

DATE: Wednesday, July 28, 2021

The regular monthly meeting of the Womelsdorf-Robeson Joint Authority was held Wednesday, July 28, 2021, 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	Rod Lebo
Mark Spotts	Jack Morris	Barbara Orth

Steve Bright was absent.

Engineer David Bright, Solicitor Jesty Payne, Bruce Weaver and Dennis Miller (Authority Operators) were also in attendance.

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

## **Visitors:**

1. Kory Koehler and associates, Logan and Chris: They started a mountain biking club Berks Trail Works. They are in the process of obtaining insurance. They currently have approximately 100 members. They have been volunteering in other communities where there are riding trails by placing trail signs, clearing and maintaining trails, etc. They are aware of the value of WRJA's land and are interested in working with WRJA as volunteers working together to keep our trails maintained and meet our objectives. Chairman Gartner mentioned that we do not want to publish our information in an effort to keep our land for use to local citizens. Mark Spotts volunteered to meet with them as a WRJA representative to discuss our Rules and Regulations and to see how we can work together.
  
2. Mr. Raymond Michalowski, Jr., Attorney Larry Miller, Sr. and Attorney Larry Miller, Jr. representing Mr. Michalowski:  
Attorney Miller, Jr. advised the Board that his client, Mr. Michalowski, had recently purchased a landlocked property from the Karpenko Family Trust and that his client was requesting easement rights over the Authority's gravel lane which is the subject of a recorded Perpetual Easement and Right of Way Agreement dated February 23, 2016, between the Authority and Jason T. Wolford together with an additional short access over the Authority's property to Mr. Michalowski's property. The new access would fork off the existing gravel lane and angle straight to Mr. Michalowski's property for approximately two hundred to two hundred twenty-five feet. At that point Solicitor Payne distributed to the Board certain background information regarding the 2016 Agreement between the Authority and Mr. Wolford. Mr. Miller advised the Board that Mr. Wolford had conveyed his properties to Mr. Patrick M. Trageser. Mr. Payne explained that under the 2016 Agreement, all maintenance and insurance obligations were the responsibility of Mr. Wolford and his successors and that if the Board was willing to accommodate Mr. Michalowski, it would be necessary for an arrangement to be made such that the maintenance and insurance obligations would be shared by Mr. Trageser and Mr. Michalowski and their successors. Mr. Payne also noted that the 2016 Agreement provided easement rights to Mr. Wolford and his successors only over lands of the Authority and did not provide any easement rights of any nature over lands now or late of Samuel F. and Erik Newpher or The Bayshore Family Trust. Mr. Payne indicated that he did not know whether Mr. Wolford had obtained rights from either the Newphers

or the Trust whose properties were between the Authority's portion of the existing gravel lane and Hill Road, and that this was a matter which needed to be researched further. At this point the Chairman indicated that the Board had no objection to working with Mr. Michalowski to provide access over the Authority's land subject to: Mr. Michalowski paying the Authority's expenses, resolution of the maintenance and insurance issues, approval of the Authority's Engineer and Solicitor and execution of documentation satisfactory to the Authority's Engineer and Solicitor. Mr. Payne indicated that he would be willing to work with Mr. Miller in resolving this issue.

## **Secretary's Report:**

The minutes of the meeting held Wednesday, June 23, 2021, were reviewed and approved on a motion by Jack Morris, seconded by Mark Spotts. Motion carried.

Correspondence:

Read correspondence –

- a. Letter from PPL regarding soil boring testing – gave to Solicitor
- b. Email from solicitor regarding easement
- c. Email from Suzanne Lapearl/Kozloff Stoudt regarding new law regarding agendas.
- d. Email from engineer regarding Wawa Will Serve Letter

Sent Correspondence:

- a. Email to Tony Wirebach – change tapping fee rate on website and add category of “Agenda” for posting on website. Tapping fee was changed. Will work on agenda.
- b. Sent email to Bill Moore, Womelsdorf Sewer Authority related to change of info in Diversified billing system.

## **Treasurer's Report:**

1. The Treasurer's Report showing a balance of \$2,056,722.92 was approved on a motion by Jack Morris, seconded by Rod Lebo. Unanimously approved.
2. Bills in the amount of \$24,987.98 were presented for payment, which was approved on motion by Jack Morris, seconded by Rod Lebo. Motion was unanimous.
3. Received an engagement letter from auditors. Chairman signed.

