

MINUTES OF THE OLEY TOWNSHIP MUNICIPAL AUTHORITY
MEETING HELD JUNE 6, 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, Kevin Bieber, and Joshua Kratzer. Also, from Entech Engineering Kim Mazur; Solicitor David Allebach; Megan Thompson of Herbein+Company; sewer plant operators Michael Eshbach and 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 May 2, 2024 minutes, a motion was made by Mark Hoch and seconded by Barry Angstadt to approve the minutes of the May 2, 2024 meeting as presented. Kim Seidel – yes; Mark Hoch – yes; Barry Angstadt – yes; Kevin Bieber – yes; Joshua Kratzer - abstained. Four in favor, one abstained....motion carried.

The treasurers report was presented for the month. Sewer Fund: in the OPERATION & MAINTENANCE account the balance is \$31,022.88; in the REVENUE account \$592,601.47; and in the INVESTMENT FUND \$300,035.01. Water Fund: in the OPERATION & MAINTENANCE account the balance is \$1,603.31; in the REVENUE account \$120,237.19; in the INVESTMENT FUND \$1,794,412.50; 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; Joshua Kratzer - yes. All in favor....motion carried.

Michael M. & Carol E. Wentzel are requesting a credit on their sewer bill for account #206.01 due to a water line break in the basement that did not enter the sewer system. Their past four quarters usage was averaged which came to 8,807 gallons per quarter, the total consumption recorded for the first quarter of 2024 was 17,260 gallons. A motion was made by Kevin Bieber and seconded by Joshua Kratzer to issue a sewer credit to Michael M. & Carol E. Wentzel for account #206.01 for 7,260 gallons in the amount of \$101.64. Kim Seidel – yes; Mark Hoch – yes; Barry Angstadt – yes; Kevin Bieber – yes; Joshua Kratzer - yes. All in favor....motion carried.

Lloyd C. & Ruthann W. Zook are requesting a credit on their sewer bill for account #717.02 due to a leak that did not enter the sewer system. The past three quarters usage was averaged for this property which came to 2,830 gallons per quarter, the total consumption recorded for the first quarter of 2024 was 91,570 gallons. A motion was made by Joshua Kratzer and seconded by Barry Angstadt to issue a sewer credit to Lloyd C. & Ruthann W. Zook for account #717.02 for 81,570 gallons in the amount of \$1,141.98. Kim Seidel – yes; Mark Hoch – yes; Barry Angstadt – yes; Kevin Bieber – abstained due to a client relationship; Joshua Kratzer - yes. Four in favor, one abstained....motion carried.

MINUTES OF THE JUNE 6, 2024 MEETING CONTINUED

Atty. Allebach said he had sent a certified letter to Alon Touti on May 28, 2024 giving him ten days to arrange for access to his water meter for an inspection/repair. As of today Mr. Touti has not picked up the certified letter. Atty. Allebach said he can send another letter to Mr. Touti regular mail and we should also post this letter on the front door of the property advising that if he does not arrange for access to his water meter by June 20, 2024 at 12:00 p.m. the water will be turned off. A motion was made by Kevin Bieber and seconded by Kim Seidel to send a letter by regular first class mail and also post the letter on the front door of the property of Alon Touti located at 33 Rose Virginia Road giving him until June 20, 2024 at 12:00 p.m. to arrange for access to his water meter for an inspection/repair or the water service will be terminated at that time. Kim Seidel – yes; Mark Hoch – yes; Barry Angstadt – yes; Kevin Bieber – yes; Joshua Kratzer – 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) pumped out Meadowview pump station and wet well; and (2) Rogers Mechanical Company installed the ventilation system in the chlorine room.

A report was provided on the operation at the water plant during the month. The following was reported: (1) pumped 3,298,280 gallons for the month; (2) cleaned chlorine solution tank at Well #4; and (3) pressure washed propane tank and building at Well #4.

