

MINUTES OF THE OLEY TOWNSHIP MUNICIPAL AUTHORITY
MEETING HELD MARCH 7, 2024

The regular meeting was called to order at 7:00 p.m. in the Oley Township Municipal Building by Kim Seidel with the following board members in attendance....Barry Angstadt, Kevin Bieber, and Joshua Kratzer. Board member Mark Hoch arrived at 7:17 p.m. Also, from Entech Engineering Kim Mazur; Solicitor David Allebach; sewer plant operator Bryer Eshbach; and two citizens were in attendance. The Pledge of Allegiance to the American Flag was observed.

The meeting agenda was posted in the meeting room and the township website twenty-four hours prior to the start of the meeting. No public comment was heard on any of the listed agenda items.

There being no changes to the February 1, 2024 minutes, a motion was made by Barry Angstadt and seconded by Joshua Kratzer to approve the minutes of the February 1, 2024 meeting as presented. Kim Seidel – yes; Barry Angstadt – yes; Kevin Bieber – yes; Joshua Kratzer – yes. All in favor....motion carried.

The treasurers report was presented for the month. Sewer Fund: in the OPERATION & MAINTENANCE account the balance is \$25,991.58; in the REVENUE account \$595,595.89; and in the INVESTMENT FUND \$298,558.54. Water Fund: in the OPERATION & MAINTENANCE account the balance is \$1,177.30; in the REVENUE account \$168,691.39; in the INVESTMENT FUND \$214,533.16; and in the PROJECT FUND \$26.24. A motion was made by Joshua Kratzer and seconded by Barry Angstadt to approve and accept the treasurers report as presented. Kim Seidel – yes; Barry Angstadt – yes; Kevin Bieber – yes; Joshua Kratzer – yes. All in favor....motion carried.

Carl Miksitz is requesting a credit of the \$50.00 administrative charge that was assessed on his account on November 1, 2023 for the non-payment of the second quarter 2023 sewer and water bill. There was a meter reading error and after contacting Dallas Data they issued him a credit to bring the bill down to minimum and he had requested a revised bill before he would pay it and he never received the revised bill, he did pay the \$250 but did not pay the \$50 for the administrative charge. Mr. Miksitz's account was reviewed and it was determined that he was never later with a payment. A motion was made by Kevin Bieber and seconded by Kim Seidel to refund the \$50.00 administrative charge assessed on November 1, 2023 to Carl Miksitz for account #563.01. Kim Seidel – yes; Barry Angstadt – yes; Kevin Bieber – yes; Joshua Kratzer – yes. All in favor....motion carried.

Weis Markets is requesting a refund of their credit water balance of \$11,056.79. They had accidentally made an online payment on February 21, 2023 in the amount of \$30,330.74, they had previously spoke with Dallas Data and/or Xpress Bill Pay to have this credit balance refunded with no success, they would like this credit balance refunded for accounting purposes. A motion was made by Joshua Kratzer and seconded by Barry Angstadt to refund the \$11,056.79 water credit balance to Weis Markets, Inc. for account #389.01. Kim Seidel – yes; Barry Angstadt – yes; Kevin Bieber – yes; Joshua Kratzer – yes. All in favor....motion carried.

MINUTES OF THE MARCH 7, 2024 MEETING CONTINUED

Atty. Allebach said he has not yet performed a property search on Michael James to search for liens currently on this property.

Ms. Moyer received a lot of compliments from customers on the change made to accept payments again at the township building and the ability to mail to the Oley address rather than to the lock box in Utah.

A report was provided on the operation at the sewer plant during the month. The following was reported: (1) flow meters calibrated; (2) WBA worked on various programming and repair damaged wire that controls SBR2 decant valve; and (3) Envirep performed maintenance at Meadowview Pump Station and replaced wear plates and seals.

A report was provided on the operation at the water plant during the month. The following was reported: (1) pumped 2,629,990 gallons for the month; and (2) marked lines in Charmingdale and Meadow View for Service Electric work.

Incoming communications:

1. Letter dated February 29, 2024 from National Flood Insurance Program asking us to acknowledge that we received the Declaration page and Summary of Coverage, received the property loss history and claims handbook, and understand that we have the option to purchase building and content coverage. A motion was made by Kevin Bieber and seconded by Joshua Kratzer to authorize the Chairman to sign the National Flood Insurance Program form. Kim Seidel – yes; Barry Angstadt – yes; Kevin Bieber – yes; Joshua Kratzer – yes. All in favor....motion carried.

