

MINUTES OF THE OLEY TOWNSHIP MUNICIPAL AUTHORITY
MEETING HELD MAY 2, 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....Mark Hoch, Barry Angstadt, and Kevin Bieber. Also, from Entech Engineering Kim Mazur; Solicitor David Allebach; sewer plant operator Bryer Eshbach; and four 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 April 4, 2024 minutes, a motion was made by Barry Angstadt and seconded by Mark Hoch to approve the minutes of the April 4, 2024 and meeting as presented. Kim Seidel – yes; Mark Hoch – yes; Barry Angstadt – yes; Kevin Bieber – yes. All in favor....motion carried.

The treasurers report was presented for the month. Sewer Fund: in the OPERATION & MAINTENANCE account the balance is \$31,717.23; in the REVENUE account \$531,708.06; and in the INVESTMENT FUND \$299,307.97. Water Fund: in the OPERATION & MAINTENANCE account the balance is \$1,233.14; in the REVENUE account \$53,853.81; in the INVESTMENT FUND \$1,793,868.24; and in the PROJECT FUND \$0.00. A motion was made by Kim Seidel and seconded by Mark Hoch to approve and accept the treasurers report as presented. Kim Seidel – yes; Mark Hoch – yes; Barry Angstadt – yes; Kevin Bieber – yes. All in favor....motion carried.

Harlan & Kathryn Hoover are requesting a credit on their sewer bill for account #545.01 due to a water pipe that was hit in the yard by Service Electric that was running to the barn to supply a toilet connected to the sewer, this break was not discovered for about two weeks, they are only on public sewer and the water was coming from their private well source which ended up going into the ground. Their past four quarters usage was averaged which came to 23,350 gallons per quarter, the total consumption recorded for the first quarter of 2024 was 110,230 gallons. Mr. Bieber feels that Service Electric should be paying for this usage. A motion was made by Kim Seidel and seconded by Mark Hoch to issue a sewer credit to Harlan & Kathryn Hoover for account #545.01 for 86,880 gallons in the amount of \$1,216.32. Kim Seidel – yes; Mark Hoch – yes; Barry Angstadt – yes; Kevin Bieber – yes. All in favor....motion carried.

The tenant of 402C Main Street (Randall & Lori Hoch, owners) never received the water bills/notices that were mailed until the notice was posted on the door for water turnoff due to the fact that when Dallas Data changed the tenant information they forgot to remove the post office box of the previous tenant from the billing information, the tenant is requesting a refund of the \$50.00 administrative charge for the posting of the property. A motion was made by Kevin Bieber and seconded by Barry Angstadt to refund the account of Randall & Lori Hoch for account #190.01 in the amount of \$50.00 for the water administrative charge that was posted on April 25, 2024. Kim Seidel – yes; Mark Hoch – yes; Barry Angstadt – yes; Kevin Bieber – yes. All in favor....motion carried.

MINUTES OF THE MAY 2, 2024 MEETING CONTINUED

Following is a list of past due accounts: (1) Michael R. & Lori Dietrich, account #32, \$159.35; (2) Oley Meadows Apartments, account #55, \$260.00; (3) Oley Meadows Apartments, account #85, \$162.50; (4) Oley Meadows Apartments, account #89, \$312.38; (5) Oley Meadows Apartments, account #103, \$312.50; (6) Oley East Associates, account #175, \$312.50; (7) Oley East Associates, account #176, \$474.59; (8) John Reich, account #222, \$411.60; (9) Matthew & Kelli Hoch, account #300, \$312.50; (10) Brian P. & Traci L. Yorgey, account #344, \$409.89; (11) Nicholas Pollock, account #378, \$362.50; (12) Alon Touti, account #430, \$653.75; (13) Matthew J. & Marisa M. Horne, account #468, \$362.50; (14) Perry R. Good, Jr., account #566, \$516.07; (15) Ronald S. & Blanche T. Wegman, account #522, \$200.00 (only on public sewer); (16) Joseph Gechter, account #806, \$287.00 (only on public sewer); (17) Linden Lime, LLC, account #491, \$1,180.00 (only on public sewer, liens filed through 6-30-23); (18) Brian Miller, II & Kaylee Wallace, account #734, \$2,036.20 (only on public sewer, liens filed through 6-30-23); and (19) Michael A. James, account #687, \$4,888.50 (only on public sewer, liens filed through 9-30-23). A motion was made by Kevin Bieber and seconded by Kim Seidel to mail a notice to account numbers 32, 55, 85, 89, 103, 175, 176, 222, 300, 344, 378, 430, 468, and 566 informing them that on May 15, 2024 at 12:00 p.m. their water will be turned off unless payment in full is received prior to that time and authorize our Solicitor to file liens on account numbers 806, 491, 734, and 687 for non-payment of sewer bills. Kim Seidel – yes; Mark Hoch – yes; Barry Angstadt – yes; Kevin Bieber – yes. All in favor....motion carried.

