

DATE: Wednesday, March 27, 2024

The regular monthly meeting of the Womelsdorf-Robesonía Joint Authority was held Wednesday, March 27, 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	

Engineer, Jason Coyle, Solicitor Jestyn Payne, Glenn Eberly, Dennis Miller and Dustin Miller (Authority Operators) were also in attendance.

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

Visitors:

Regarding Timber Lane property: Harvey Marshall, President – Robesonía Borough Council, Kevin Snyder – Realtor, Bob & Steph Hoffman – buyers, Ed Stauffer – Realtor, Mike Putt – neighbor. Mark Spotts reviewed the concern if 3 Timber Lane is required to hook up to water. WRJA does not require that they hook up to municipal water upon sale of property if they have an on-site well. Recommendation that it is not an issue for us to act on.

Regarding land conservation: Larry Lloyd and Darryl Jenkins, Berks Nature Conservation easement – Larry distributed aerial map. 8 parcels, 1484 acres. Berks Nature conservation easement is to protect forested property in the future regardless of ownership into the future and restrict development of the properties into the future. WRJA would retain all other aspects of ownership on the property regarding water, recreational aspects, hunting, timbering, etc. This year, a new program has come about. It's administered by DCNR, and funding would be available. An appraisal would be done. It pays 50% of value through the American Rescue Plan. Application period is October/November. Darryl (board member of Berks Nature) spoke about what a good opportunity this is especially now that we can be paid. There are a few out parcels that we would not want in the easement. Berks Nature is the applicant on the appraisal, and they work with the appraiser (Greg Snyder from Lancaster Co). WRJA would see the appraisal and the amount of money it is worth. The application would have a sales agreement stating the surveyed acres x the appraised value of the conservation easement is what would be available. Berks Nature has been encouraged by DCNR to pursue this project. Cost to us – grant pays 50% - 100%. Larry must investigate this further. We can specify it may be necessary to develop wells, pump stations, transmission lines, etc. In the easement, areas are designated within the property for highest protection area (forests, streams), minimal protection area (no restrictions – existing infrastructure). This program requires a municipal applicant and Berks Nature would be the co-holder of the easement. Someone would contact us each year to inquire if changes. When timbering, we would submit a plan to Berks Nature. Mark talked about carbon credits. Larry can work with us on that if we are interested. Further discussion on others who have done conservation easements. May want to reserve certain areas that may be needed for future wells, etc. These would be called floating areas. Because of all that needs to be done, we need to get moving. Kozloff Stoudt has someone who is on Berks Nature's board – Dan Becker. We must let Larry know if we want to move ahead.

Talked additionally about Timber Lane. WRJA should look at our ordinances and update them.

Secretary's Report:

The minutes of the meeting held Wednesday, February 28, 2024 were reviewed and approved on a motion by Ralph Honigmann, seconded by Rod Lebo. Motion carried.

Correspondence:

1. The Authorities – Board member training, The Authorities – 82nd Annual Conference and Trade Show – Sept 15-18, 2024, The Authorities – Management Workshop - 2 dates available
2. Email regarding Lower Heidelberg Twp development at Big Springs Farm property – Meeting March 13
3. Email from Marcie – Reading Eagle publication of budget for year ended May 31, 2023
4. Letter from Lebanon County Planning Dept – Zoning Hearing meeting for Millcreek Twp (scheduled for March 25th, then cancelled)
5. Certificates of Insurance – 2 for AH Moyer, 1 for Wagner Hardwoods, LLC

Diversified Technology - no longer entering our manual payments. I had phone call/Team Viewer training to learn how to enter payments received through settlements and update customer information. Went well.

Treasurer's Report:

1. The Treasurer's Report showing a balance of \$2,249,466.36 was approved on a motion by Jack Morris, seconded by Barbara Orth. Unanimously approved.
2. Bills in the amount of \$33,793.00 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. Comments:
 - East High Street escrow: Jason Coyle should ask to replenish another \$2,500.
 - WEX notice of Federal Tax Exemption Expiration – will email to them.

Engineer's Report:

1. Lead Service Inventory: Spreadsheet was developed by GIS for WRJA staffing to self-report. Staffing delivered 100 letters to request meter inspections to verify a section of town. Staffing met with SSM on 3/12/24 to review. Verified DEP that they will take it as a spreadsheet and will populate into theirs. Worked on matching up their formatting.
2. GIS Update: SSM has been working directly with staffing on addressing existing workorders and bringing the mapping current. There will not be any charges to update the workorders. There will be no invoicing to WRJA. Will not use Evo at all. WRJA staffing has been trained.
3. Jack Keener – Furnace Village II. Update: Survey verified the 2019 easement will need to be reviewed by HNT. I reached out to them again on 3/22/24. Update: HNT prepared the easement and the plans. No reply from them yet. Waiting for descriptions & plans to see what has to be amended.
4. Russ Diamond, Lebanon State Rep, meeting scheduled for March 5th. WRJA has been included within the invite list. Location: The Myerstown Borough Auditorium, 101 S Railroad St, Myerstown at 9:30am. Also attended by staffing.
 - Options for Womelsdorf-Robeson Technical, Managerial, and Financial Assessment
 - Grant discussion and lack of – more information from agencies on why denied. Make sure to contact legislators when applying.
5. East High Street Subdivision Update: Easements for water main on Cherry Alley. Update: C2C last email received on 3/22 was to ask if we would prepare the easement or if they should. Update: None
6. Back Flow Prevention Letters Update: Full list went out last month. Update from staffing – receiving a few back each month.