Incoming communications:

1. Letter dated May 31, 2024 from Yergey.Daylor.Allebach.Scheffey.Picardi providing us notice as an adjoining property owner of Matthew Walker that the Township Supervisors intend to discuss and may act to modify, amend, or remove certain of the deed restrictions, covenants and obligations set forth on the Matthew Walker deed.

Committee reports:

Administrative: Nothing to report.

Finance: Megan Thompson of Herbein+Company, Inc. provided us with the audit report for the year ended 2023 which she reviewed with us. A motion was made by Kevin Bieber and seconded by Kim Seidel to authorize the Chairman and Office Secretary to execute the representation letter by June 14, 2024 if all the members approve of this audit report. Kim Seidel – yes; Mark Hoch – yes; Barry Angstadt – yes; Kevin Bieber – yes; Joshua Kratzer – yes. All in favor....motion carried.

Wastewater Plant: The HVAC system has been completely installed and is working well.

Water Plant: No progress on the tree removal at Well #3, should contact someone to take down trees, check with Met-Ed if they would remove these trees since it involves their electric lines.

MINUTES OF THE JUNE 6, 2024 MEETING CONTINUED

Atty. Allebach said on researching the official files of the Municipal Authority there was no record of a signed Reimbursement Agreement with Earl Township for the Sanitary Sewer Study, the document found was signed by Earl Township officials but not signed by Municipal Authority officials, there was authorization at the August 4, 2022 meeting to sign this agreement, he would recommend that we take action at this meeting to authorize our current board members to execute this agreement. Mr. Mazur said in his file he found a fully executed agreement. Atty. Allebach feels we should reauthorize the signing of this agreement since it was not in the official records of the Authority. A motion was made by Kim Seidel and seconded by Mark Hoch to authorize the Chairman and Secretary to execute the Reimbursement Agreement with Earl Township for the Sanitary Sewer Study. Kim Seidel – yes; Mark Hoch – yes; Barry Angstadt – yes; Kevin Bieber – yes; Joshua Kratzer – yes. All in favor....motion carried. Mr. Mazur said the Earl Township Supervisors plan to meet the week June 10, 2024 to discuss this project and they will then reach out to us.

Atty. Allebach said Andrew C. Rettew and Alison E. Paules-Rettew have signed the Perpetual Water Line Easement and Temporary Construction Easement Agreement subject to the Authority reimbursing their legal expenses of \$800, if we would have had to condemn the property for the easement we would have had to pay them \$1,000. A motion was made by Kevin Bieber and seconded by Joshua Kratzer to authorize the reimbursement to Andrew C. Rettew and Alison E. Paules-Rettew for legal expenses in amount of \$800 for the Perpetual Water Line Easement and Temporary Construction Easement Agreement. Kim Seidel – yes; Mark Hoch – yes; Barry Angstadt – yes; Kevin Bieber – yes; Joshua Kratzer – yes. All in favor....motion carried. Atty. Allebach said the Hoshall easement/condemnation proceedings will be discussed in executive session. Mr. Seidel reported that the Township Supervisors approved the township road crew to provide a temporary road cut/construction entrance to the proposed water storage tank property off of Old State Road with the condition that a firm be hired to perform traffic control, avoid the usage of the Walker property, and the Authority reimburse the township for all labor and materials used for this project. Mr. Mazur will contact Flagger Force for an estimate to perform traffic control for this project. Mr. Seidel said we have not yet received the executed document between Matthew Walker and Met-Ed for the ability to connect electric service from the electric pole located on the Walker property for the proposed water storage tank.

Mr. Mazur said DEP is now allowing affidavits of individuals that could help identify and document service line materials as part of the lead service line inventory. Since Amandus Reichert has extensive knowledge of our water system it was suggested to ask him if he would be willing to sign an affidavit as to the water system service line material. Mr. Angstadt will contact Mr. Reichert to ask if he would be willing to do this for the Authority.

Atty. Allebach said he is still working on the draft of the Rates, Rules & Regulations.

