

DATE: Wednesday, June 22, 2022

The regular monthly meeting of the Womelsdorf-Robeson Joint Authority was held Wednesday, June 22, 2022, 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:

Randy Gartner	Ralph Honigmann	Mark Spotts
Jack Morris	Barbara Orth	

Steve Bright and Rod Lebo were absent.

Engineer David Bright, Solicitor Jestyn Payne, 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:

Pamela Stevens, Lower Heidelberg Township Manager, Big Spring Farm developer, **Doug Pugh** and **Chip Bilger**, Executive Director, Western Berks Water Authority and PA Rural Water Association. Received letter from Doug Pugh which was emailed to board prior to meeting and also attached to their minutes. They attended to inquire if a decision was made on extending the water line (2,100 to 3,000 feet). Engineer noted that the Authority was not willing to spend money to run pipe down Old 422 and loop over to Palm Road. Chip Bilger attended meeting on a request from County Commission, Christian Leinbach to move economic development and expand water and sewer. He encouraged the Authority to move forward with this project. There is money available from Berks County and the Commissioners should have a resolution to approve funding in the next week or so. Ms. Stevens inquired about bringing the line up from the CW Middle School to Big Spring Road so in the future a loop could be made. Or, run the line to Palm Road? Which system would WRJA support? Chairman stated that we now have a price on what it would cost us to run the loop. We should investigate getting money from the county. After more discussion, Chairman Gartner advised that the board will discuss and get back to the developer no later than our next meeting of July 27.

We were advised about a Berks County Water Sewer Meeting at Albright on July 27 with various presentations. \$60 for operators/board members to attend.

Portion of ARP money available from county with a deadline to apply by March 2023.

Robert Mourlas, Suez-Veolia Utility Service Company to talk about tank restoration. He distributed packets to board and operators. Made a presentation. Looked at both of our tanks – Gold Springs has exterior corrosion. Interior in good shape but will need a redo in about 5 years. Furnace Street Tank also needs exterior work. Interior will also need attention in 5 years. Repairs and updates should be done within a year. Both had minor lead in old paint. Could do a slurry blast to remove. The new coating they use lasts up to 20-25 years. Needs some updates per OSHA rules. Mr. Mourlas explained their management program and the costs. The annual fee would be \$20,000 per tank. They would be responsible for all aspects of the tanks. The work to repair and paint the tanks would be approximately \$680,000 to \$750,000. This could be spread out for payment over 3 to 5 years and if desired the annual fee would be included in this spread. They advise not to power wash too often, perhaps every 5 years, especially if tank gets mildew.

David Randler, property owner: Inquired about EDU's on properties that he owns. He has several water connections that are currently not being used. He wants to be sure they will be available to him in the future and that he will not have to pay for them since he already paid for in the past. (see Engineer's report, #2 for further discussion.)

Secretary's Report:

The minutes of the meeting held Wednesday, May 25, 2022, were reviewed and approved on a motion by Ralph Honigmann, seconded by Jack Morris. Motion carried.

Correspondence:

The Authorities – 80th Annual Conference & Trade Show – Sept 11 to 14, 2022, PMAA communication to announce creation of Municipal Authority Communications Awards, PMAA Member bulletin of notification of Voter Delegates, Certificate of Insurance from Double D Construction.

Treasurer's Report:

1. The Treasurer's Report showing a balance of \$2,161,133.94 was approved on a motion by Barbara Orth, seconded by Jack Morris. Unanimously approved.
2. Bills in the amount of \$38,234.63 were presented for payment, which were ratified or approved on motion by Barbara Orth, seconded by Jack Morris. Motion was unanimous.
3. Received letter from Millcreek Community Center asking for donations. No
4. Requested executive session at end of meeting to discuss personnel benefits.
5. Edward Jones financial statement available upon request.

Engineer's Report:

1. Furnace Hill subdivision (Robesonia): Received plans today. Will review.
2. Wawa land development (Robesonia): Calculations of last three months and comparing information for supplemental tapping fee. Looked at the 5 properties. Was decided to give them credits for EDU's. Wawa's projected flow of 1,800 gpd is equal to 11.5 EDUs. They will receive credit for the existing five customers on the basis of one EDU per customer. Therefore, Wawa will be assessed a tapping fee on the basis of 6.5 EDUs (= 11.5 – 5), for a tapping fee of \$14,625 (= 6.5 EDUs x \$2,250/EDU). Motion made by Ralph Honigmann to accept, seconded by Mark Spotts. Unanimously approved.
Addressed Dave Randler's concern that if he had prior buildings/existing services (which are no longer there) he will not have to pay tapping fee for new units unless any unit is more than 1 EDU.
3. Zimmerman-Martin project (Womelsdorf): Mill Road Apartments. Awaiting confirmation on fire suppression system. Property will be sold on basis of the plan.
4. Reading Bakery Systems: Property along Freeman Street is proceeding. They will owe a \$4500 supplemental tapping fee.
5. Capital improvements plan: Working on this. Getting cost opinions and a recommended schedule.

Solicitor's Report:

1. Budget: Signed by Chairman and Secretary.
2. Uniform Contract with National Uniform Rentals: Sent letter to Randi Brandt on June 21 regarding our unhappiness with their service.
3. Boundary Issue at Rice/Groff Properties: Chairman is going to write letter and will send to Solicitor for approval before sending. Chairman called Mr. Groff who asked if boundaries could be marked. SSM did the survey and put in temporary wooden stakes as boundary markers. Surveyors found a concrete marker, but it was not on the correct property line. Mark Spotts advised that Mr. Groff should look for the stakes.

Operator's Report:

1. Meters are read and bills are out.
2. Flushing is done.
3. Checking for leaks with new correlator.
4. Fixed leak on High Street.
5. Fixed some meters.
6. Tractor came in.
7. Got the flagpole from JBT bank. Womelsdorf Fire Company assisted in the move. Will send them a \$100 donation.

Chairman's Report:

Big Spring Farm: More discussion. Run an 8" pipe from middle school to Big Spring Road. We can loop later – could apply for funding. Could talk to Reading Alloys to see if interest to connect. If we want to extend to Palm Road - there is potential for more customers. Board authorized Engineer to convey to the developer and Pamela Stevens the intension of the WRJA. Comments from Mr. Randler and more discussion with board. Engineer to look at Rules and Regulations to see if anything there that would affect this project.

Other Board Member Comments

Mark Spotts

1. Land encroachment: Talked to Joe Brackman regarding a parcel of land which Berks County says we own and SSM thinks we do not. Will continue to investigate.
2. Spoke to woman who wants to run horses over our property at barn. It was agreed not to allow this.
3. Metering Cost Assessment: Not all water customers have sewer service. Moving forward with logistics. Looking at recovery fee what it costs us to maintain and other services. Looking at costs to share this expense with the sewer companies.

Motion to go into executive session at 8:54 PM by Barbara Orth, seconded by Jack Morris. Motion carried.

Came out of executive session at 8:58 PM. On a motion by Ralph Honigmann, it was agreed to increase Dustin Miller's hourly pay as per agreed in his hiring contract after a 6-month review. His hourly pay would increase to \$28/hour as of July 3, 2022. Jack Morris seconded. Board unanimously approved.

Motion to Adjourn at 8:59 PM by Barbara Orth, seconded by Jack Morris. Motion carried.

Next meeting: Wednesday, July 27, 2022, at 7PM at the Womelsdorf Borough Hall.

Respectfully submitted,

Barbara Orth
Secretary