

DATE: Wednesday, April 24, 2024

The regular monthly meeting of the Womelsdorf-Robeson Joint Authority was held Wednesday, April 24, 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 was absent. Kevin Conrad attended in his place. Solicitor Jestyn Payne attended. 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: Steve Hiester and Shawn Blanchard came to talk how much they enjoy walking on the property off Mountain Avenue. Now they are noticing bikers on WRJA land where they walk. The other week they came across around 20-30 ribbons in a 50-yard radius. Biker groups are growing more and more and having a negative effect on the land. Mark Spotts noted he received a call from Clint Renninger who maintains the Robeson Fish Hatchery. He and other volunteers went to tend to the fish and other maintenance about 2 weeks ago and the parking area was full with biker parking. He had to ask them to move which they did. He reported there were about 20 bicycles. He is concerned about the saplings being damaged. There was also talk about brand new trails cut above Dave McMullan's property and also behind his son Lyle's property. These areas are also marked with many ribbons. We know Berks Trail Works use the property and have recently heard of a Susquehanna group. Chairman reported our policy and noted, we too are concerned about what's happening. More and more people are learning about the land and coming here to ride. The board will gather to check out some of these trails and further the discussion on how to proceed. Steve and Shawn left.

Lydia Kutzler and Robin Glembocki came on behalf of Pennsylvania Keystone Search and Rescue. They are among a group of people who train dogs to search for missing people. They are looking for new places to train the dogs. They do clean up after they are finished (including dog waste). They are an all-volunteer team - usually training about 10 hours per week. Their dogs must be prepared to go anywhere. They need 4 people to train: 1 dog handler, 1 flanker, 1 car watcher, 1 person to hide (the missing person). They are asking for 5 to 80 acres for training. This is all foot work - no motorized vehicles. They like to train a couple time per month but like to change it up to different areas. PAKSAR is out of Lancaster County. Police, county, government agencies use their services. PAKSAR.org is their website. Lydia and Robin left.

Board discussed the bikers. Who is causing the problem? What do we do? No more biking? It is sad that a few people ruin it for everyone. Mark stated we are a water authority, not a parks and recreation authority. If we proceed with the conservation easement, allow the land to continue to be used for recreation and maybe join with DNRC for enforcement. Mark also mentioned that Berks Nature knows of a municipality that contracts with a contractor through the National Park Service that controls hunting via a permit. Municipal authorities do have regulatory authority. That would be something we would not want to get in to. Chairman asked if we should contact Berks Trail Works with our concerns. He wants to walk up there with available board members some time before our next meeting. He will send out an email to set up.

Secretary's Report:

The minutes of the meeting held Wednesday, March 27, 2024 were reviewed and approved on a motion by Ralph Honigmann, seconded by Rod Lebo. Motion carried.

Correspondence:

1. The Authorities – Region 2 & 3 Spring meeting, PMAA Unemployment Compensation program (gave to Ralph)
2. Certificates of Insurance – 3 for AH Moyer, 1 for Ditchcreek Utility Services
3. Email from Jason Coyle regarding PFAS webinars by EPA
4. K-9 Training on WRJA lands: Dennis had a notion to use the area at Well #8. There will be parking. Solicitor said he would use documents similar to what we used for the bikers. They would need evidence of insurance. WRJA would decide limitations. Motion by Steve Bright, seconded by Matt Miller to draw up a contract noting they could use WRJA property around Well #8 to Hill Road on Sundays only. The contract will be a 1-year term. Will revisit at the end of the year. Motion carried.

Treasurer's Report:

1. The Treasurer's Report showing a balance of \$2,261,591.75 was approved on a motion by Jack Morris, seconded by Rod Lebo. Unanimously approved.
2. Bills in the amount of \$16,927.41 were presented for payment, which were ratified or approved on motion by Jack Morris, seconded by Rod Lebo. Motion was unanimous.
3. Edward Jones statements are available upon request.
4. Treasurer ordered new checks, but checks were duplicate numbers. He did not realize until after he wrote 13 checks in March. QuickBooks does not allow you to use duplicate numbers. Ralph corrected and noted new corresponding checks on his report.

Engineer's Report:

Kevin Conrad attending on behalf of Jason Coyle

1. Jack Keener – Furnace Village II. Update: Survey verified the 2019 easement will need to be reviewed by HNT. Update: Reached out again on April 15th and will again on 22nd if I do not get a reply prior to. They did respond to say surveyor will respond next week and try to get easement issue resolved.
2. East High Street Subdivision Update: Emailed C2C to request additional escrow funding in the amount of \$2,500 on 4/2/24. Secretary received a call on April 22 from Scott Sweigart at C2C. He is sending a check this week. Solicitor again stated need for full set of plans.
3. 2024 Project Discussion: Tank Painting Project.
 - We are working on the Public Water Supply Permit Application for the coating of the WRJA water storage tanks. The Permit must be received before the work can be performed, and DEP has 60 to 120 days to review the Application. This should give us time to hear any decisions on the Grant.
 - Prepared the Permit Application Signature page for to be signed tonight. This will be submitted before next meeting. Chairman signed, solicitor will have notarized.
 - Need check for \$500 written out to Commonwealth of Pennsylvania to send with the permit application. Check given to Kevin for the permit.
 - MBA has recommended a coating system by Sherwin Williams. I have reached out to Wally Bates to discuss Tnemec products that can be used in lieu of the SW products. Wally is reviewing the tank inspection report from MBA and will have recommendations for board consideration. He is available to attend the next meeting if you would like to hear from him on his products. It is recommended that we bid this work out OR use a Co-Stars vendor. Solicitor will look at the Co-Stars program. It is comparable to what we are doing. The other alternative is to put out to standard bid. Lebanon Water Authority used the Co-Star program. Jestyn will contact their solicitor to discuss. What analysis did they do for determining which is cheaper? Will only do 1 tank at a time. Either way, we will need the following:
 - A. Performance and Payment Bonds will need to be included;
 - B. Warranty periods will need to be included;
 - C. Insurance meeting the minimum requirements.
4. LSA Grant Update: Provided our latest financial audit to Erica Black | Economic Development Analyst on April 4th.

Solicitor's Report:

1. Tim and Melissa Stoltzfus: Dennis reported they are not making moves to clean up, it almost looks like they've added a little building behind the shed, which is on our property. Our property must be cleaned up and the shed removed by July 1, 2024. Solicitor will send them another letter
2. Berks Nature Status: Solicitor has collected paperwork used before by his office. He has notes on what we want to use property for but asks the board to think about restrictions we would like added. Mark noted committee should meet with Kozloff Stoudt to discuss legalities. Mark received notification about the appraisal being commissioned. Appraised value can vary. How much money are we expecting? How many acres do we want to submit to the easement? How much frontage? Would we be barred from subdividing? There must be a co-holder – Robesonia, Womelsdorf, Berks County, the Pennsylvania Bureau of Forestry are possibilities to enforce land easement if WRJA no longer existed. Solicitor will set up a meeting with the committee.
3. Workers Compensation Insurance forms: Received paperwork from Zigmund for each member of the board. Checking into this.
4. Furnace Hill/Freeman Street Subdivision: Kozloff Stoudt has a conflict. Andy George is handling the Fred Grande estate so Kozloff Stoudt cannot handle Furnace Hill. Jestyn is suggesting Mike Gombar of Masano Bradley as conflict counsel. On a motion by Steve Bright, seconded Mark Spotts to contact Mr. Gombar on our behalf. Motion carried. Land clearing to begin May 1 and utility work to begin in July.

Operator's Report:

1. Meters read and bills out.
2. Fixed problem meters.
3. Backflow update. Getting letters. In another month will send out follow up letters to those who have not responded.
4. Exercising valves.
5. Update on Well #1 pump. No updates yet. Hoping to have a start date soon.
6. Meter replacement – working on prices. Checking on availability, other suppliers and pricing.
7. Dennis was informed that Jack Keener's quarry was sold. Must someone put emergency access in for us? Will that go with new ownership? Solicitor will check. CMJM LLC is the buyer. Looking at making 10 big lots.

Chairman's Report:

1. Reading Eagle article – Investor owned utilities/water privatization.
2. More discussion on land usage. Newmanstown has no access to their land. Did they have problems? Rod Lebo can inquire. Wernersville has had no access for some time and the police will arrest people who trespass.

Other Board Member Comments:

Treasurer asked Dennis about pricing on meters. 300 meters would be about \$120,000. Todd Duffy could do the installs. He could do 300 installs for \$21,900. Will look at this toward the end of the year.

Motion to Adjourn at 8:26 p.m. by Jack Morris, seconded by Barbara Orth. Motion carried.

Next meeting: Wednesday, May 22, 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.

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Treasurer's Report MARCH 2024

Balance FEBURARY 29 \$224,752.07

Customer Collections		
Cert. Fees	\$	45,644.03
Tapping fee Smokering Dr 440+442	\$	250.00
Shutoffs	\$	5,200.00
Meter data income	\$	100.00
Other Receipts	\$	2,001.00
	\$	147.22

Total Income

+\$53,369.25
\$278,121.32

Disburesments for March

Total Disburesments \$45,548.20

-\$45,548.20
\$232,573.12

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%	\$105,000.00
		<u>\$345,000.00</u>

+\$345,000.00
\$577,573.12

PLGIT		\$ 713,944.42
Interest	5.44%	+\$3,289.55

+\$717,233.97
\$1,294,807.09

Edward Jones account value of Feb 24- March 28, 2024

Amount in cash \$4,721.25

+966,784.66
\$2,261,591.75