Committee reports:

Administrative: Nothing to report.

Finance: Mr. Bieber reviewed our loan document from Peoples Security Bank & Trust and we will need to make a full draw on this loan by December 31, 2024, he suggests to make a full draw on this loan now and place the funds in our Water Investment Fund until needed for the water storage tank project. (Board member Mark Hoch arrived at the meeting.) A motion was made by Mark Hoch and seconded by Kevin Bieber to drawdown the full amount of the water loan from Peoples Security Bank & Trust and place the funds in the Water Investment Fund. Kim Seidel – yes; Mark Hoch – yes; Barry Angstadt – yes; Kevin Bieber – yes; Joshua Kratzer – yes. All in favor....motion carried.

MINUTES OF THE MARCH 7, 2024 MEETING CONTINUED

Wastewater Plant: (1) Mr. Eshbach will obtain quote for next month for improvements to the chlorine room ventilation; (2) Mr. Eshbach received verbal quote of \$3,000 to patch the roof, Mr. Angstadt will obtain quote from Wolf Roofing, it was agreed to defer action on the roof patching until our March 11, 2024 workshop meeting; (3) electrician quotes (Yoder's Electric - \$75/hour, emergency rate \$150/hour, apprentice \$35/hour) (Integrity Electric - \$72/hour, same rate for emergencies, performs work at other sewer plants), Mr. Seidel said we would need some background on the company and be provided with insurance certificates as proof of appropriate insurance coverage, it was agreed to table action on appointing an electrician until our next meeting but in case of an emergency until then we could contact Yoder's Electric; (4) grease traps/surcharge customers/FOG program, should create an inspection program, Mr. Seidel will work on this until our next meeting; and (5) Mr. Eshbach said the cost to replace four pneumatic valves would be \$85,000, it was suggested that we should not replace these valves if we would be upgrading the plant within the next five years.

Water Plant: (1) The Tier II reporting has been completed; (2) Mr. Eshbach said he has not been successful in gaining access to check the Gehret farm water meter, he will attempt again tomorrow; (3) Mr. Mazur sent the Wellhead Protection Ordinance to DEP that the township has in place for the Source Water Protection Plan; and (4) Mr. Mazur met with contractors regarding the driveway to Well #1, it was suggested to pour a macadam pad in front of the building with a berm to divert water and regrade and re-establish the swale and take down some of the trees to get water to stay on the tree side, will prepare plan to provide to two contractors for a quote, also will ask the contractors to provide a quote to pave the entire driveway, we would only need three inches of driveway but Mr. Kratzer would need six inches of driveway for his trucks, Mr. Kratzer suggested that we obtain a quote for the three inches and for the six inches and he would agree to reimburse the Authority for the extra three inches, it was decided to table discussion on this until our next meeting.

A presentation was made to the Oley Township Board of Supervisors at their February 12, 2024 meeting of the Earl Township alternative analysis study. A joint workshop meeting between the Municipal Authority and the Township Supervisors is scheduled for March 11, 2024 at 5:30 p.m. to discuss this study in more detail.

Atty. Allebach prepared a resolution authorizing the Authority to file a declaration of taking to acquire an easement on the Dennis & Laidlie Hoshall property for the construction of a public water line. A motion was made by Barry Angstadt and seconded by Joshua Kratzer to adopt Resolution #2-2024 authorizing the Municipal Authority to file a declaration of taking for the acquisition of a portion of the properties located at Old State Road and Friedensburg Road owned by Dennis C. & Laidlie S. Hoshall for the purpose of providing perpetual water line easements and temporary construction easements. Kim Seidel – yes; Mark Hoch – yes; Barry Angstadt – yes; Kevin Bieber – yes; Joshua Kratzer – yes. All in favor....motion carried. Received proposal from Douglas A. Haring to perform real estate appraisals on the Dennis & Laidlie Hoshall two properties at a cost of \$2,500 per property. A motion was made by Joshua