7. 2024 Project Discussion: Tank Painting Project. (need formal motion)
 - Will prepare Bid Documents for the April Meeting. Want to review Costar options that were discussed at PA Rural Conferences.
 - LSA Grant Guidelines – Do not paint tanks yet.
 - SSM is reviewing the permitting required and what was already prepared. Permit with DEP is ready. Bid could be ready for April meeting.
 - Will wait until next meeting for bidding. Jason will check on another authority who did.Motion by Matt Miller and seconded by Ralph Honigmann to apply for permit. Motion carried.
8. Chapter 110, DRBC Water Audit, SWP and Tier II Report Update:
 - Chapter 110 and DRBC report presented on 3/27; CCR reported on 3/22; SWP was reported on 3/04.Annual reports are completed and submitted to DEP.

Solicitor's Report:

1. Promotion of Dennis Miller to Chief Operator: Motion made by Steve Bright, seconded by Jack Morris to name Dennis Miller as Chief Operator of WRJA. Motion carried. *Congratulations!!*
2. Tim and Melissa Stoltzfus – Will discuss in executive session.
3. East High Street Subdivision – Need full size plans.
4. Jack Keener/Furnace Village II – They are building a home already in Phase II. Dennis reported that they received payment for tapping fee. Water line is already there.
5. Water on Timber Lane – 5 homes on Timber Lane. Think about updating ordinances. There are also homes on East Mountain Ave going towards gun club.

Operator's Report:

1. Meter readings April 1
2. Fixing problem meters
3. Fixed leak on South Elm Street
4. Exercising valves in Womelsdorf. Will be starting Robesonia.
5. Update on Well 1 Pump. Dave Gettle called. Parts on the way. Prices given will stand. When received he will schedule.
6. Meter replacement – We still have some meters which are old SR meters. We should pull them out. Need to get with Diversified to figure out where they are. Probably about 400 to do. Cost would be approximately \$340 per meter – staying with iPerl (system that we have and like). We can take out the old meters. Will not have to do all 400 at one time. We buy meters, they install. Dennis will get actual pricing. We want to stay under bid threshold of \$12,000. (install price)

Chairman's Report:

1. Received text from Joe Brackman regarding logging project. Almost finished. Block 3 to be done - maybe another month. Dennis & Mark went up and posted area - no trespassing - temporarily.
2. Lower Heidelberg Meeting: Big Spring property sale. Well attended by about 40 people. Previously owned by Weaver and sold to Lower Heidelberg Township for \$2.7 million total. A lot of money came from Berks County Redevelopment Authority. Their intent is to use as a water source. They intend to run a 9,000-foot line from Wernersville Water Authority down to the property at a cost of \$1.4 million presumably to be paid by Western Berks Water. How did this happen so quickly? They will develop commercial properties out front along Rt 422. Rest of property will remain as water source. Will maintain house currently there. All is approved. They are permitted for 4 million gallons/day but only intend to pull 75,000/day. Spurred by Berks County Redevelopment. Two large farms along Rt 422 who claim the farm properties will be place on Clean and Green. This development should not impact us.

Other Board Member Comments:

None

Went into Executive Session at 8:30 PM for litigation and personnel issues.

Motion to Adjourn at 8:47 PM by Jack Morris, seconded by Barbara Orth. Motion carried.

Next meeting: Wednesday, April 24, 2024, at 7PM 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 FEBRUARY 2024

Balance JANUARY 31	\$225,626.30		
Customer Collections		\$ 40,378.09	
Cert. Fees		\$ 240.00	
T-Note Intrest		\$ 3,137.50	
Other Receipts		\$ 161.85	
Total Income			<u>+\$43,917.44</u>
			\$269,543.74
Disburesments for February		\$44,791.67	
Total Disburesments			<u>-\$44,791.67</u>
			\$224,752.07
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	<u>+\$345,000.00</u>
			\$569,752.07
PLGIT		\$ 710,864.18	
Interest	5.47%	+\$3,080.24	
			<u>+\$713,944.42</u>
			\$1,283,696.49
Edward Jones account value of Jan 27-Feb 23, 2024			
Amount in cash	\$18,673.39		<u>+965,769.87</u>
			\$2,249,466.36