Mr. Eshbach said they did not post the Alon Touti property for water turnoff because the owner can become very hostile. It was noted that the meter at this property needs to be changed but the owner is refusing us access to this meter, we are currently billing him for 25,000 gallons usage quarterly. Atty. Allebach said a letter could be sent to the property owner that the water will be terminated unless access is allowed to change the water meter. A motion was made by Kevin Bieber and seconded by Kim Seidel to authorize our Solicitor to send a letter to Alon Touti to allow our personnel access to the water meter to change it or the water will be terminated to the property. Kim Seidel – yes; Mark Hoch – yes; Barry Angstadt – yes; Kevin Bieber – yes. All in favor....motion carried.

A report was provided on the operation at the sewer plant during the month. The following was reported: (1) unclogged sewer line on Sycamore Lane behind 2838 West Philadelphia Avenue; (2) poured concrete pad for new heat/AC unit; (3) replaced ceiling lights; and (4) painted closet.

A report was provided on the operation at the water plant during the month. The following was reported: (1) pumped 2,880,010 gallons for the month; (2) turned off water at 417 Main Street until leak repaired; and (3) data log performed at 440 Main Street.

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Incoming communications:

1. Letter dated April 19, 2024 from Berks County District Attorney notifying us that Nicholas Varish has violated the conditions of probation and had been re-sentenced to forty-eight days to twenty-three months in Berks County Jail.

Committee reports:

Administrative: Nothing to report.

Finance: Nothing to report.

Wastewater Plant: The HVAC system has been installed in the lab and office, the next stage will be completed shortly. Parts have been ordered for the chlorine room ventilation. The roof repairs have been completed.

Water Plant: No progress on the tree removal at Well #3. A mowing plan was discussed for the pump houses for this season.

Mr. Mazur said he received an email from Fred Ebert, Earl Township's engineer, that he presented the alternative analysis study to the Earl Township Supervisors and they will be contacting our Authority to schedule a meeting to discuss the next steps and how a partnership could work.

Atty. Allebach said he made a slight change to the language in Section 6 of the Rettew easement as was suggested by Mrs. Rettew but we cannot address her other concern of camouflaging the tank in this document, he has not yet heard back from the Rettew's as to whether they will execute this easement, so he recommends we adopt a resolution to file a declaration of taking in the event they do not execute the easement, we can also authorize the execution of the easement should they agree to sign the document. A motion was made by Kim Seidel and seconded by Barry Angstadt to adopt Resolution #3-2024 authorizing the Municipal Authority to file a declaration of taking for the acquisition of a portion of the property located 595 Old State Road owned by Andrew C. Rettew and Alison E. Paules-Rettew for the purpose of providing perpetual water line easement and temporary construction easement. Kim Seidel – yes; Mark Hoch – yes; Barry Angstadt – yes; Kevin Bieber – yes. All in favor...motion carried. A motion was made by Mark Hoch and seconded by Kim Seidel to authorize the Chairman and Secretary to execute the perpetual water line easement and temporary construction easement agreement with Andrew C. Rettew and Alison E. Paules-Rettew for the new water line construction on Old State Road. Kim Seidel – yes; Mark Hoch – yes; Barry Angstadt – yes; Kevin Bieber – yes. All in favor...motion carried. Atty. Allebach said he will meet with the appraiser and Mr. Mazur next week relative to the Hoshall appraisal. Mr. Hoch and Mr. Bieber will meet with Dennis Hoshall to review the easement agreement and determine whether he and his wife would be agreeable to signing this easement rather than going through the condemnation proceedings.