MINUTES OF THE MARCH 7, 2024 MEETING CONTINUED

Kratzer and seconded by Kim Seidel to authorize the Chairman to execute the proposal from Douglas A. Haring to perform real estate appraisals on the Dennis C. & Laidlie S. Hoshall two properties at a cost of \$2,500 per property and pay a retainer of \$2,500. Kim Seidel – yes; Mark Hoch – yes; Barry Angstadt – yes; Kevin Bieber – abstained; Joshua Kratzer – yes. Four in favor, one abstained....motion carried. Mr. Mazur reported that the cost for Met-Ed to relocate the electric pole will be \$17,441.40. A motion was made by Barry Angstadt and seconded by Mark Hoch to authorize Met-Ed to relocate the electric pole from the Walker property into the road right-of-way. Kim Seidel – yes; Mark Hoch – yes; Barry Angstadt – yes; Kevin Bieber – yes; Joshua Kratzer – yes. All in favor....motion carried. The deadline for action on the land development plan is April 9, 2024 and we would need to grant an extension to continue the review of this plan. A motion was made by Kevin Bieber and seconded by Kim Seidel to extend the review time for Oley Township Municipal Authority New Water Storage Tank Land Development Final Plan to August 13, 2024. Kim Seidel – yes; Mark Hoch – yes; Barry Angstadt – yes; Kevin Bieber – yes; Joshua Kratzer – yes. All in favor....motion carried.

Mr. Mazur said his staff is in the process of gathering all the information to complete the lead service line inventory.

Mr. Mazur has nothing new to report on the review of the Toll Bell III Subdivision Preliminary Plan.

Mr. Mazur said the response letter was submitted to DEP on February 15, 2024 on the water supply inspection report that we recently received.

Received a flash drive from our former Solicitor, John Muir, which contains approximately ninety percent of all the legal files over the past decade, the remaining closed files are being scanned and will be provided on a separate flash drive.

Atty. Allebach said the Rates, Rules & Regulations and all the amendments have been consolidated into one document.

Mr. Mazur did not yet receive the quote from WBA for the SCADA system update, this will be tabled until next month.

Mr. Eshbach would like to have a trash removal service for one year to cleanup the plant, this should be a two yard dumpster. It was decided to table action on this until next month in order to check on prices. Mr. Bieber said Groffs Recycling from Earl Township would pick up any scrap metal. A motion was made by Kevin Bieber and seconded by Kim Seidel to dispose of any scrap metal with Groffs Recycling and receive a reimbursement for any scrap metal. Kim Seidel – yes; Mark Hoch – yes; Barry Angstadt – yes; Kevin Bieber – yes; Joshua Kratzer – yes. All in favor....motion carried.

MINUTES OF THE MARCH 7, 2024 MEETING CONTINUED

Mr. Eshbach said he is looking into internet options for the sewer plant, his current service through Windstream is slow, he would prefer a hardwired connection or a Verizon hot spot, the Verizon cost is \$39.99 per month plus initial cost of a wireless router. It was agreed to table this matter for now since this could be part of the upgrade project.

Mr. Eshbach suggests that we allow residents in Charmingdale to install meter pits if they want to, the cost would be approximately \$1,000 which would need to be paid by the property owner.

Mr. Eshbach said some of the trees at Well #3 should be removed, they are either on our property or Kirkpatrick's property. It was decided to have all trees marked that should be removed and then obtain quotes for their removal.

Mr. Eshbach said the air conditioning unit in the sewer plant office needs to be replaced as it no longer works. It was agreed to obtain a quote for this replacement until our next meeting.

Mr. Eshbach said that since Dwight Zook now owns the property around the sewer plant we may be able to acquire some land from him for future plant upgrades. It was noted that this property has a recorded agricultural conservation easement on it and acquisition of this land was attempted approximately twenty years ago when the former owner, Pipi, wanted to donate the land to the Authority but ran into problems due to the conservation easement recorded on the property. Atty. Allebach will research the old files and review the concerns at that time.

Mr. Eshbach said he is completing the AWWA audit report for 2023.

Mr. Bieber said the members are pleased with the employees work performance and assistance through this transition period and would like to sponsor an Employee Appreciation Pizza Party which will be paid for by the Authority members, Engineer, and Solicitor...date to be determined.

