advised Dennis to keep notes on everything happening with Well #1. Dennis is satisfied with Kohl Brothers. Solicitor stated we need to sign documents for Kappe by the December 18, 2024 meeting. Jestyn noted the non-Costars portion must be bid out. Any potential bidder for metals work must work with Kappe and Stoltzfus.
- Purchase order: \$884,700. Is SSM satisfied? Per Jason, they are satisfied. He recommended bringing in MBA as inspector. We would hire them. We would classify as professional service and would not have to bid for inspector. Prevailing wage rates are included. Performance and payment bonds are included. Site restoration is included. Dennis should look over before December meeting.
- Extended warranties: Tnema warranty 15 years, Stoltzfus warranty – Are they satisfactory to board? Yes.
- Treasurer will have to come up with money. 20% due upon delivery of material, 40% due upon mobilization. 40% due upon completion of project (including acceptance by MBA).

Solicitor asked Jason/SSM to review warranties in preparation for the December 18 meeting to accept contract. Jason will check. Solicitor suggested to leave in CoStars portion. Metals bid package should be able to be advertised in January and open bids at the January 2025 meeting.

Ralph noted that in the Edward Jones Treasury Obligations fund is \$194,000 which is only getting 3-1/3% interest where as PLGIT is getting 5-1/2%. On a motion by Ralph Honigmann and seconded by Rod Lebo, Treasurer will transfer \$194,000 to PLGIT. Motion carried.

7. Potential Conservation Easement

Discussion of documents provided by Berks Nature including the Grant of Conservation Easement and Declaration of Covenants and exhibits thereto, the Sales Agreement, and the Berks Nature Memorandum of Understanding, Supplemental Agreement. Solicitor discussed issue of permitted uses (email November 15, 2024). Concerned if we need new wells or at some time required to build filtration plant? Also concerned about other bullet points on the November 15th email. After more discussion the Board decided to go back to Larry Lloyd, Berks Nature. Solicitor will prepare exceptions and email to board. Then will check with Larry. There are some financial obligations that need clarification.

8. The Solicitor noted that an open question remains as to if and when the local fire companies can or should use water located in ponds near fires in order to avoid a dangerous depletion of the Authority's water reserves thus jeopardizing the ability to fight other fires.

Operator's Report:

1. Fixed problem meters.
2. Update on Well 1: Previously discussed
3. New 2 8" meter used to measure water out of tank and the chart are not working. Contacted Meter Guy, Exeter Supply and LB Water for prices. In meantime, listening on hydrants with loggers. Trouble uploading information to Cloud. Would like to update tablets with new version. New tablet will be approximately \$200. Chairman advised to proceed.
4. New well field: We are looking into this. Previously discussed.
5. Furnace Hill Update: Water mains are in, services are in. They are black topping now.
6. Fixed hydrants at Boyers IGA. Parts to fix hydrants are expensive. Regarding rates and restructuring, keep this in mind. Chairman reported would like to have this done, at least the first step, for approval in December. Will get together with committee. Jason or Dennis will send Newmanstown rate schedule to Chairman for reference and comparison.
7. Maple Ave Apartments: Had a job meeting. Did not ask for \$2,000 opening escrow for meter pit and other costs. When Jes sends letter to attorney would like him to ask.

Chairman's Report:

1. Mark Spotts is coming up for reappointment on the WRJA board. Chairman wrote a letter recommending he be reappointed by the Borough of Robesonia. The WRJA board all signed. Chairman will attend borough meeting on December 2 to personally recommend his reappointment and excellent work he does for WRJA.
2. Robesonia Fish & Game: They would like to purchase the fish hatchery. They will attend the December meeting on December 18. They are looking to add electric. They currently get electricity from the neighbor, Stoltzfus. Is the hatchery in the conservation easement? It is approximately ¼ acre.

Other Board Member Comments:

None

Motion by Steve Bright to go into Executive Session at 9:06 PM to discuss Operators benefits for 2025. Seconded by Barbara Orth. Unanimously approved.

Came out of Executive Session at 9:18 PM. Will continue discussion and vote next month.

Motion to Adjourn at 9:19 PM by Steve Bright, seconded by Jack Morris. Motion carried.

Next meeting: *Wednesday, December 18, 2024 at 7 PM at the Womelsdorf Borough Hall.*

Respectfully submitted,

Barbara Orth

Barbara Orth
Secretary

Womelsdorf - Robesonia Joint Authority

A WATER AUTHORITY — SUPPLYING WOMELSDORF, ROBESONIA AND SHERIDAN, PA.

P.O. Box 94 Womelsdorf, PA 19567 • Phone: 610-589-2740 • Fax: 610-589-1340

Treasurer's Report October 2024

Balance Sept 30 \$405,534.59

Customer Collections	\$ 77,365.36
Cert. Fees	\$ 360.00
Shutoffs	\$ 450.00
Other Receipts	\$ 268.12

Total Income

+\$78,443.48
\$483,978.07

Disbursements for OCT.

\$76,328.59

Total Disbursements

-\$76,328.59
\$407,649.48

Treasury Notes

Expires 02.15.27	2.250%	\$100,000.00
Expires 08.15.28	2.875%	\$140,000.00
Expires 05.15.29	2.375%	<u>\$105,000.00</u>
		\$345,000.00

+\$345,000.00
\$752,649.48

PLGIT

\$ 736,736.71

Interest 5.00%

+\$3,117.95

+\$739,854.66
\$1,492,504.14

Edward Jones account value of Sept 28- Oct.25, 2024

+987,385.78

\$2,479,889.92