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Mr. Seidel said that Matthew Walker made an offer of \$12,500 to allow the Authority to connect to the electric pole located at his property which would provide electric to the proposed water storage tank. Atty. Allebach reviewed the Met-Ed agreement that would be between Met-Ed and Matthew Walker to allow the use of the electric pole on the Walker property for this project, this agreement would transfer with the property should it be sold, there would be no negative into entering this type of agreement other than the pole being located on private property rather than a public right-of-way. A motion was made by Barry Angstadt and seconded by Mark Hoch to rescind the motion made at the March 7, 2024 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. All in favor....motion carried. A motion was made by Kevin Bieber and seconded by Kim Seidel that upon proper execution of the document between Matthew Walker and Met-Ed with evidence being sent to the Municipal Authority to authorize payment of \$12,500 to Matthew and Laurel Walker for the ability to connect electric service from the electric pole located on the Walker property for the proposed water storage tank. Kim Seidel – Mark Hoch – yes; Barry Angstadt – yes; Kevin Bieber – yes. All in favor....motion carried.

Mr. Seidel asked about mowing of the field at the proposed water storage tank. Matthew Walker said currently Barry Hoffman farms this field. Mr. Hoch said we should locate the iron pins for our lot. Mr. Seidel said he would like to see a temporary road cut/construction entrance into our lot. Mr. Mazur will work with LTL Consultants as for any permit that may be required for this work. Mr. Seidel said he had spoke with the township road superintendent about making a twenty foot temporary driveway into this lot and put a stone base down. A motion was made by Mark Hoch and seconded by Kim Seidel to seek township approval for the township road crew to construct a twenty foot temporary driveway into the proposed water storage tank lot and put a stone base down and possibly a pipe if needed. Kim Seidel – yes; Mark Hoch – yes; Barry Angstadt – yes; Kevin Bieber – yes. All in favor....motion carried. Matthew Walker said he would be willing to rent his property on a day by day basis for storage area during the construction project.

Mr. Mazur said his office is working on the lead service line inventory.

Atty. Allebach said the Rates, Rules & Regulations and all the amendments have been consolidated into one document and he will have this for us next month.

Last month we had not approved the plant radio/PLC upgrade in the amount of \$17,150 from WBA for SCADA system upgrades which is for the water system, Mr. Eshbach said this part is necessary in order to complete the upgrade. A motion was made by Kevin Bieber and seconded by Barry Angstadt to approve the quote from WBA for SCADA system upgrades for plant radio/PLC upgrade in amount of \$17,150 to be paid from the water system. Kim Seidel – yes; Mark Hoch – yes; Barry Angstadt – yes; Kevin Bieber – yes. All in favor....motion carried.

MINUTES OF THE MAY 2, 2024 MEETING CONTINUED

The Fat/Oil/Grease (FOG) inspection program will be tabled for now.

Atty. Allebach does not feel we need to acquire adjacent land for a sewer plant upgrade since the plant expansion as designed would be on our existing property and Earl Township will not be needing more than four hundred EDU's.

Mr. Mazur said last month we approved Summit Valley Outdoor Solutions for the swale, grading, small paved area at Well #1 for stormwater runoff protection in amount of \$3,785.00, the contractor said he made a mistake on the bid and the amount should be \$9,578. Mr. Mazur contacted M&A Excavating for a quote on this project and their amount is \$17,650. Mr. Eshbach said we went without Well #1 for several months and asked if we could abandon this well. Mr. Bieber does not like the idea of abandoning this existing well since we have this well to fall back on should something happen to any of the other three wells. A motion was made by Kim Seidel and seconded by Mark Hoch to rescind the awarding of the bid to Summit Valley Outdoor Solutions for the swale, grading, small paved area in amount of \$3,785.00 and to award this same bid to Summit Valley Outdoor Solutions in the amount of \$9,578.00. Kim Seidel – yes; Mark Hoch – yes; Barry Angstadt – yes; Kevin Bieber – yes. All in favor....motion carried.