The following bills were presented for payment for the Sewer System:

Michael A. Eshbach	---	3,210.29
Shirley M. Moyer	---	2,004.89
Bryer M. Eshbach	---	2,562.72
Michael A. Eshbach	---	2,746.77
Bryer M. Eshbach	---	2,529.29
Michael A. Eshbach	---	5,951.39
Shirley M. Moyer	---	1,866.96
Bryer M. Eshbach	---	4,353.41
Michael A. Eshbach	---	2,729.22

MINUTES OF THE MARCH 7, 2024 MEETING CONTINUED

Bryer M. Eshbach	---	3,938.43
Infinisource, Inc.	---	2,778.91
Infinisource, Inc.	---	46.15
Infinisource, Inc.	---	5,092.33
Infinisource, Inc.	---	46.15
Infinisource, Inc.	---	2,231.81
Infinisource, Inc.	---	46.15
Met-Ed	---	2,646.31
Windstream Conestoga, Inc.	---	362.56
Verizon Wireless	---	91.68
Cardmember Service	---	515.46
Delaware River Basin Commission	---	749.00
W.G. Malden	---	1,038.00
Envirep, Inc.	---	675.00
Delaware County Solid Waste Auth.	---	852.80
Denali Water Solutions, LLC	---	520.00
M.J. Reider Associates, Inc.	---	2,299.50
Kozloff Stoudt	---	687.00
Truist Governmental Finance	---	35,430.56
Oley Township	---	203.40
Pennsylvania One Call System, Inc.	---	4.00
Cardmember Service	---	259.09
Fred Beans Ford of Boyertown	---	205.20
Ridge Support Technologies	---	515.95
Dallas Data Systems, Inc.	---	1,200.00
Entech Engineering, Inc.	---	2,298.23
Yergey.Daylor.Allebach.Scheffey	---	<u>4,303.90</u>
TOTAL SEWER BILLS	---	\$96,992.51

The following bills were presented for payment for the Water System:

Met-Ed	---	\$ 1,665.15
Bryer M. Eshbach	---	51.57
Bryer M. Eshbach	---	1,806.18
Cardmember Service	---	767.92
Delaware River Basin Commission	---	553.00
ESP Technology & Logistics, Inc.	---	500.00
Exeter Supply Company, Inc.	---	463.00
M.J. Reider Associates, Inc.	---	2,880.00
Entech Engineering, Inc.,	---	1,108.75
Kozloff Stoudt	---	520.00

MINUTES OF THE MARCH 7, 2024 MEETING CONTINUED

Douglas A. Haring	---	2,500.00
David & Ruth Ann Christman	---	200.00
Weis Markets, Inc.	---	<u>11,056.79</u>
TOTAL WATER BILLS	—	\$24,072.36

A motion was made by Kevin Bieber and seconded by Kim Seidel to approve the above bills for the sewer and water systems as presented. Kim Seidel – yes; Mark Hoch – yes; Barry Angstadt – yes; Kevin Bieber – yes; Joshua Kratzer – yes. All in favor....motion carried.

Public comment:

1. Daniel E. Levengood – Asked what the status of the Toll Bell III Subdivision plan review is. Mr. Mazur said he is in the process of reviewing this plan, the service connections should be shown on the plan.

The next regular meeting will be held Thursday, April 4, 2024 at 7:00 P.M.

A motion was made by Kim Seidel and seconded by Barry Angstadt to retire to executive session at 8:58 p.m. relative to litigation. Kim Seidel – yes; Mark Hoch – yes; Barry Angstadt – yes; Kevin Bieber – yes; Joshua Kratzer – yes. All in favor....motion carried. A motion was made by Kim Seidel and seconded by Kevin Bieber to reconvene the meeting at 9:11 p.m. Kim Seidel – yes; Mark Hoch – yes; Barry Angstadt – yes; Kevin Bieber – yes; Joshua Kratzer – yes. All in favor....motion carried.

There being no further business, a motion was made by Barry Angstadt and seconded by Kim Seidel to adjourn the meeting at 9:12 p.m. Kim Seidel – yes; Mark Hoch – yes; Barry Angstadt – yes; Kevin Bieber – yes; Joshua Kratzer – yes. All in favor....motion carried.

Respectfully submitted,

Shirley M. Moyer

cc: K. Seidel
M. Hoch
B. Angstadt
K. Bieber

J. Kratzer
D. Allebach
G. Philips
K. Mazur

J. Spatz
L. Schaeffer
E. Pollock
K. Picardi