The Fat/Oil/Grease (FOG) inspection program was discussed and Bryer Eshbach said he will make a presentation to the Authority at a later date, we will remove this item from the agenda for now.

MINUTES OF THE JUNE 6, 2024 MEETING CONTINUED

Mr. Mazur said for the Well #1 stormwater runoff protection we should consider to install piping to carry stormwater versus open swale to reduce impact to access drive for farming supplies to Kratzer property, cost for swale work is \$9,578, cost for piping work is \$19,830. It was agreed to discuss this matter in executive session since it involves potential litigation.

Bryer Eshbach presented us with a cellular cost outline which is a comparison with T-Mobile versus Verizon. This information was reviewed and discussed this evening but no action can be taken on this matter since it was not a listed agenda item, it was agreed to table this matter until our next meeting.

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

Michael A. Eshbach	---	3,002.96
Shirley M. Moyer	---	2,004.90
Bryer M. Eshbach	---	2,362.15
Michael A. Eshbach	---	2,571.08
Bryer M. Eshbach	---	2,462.43
Infinisource, Inc.	---	3,472.33
Infinisource, Inc.	---	46.15
Infinisource, Inc.	---	2,195.66
Infinisource, Inc.	---	46.15
Met-Ed	---	2,458.78
Windstream Conestoga, Inc.	---	354.48
Verizon Wireless	---	91.96
Cardmember Service	---	398.95
Stratix Systems, Inc.	---	78.00
Bruce Zuber	---	4,144.00
Gotwals Sanitation	---	750.00
Delaware County Solid Waste Auth.	---	1,988.00
Denali Water Solutions, LLC	---	2,050.00
M.J. Reider Associates	---	2,324.55
Truist Governmental Finance	---	35,430.56
Oley Township	---	153.71
Cardmember Service	---	465.66
Ridge Support Technologies	---	410.95
Dallas Data Systems, Inc.	---	1,200.00
Herbein+Company, Inc.	---	9,500.00
Entech Engineering, Inc.	---	1,270.90
Yergey.Daylor.Allebach.Scheffey	---	<u>5,825.60</u>
TOTAL SEWER BILLS	---	\$87,059.91

MINUTES OF THE JUNE 6, 2024 MEETING CONTINUED

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

Met-Ed	—	\$ 1,091.45
Bryer M. Eshbach	---	51.57
Bryer M. Eshbach	---	1,806.18
Cardmember Service	---	23.59
WBA Automation Division	---	4,287.50
M.J. Reider Associates, Inc.	---	60.00
Douglas A. Haring	---	2,500.00
Yergey.Daylor.Allebach.Scheffey	---	800.00
Entech Engineering, Inc.,	---	1,257.50
David & Ruth Ann Christman	---	100.00
Peoples Security Bank & Trust	---	<u>3,286.48</u>
TOTAL WATER BILLS	—	\$15,264.27

A motion was made by Kevin Bieber and seconded by Barry Angstadt 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.

No public comment was heard.

The next regular meeting will be held Thursday, July 11, 2024 at 7:00 P.M.

A motion was made by Kim Seidel and seconded by Joshua Kratzer to retire to executive session at 8:03 p.m. relative to potential 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 Barry Angstadt to reconvene the meeting at 8:26 p.m. 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 Kevin Bieber and seconded by Mark Hoch to compensate Dennis C. and Laidlie S. Hoshall \$7,700 for the purpose of providing perpetual water line easements and temporary construction easements providing that the Hoshall's agree to the just compensation and that our Solicitor is satisfied that all litigation matters are complete. Kim Seidel – yes; Mark Hoch – yes; Barry Angstadt – yes; Kevin Bieber – yes; Joshua Kratzer – yes. All in favor....motion carried.

MINUTES OF THE JUNE 6, 2024 MEETING CONTINUED

There being no further business, a motion was made by Barry Angstadt and seconded by Joshua Kratzer to adjourn the meeting at 8:28 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