## **Engineer's Report:**

1. Water Main Project: Awarded to A.H. Moyer. Documents received. Bond needed correction which was done. Sent to Ruth Moraski for review of certificate of insurance. Recommend the authority approve agreement with AH Moyer for the 2020-21 water system improvement project on the basis of the alternate bid in the amount of \$211,692.00. Barbara Orth made a motion to accept the bid amount and have officers sign the agreement, seconded by Jack Morris. Motion carried. Engineer will set up the preconstruction conference. Supply may be an issue.
2. Tower Health: Notice to have field meeting for tie in. PennDOT claimed they did not have permit to do the work. Checked it out, everything is ok and PennDOT is satisfied. Should be making taps in the shoulder of the road soon.
3. Wawa: Received a request from a consultant requesting a confirmation of services. They provided sketch plan for the construction of a Wawa and the NW corner of Penn Avenue and Bernville Road. Looking for will serve letter. Barb will send. They are projecting 1,800 gallons per day which is 8-9 EDU's.
4. Gold Spring Tank: Bruce sent out photos. Tank is 30 years old. No formal repainting done on this tank. Roof needs attention. Something to think about.

## **Solicitor's Report:**

1. Glenn's Employment Letter: Changed to at will employment. Signed by Chairman and sent to Glenn.

2. Strickler invoice: Sorting through information received. Want to research further. Do we have a policy awarding contract below the bid amount of \$21,000? All should come to the board before purchase made. Chairman thought anything over \$500 should be brought to the board. Will discuss at next month meeting.
3. Zigmund Contract: Ralph Honigmann made a motion to have Chairman sign the ratification for insurance. Seconded by Mark Spotts. Unanimously approved.
4. Investments: Steven Goodhue/Edward Jones from Myerstown will attend our next meeting.
5. LAO Agreement: Marcie Kunkelman is working with Richard Levengood regarding the easement.
6. Declaration of Taking: Marcie Kunkelman and John Muir are working on the declaration of abandon paper road.
7. Approved on a motion by Rod Lebo and seconded by Ralph Honigmann. Motion carried.
8. 49 N Church Street: Mrs. Riegel signed letter. All is finalized.
9. Audit: Next meeting?

## **Operator's Report:**

1. Meters are read and bills are out.
2. We repaired a hydrant on E High St that was leaking.
3. Looks like we will have around 10 shut offs next week.
4. We are starting to pressure wash the tanks on Monday.
5. The Tower Health tie in is pushed back.
6. Zimmerman Landscape LLC, 4506 Stiegel Pike, [SR501] Newmanstown PA 17073.  
They were getting water out of one of our hydrants for hydro seeding in Stonecroft without permission. We have a witness to this. Bruce talked to the landscapers, and they admitted they were doing this. We will bill them and give them 30 days to pay. Bruce will check with Landmark construction to find out how many houses they landscaped to figure out what they owe. Also, remind them they do not have a right to take water from our hydrants. If they continue to do so, they will be prosecuted. Bruce will check with Solicitor before sending invoice.

## **Chairman's Report:**

Furnace Tunnels: Sam Ditchcreek videotaped the tunnels at the Furnace. It is approximately 200 years old. The tunnels were there to take wastewater away from the raceway. Curious about where it empties into Furnace Creek. Engineer will check for dye packs.

## **Other Board Member Comments:**

1. Jack Morris: Glenn Leininger property: Would like to tap in to WRJA system. \$2,250 for tap in fee. Bruce will let him know if any connection fees.
2. Mark Spotts: Spoke to Wernersville-Robesonia Sewer Authority. They are getting good interest rate at Midtown Bank. Discussion on FDIC insurance. Solicitor will send Mark an article. We do get certain values from Fulton Bank regarding bounced checks and discounts. Fulton works directly with Diversified Technologies.

Next meeting: Wednesday, August 25, 2021, at 7PM at the Womelsdorf Borough Hall.

Motion to Adjourn at 8:20 p.m. by Jack Morris, seconded by Barbara Orth. Motion carried.

Respectfully submitted,

Barbara Orth  
Secretary