

DATE: Wednesday, August 28, 2024

The regular monthly meeting of the Womelsdorf-Robeson Joint Authority was held Wednesday, August 28, 2024, at 7:00 p.m. in the Womelsdorf Borough Hall.

Please be advised that to assist the Secretary in the preparation of minutes, the Secretary records the meeting. The recording is deleted after the minutes are prepared 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, and Authority Operator Dennis Miller were also in attendance.

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

Visitors: Nicholas Schoener attended to represent hunters. He is very concerned with the mountain bikers. He reported that the trails are starting to look like moto-cross trails with ribbons everywhere. Trees are knocked down and used as ramps and they are building ramps. The bikers do not wear orange and that could be a real problem with the main hunting season approaching. He is very concerned about the water shed property. The hunters are abiding by the rules set by WRJA but it does not seem as the bikers are doing that. Chairman agrees and commented that we need to look at this especially since many others have voiced concerns.

Secretary's Report:

The minutes of the meeting held Wednesday, July 24, 2024 were reviewed and approved on a motion by Ralph Honigmann, seconded by Rod Lebo. Motion carried.

Correspondence:

1. Tax Claim Bureau/County of Berks: Excess Funds Hearing and 2024 Upset Tax Sale (reported 1)
2. Agriteer – need photos for their 2025 calendar

Treasurer's Report:

1. The Treasurer's Report showing a balance of \$2,424,994.01 was approved on a motion by Jack Morris, seconded by Barbara Orth. Unanimously approved.
2. Bills in the amount of \$25,953.29 were presented for payment, which were ratified or approved on motion by Jack Morris, seconded by Barbara Orth. Motion was unanimous.
3. Edward Jones statements are available upon request.
4. The annual report for PMRS showing obligations was distributed. It was approved for submittal by Ralph Honigmann, seconded by Jack Morris. Unanimously approved. Ralph will submit it.

Engineer's Report:

1. Jack Keener – Furnace Village II. Update: SSM survey reviewed the updates to verify the modifications. There were still some issues within the language pertaining to Lot #49 and they did not update the HNT Overall Site Plan to include data points. Sent back to them with our comments.
2. East High Street Subdivision Update: Information was provided to Kozloff to initiate the Improvements Agreement once C2C records the plans. C2C provided an update to include: The plans are still being reviewed by the Borough. They could not hold a Planning Commission meeting this month, so we're pushed out until September. The earliest these plans can get recorded is November. The Borough is reviewing the same version of the Plans that were provided to Jestyn at the Authority meeting according to C2C. New set of plans given to Solicitor.

3. 2024 Project Discussion: Tank Painting Project:
 - Communications continues with the team of Kozloff, SSM and Kappe. We met to review warranties and bonding requirements. Additional meetings are scheduled to continue discussions and finalize the agreement.
 - SSM is reviewing the Prevailing Wage requirements, and the rates submitted within the proposals. (See Attached)
 - Verified Grant Acceptance: As they are a Costars vendor, this should not be an issue for LSA Grants-only this ARPA funding (which is Federal funding). I think that they should wait until September to see if they get any Grants and then ask prior to awarding to the vendor. If for any reason they cannot use a Costars vendor (again, this has NEVER been an issue with an LSA grant), then we can bid it out.

Jamie Lorah is preparing bid documents for metals works. Kappe did provide prevailing wage rates and Jamie will review those.

Solicitor sent requirements and they had no objections. When do we bid? Hoping to make decisions in September/October and then sign. Must coordinate in November with Kappe.

4. Maple Ave: EDUs were purchased last month at the July Board Meeting. We were notified by C2C on August 20, 2024, that project is on hold as Mr. Randler seeks a buyer for the project. To date the financial security escrow has not been met in the amount of \$95,708.40. No agreement has been signed. Jason commented that we need to add language to our rate system. Mark Spotts agrees that we are deficient in that. Solicitor wondering if need a buyer to have an improvement agreement? Randler can assign the improvements agreement and his rights to the buyer.
5. Tapping Fee Discussion: The committee consisting of Ralph, Mark and Steve will come up with a plan to implement by January.
6. Furnace Hill: SSM performed a plan review on July 31, 2024. All documents were checked and all quantities on the cost estimate and have been confirmed.
7. Lead and Copper Spreadsheet updates: Some requirements needed. Deadline is October 16. Email sent August 23 outlining what SSM did. Chairman is going to look at this so do not make any changes from here on out. Dennis will contact Lynn.
8. SSM is beginning to look at the 5-year Upcoming Risk and Resilience Assessment and Emergency Response Plan Certification renewal.