The property owner, Michelle Gray, at 512 Main Street had received a bill in the amount of \$504.61 from Wind River Environmental for the sewage clog which she has paid. It was determined that the clog was on our side of the line. A motion was made by Kevin Bieber and seconded by Barry Angstadt to reimburse Michelle Gray \$504.61 for costs associated with a sewage clog. Kim Seidel – yes; Mark Hoch – yes; Barry Angstadt – yes; Kevin Bieber – yes. All in favor....motion carried.

Mr. Eshbach feels we should consider hiring a part-time operator in the event that both he and the other operator would be unavailable. Mr. Mazur said his firm has twenty licensed operators on staff that could assist in an emergency situation.

Mr. Eshbach suggested to do a public outreach program for some of our paint projects such as fire hydrants. We could contact the schools, boy scouts, and FFA for some of these projects.

The credit card limit was discussed, there is \$1,000 available on each credit card. Mr. Bieber feels the credit card should be used for small purchases, any purchase over \$1,000 should come to the board for approval prior to the purchase.

Mr. Eshbach asked if small maps/plans and digital maps/plans could be made available for the operators to use in the field. Mr. Mazur will print small maps/plans and provide them in electronic format as well.

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

Michael A. Eshbach	---	3,363.65
Shirley M. Moyer	---	2,004.90
Bryer M. Eshbach	---	2,362.16
Michael A. Eshbach	---	2,448.10
Bryer M. Eshbach	---	2,328.72
Infinisource, Inc.	---	3,765.80
Infinisource, Inc.	---	46.15
Infinisource, Inc.	---	2,081.13
Infinisource, Inc.	---	46.15
Met-Ed	---	2,480.97
Windstream Conestoga, Inc.	---	354.55
Verizon Wireless	---	91.96
Cardmember Service	---	124.43
Bruce Zuber	---	4,856.00
WBA Automation Division	---	9,875.00
Denali Water Solutions, LLC	---	520.00
Entech Engineering, Inc.	---	6,735.00
Michelle L. Gray	---	504.61
M.J. Reider Associates	---	3,314.80
Oley Township	---	271.42
Cardmember Service	---	219.79
Bergey's, Inc.	---	85.06
Ridge Support Technologies	---	410.95
Dallas Data Systems, Inc.	---	1,200.00
Travelers	---	649.00
Entech Engineering, Inc.	---	2,027.50
Yergey.Daylor.Allebach.Scheffey	---	<u>3,653.50</u>
TOTAL SEWER BILLS	---	\$55,821.30

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

Met-Ed	---	\$ 1,199.74
Bryer M. Eshbach	---	51.57
Bryer M. Eshbach	---	1,806.18
Cardmember Service	---	62.52
Commonwealth of Pennsylvania	---	4,000.00
Buckman's, Inc.	---	822.69
WBA Automation Division	---	24,687.50
M.J. Reider Associates, Inc.	---	1,220.00

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Entech Engineering, Inc.,	---	3,165.10
David & Ruth Ann Christman	---	100.00
Daniel E. & Diane L. Levengood	---	700.00
Peoples Security Bank & Trust	---	<u>82,400.00</u>
TOTAL WATER BILLS	—	\$120,215.30

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. All in favor....motion carried.

No public comment was heard.

The next regular meeting will be held Thursday, June 6, 2024 at 7:00 P.M.

There being no further business, a motion was made by Barry Angstadt and seconded by Mark Hoch to adjourn the meeting at 8:31 p.m. Kim Seidel – yes; Mark Hoch – yes; Barry Angstadt – yes; Kevin Bieber – 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