Solicitor's Report:

1. Kappe Contract/Proposals: COSTARS projects – Commonwealth of PA writes base contracts and then we can build upon that such as timing, warranties, payment of items....specifics such as those. Talked to Amber Crossley from Kappe today and she provided the I K Stoltzfus warranty and the warranties for Tnemecc. We are making progress. Need to meet with the committee and Jason.
2. Hill Road Easement Agreement: Lizzie Lane, Stone Road – Solicitor asked if we are satisfied with condition of roads? Mark thinks they are relatively in compliance. Roads are maintained. Jestyn will follow through with easement agreements. They have to provide us with certificates of insurance. Do we have to provide them with reciprocal certificates? Do we have an agreement with Newpher? If not, road can be moved or we can ask for right of way.
3. Keener Reciprocal Easement Agreements: The agreement runs with the land. We have a preliminary plan from new owner. One of the agreements says we have the right of refusal to supply water. Discussion on new development and water sourcing. We are concerned about the protection of our well.
4. Furnace Village II – Potential Amendment of existing documentation: Still waiting for information.
5. East High Street Subdivision: Received a copy of the plans. Will proceed with draft of improvement agreement.

Operator's Report:

1. Wawa update: Set meter pit. Will start billing them in October.
2. Fixed problem meters.
3. Update on Well 1: Back together. Ran it and after about 12 hours it shut down. Having issues with it shutting down. Working to figure this out with Kohl Brothers and PPL. Talked about looking at drilling other wells.
4. Lead and copper update: Steve is working on this.
5. Land use: Already discussed.
6. At Well #2 the bikers cut through the creek and brush. Other areas have been cut and ribbons placed. It seems like they are going to have an event. Mark is willing to talk to South Heidelberg Twp police Chief Matt Hook. After more discussion a motion was made by Matthew Miller to prohibit biking on WRJA property starting September 15, 2024. Rod Lebo seconded. Motion carried. Mark will start with the police department and then contact Quality Signs and will produce signs. Then will post at the most frequented and accessed areas. This information will also be added to our website. Once a plan is in place, Mark will contact any bikers he has contact information on.

Board Comments/Committee Reports:

1. Conservation Easement: Mark Spotts, Ralph Honigmann and Barbara Orth met. There is a deadline. There are some language issues for potential contract. We likely will not meet the deadline in October. We cannot be hindered in any way, shape or form with regards to the development of water infrastructure on our property. We have a potential future of looking for new well sites or already known sites. Also, would like to keep portion of each tract for possible future use. Grants are perpetual. Jestyn will ask Joan London and Andy George of Kozloff Stoudt, who were previously involved with other municipalities on conservation easements "What was the percentage that those grants provided, as far as the purchase price of those rights?" We are at 50%. Wondering if other grants are higher. Berks Nature stated our acreage is 1,484 acres. Jason stated that the last survey from 1998 is 1,414 acres. The easiest thing to do would be to request a title search for the past 100 years from a title company. Steve Bright made a motion to move forward. Matt Miller seconded. Unanimously carried. The easement committee will meet again in September to discuss what acreage/land to put into the easement. Solicitor will then look at language in the contract for our use of the land. Jestyn will speak to Joan and Andy tomorrow and put on fast track. He wants to review the 880 page document and he wants to write the contract. Mark thanked Dave Bright for his assistance! Steve will send Mark questions he has.
2. Logging Project: 2 incidents with the contractors. One is not important but the other is that a camera disappeared. Dennis confronted the guy from the logging operation but no results. Joe Brackman than sent a \$150 gift card to Cabella's for payment of new camera. After discussion, Mark will return the gift card to Joe and thank him for the kind gesture.
3. Pig Roast: Thursday, October 17, 2024 – will have it catered since Dennis is extremely busy and short handed. Kozloff Stoudt will handle. Ralph recommends Big John Chicken. He will give this information to Kozloff Stoudt. Dennis will take care of table, chairs, etc. SSM will contribute.

Chairman's Report:

None

Went into Executive Session at 8:53 PM to discuss personnel issues.

Out of Executive Session at 8:55 PM. Motion by Jack Morris, seconded by Ralph Honigmann to make a job offer to top candidate. Unanimously approved.

Jason will investigate well studies that were done in the past. Dennis will check with Glenn. Eric (aka Rock Doctor) from SSM will have information too.

Motion to Adjourn at 8:58 PM by Steve Bright, seconded by Jack Morris. Motion carried.

Next meeting: *Wednesday, September 25, 2024 at 7PM at the Womelsdorf Borough Hall.*

Respectfully submitted,

Handwritten signature of Barbara Orth in blue ink.

Barbara Orth
Secretary

Womelsdorf - Robesonia Joint Authority

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

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Treasurer's Report JULY 2024

Balance JUNE 30 \$303,874.41

Customer Collections	\$ 86,135.39
Cert. Fees	\$ 260.00
Shutoffs	\$ 100.00
New Service Maple Ave Apart.	\$ 47,250.00
Other Receipts	\$ 221.84

Total Income

+\$133,967.23
\$437,841.64

Disbursements for JULY

\$64,871.45

Total Disbursements

-\$64,871.45
\$372,970.19

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
\$717,970.19

PLGIT

\$ 726,920.07

Interest 5.40%

+\$3,325.74

+\$730,245.81
\$1,448,216.00

Edward Jones account value of June 29- JULY 26, 2024

+\$976,778.01

\$2,424,994.01