

**MINUTES OF THE REGULAR MEETING
OF THE FREEBURG MUNICIPAL AUTHORITY**

**Approved
Aug 14, 2025**

July 10, 2025

Members Present: Thomas Gingrich, President; William Hoffman, Bruce Blades, John Wiegler and John Reichenbach.

Others Present: Attorney Matthew Cravitz, Craig Ferry, PESI; Jodi Muncer and Wanda Kantz.

Thomas Gingrich, President called the Freeburg Municipal Authority meeting to order.

PUBLIC CONCERNS:

305 East Market Street – Water leak in underground pipe from house to garage, home owner, Jodi Muncer requested some relief from the bill since there were no signs of the leak. She suggested paying half of the \$852.00 bill for 43,000 gallons of water usage. ***William Hoffman made a motion to agree with the suggestion, and the FMA will issue a \$426.00 credit on the account, Bruce Blades seconded and the FMA members unanimously approved the motion.*** Wanda Kantz will issue a revise bill on Monday, July 14, 2025 for \$426.00

The June 12, 2025 meeting minutes were available for review. ***John Reichenbach moved to approve the minutes, John Wiegler seconded, the FMA members unanimously approved the motion.***

The paid bills for July 2025 were presented for review. ***William Hoffman made a motion to approve the July 2025 paid bills, John Reichenbach seconded and the FMA members unanimously approved the motion.***

OLD BUSINESS:

PESI Report – The PESI report for July 2025

- All the monthly DEP reports were submitted on time with no violation
- Prep sanitary survey
- Replaced nitrate pump
- Worked on meter at 306 E. Front Street
- Addressed nitrate alarms with email to DEP
- Manually back washed Nitrate system
- Corrected low CIL2 alarm
- Marked/cleared PA1 Calls
- Shut water off at 207 E Market Street

- Air compressor startup and air compressor repairs completed
- Read meters for Wayne
- Performed quarterly 334-meter calibrations
- Investigated possible water leak
- Prep 2024 CCR
- All regulators are now fully functioning by replacement or repair.

Action Items:

- Filter Items – PLC needs replaced,
 - Revised Quote from Aria Filtra of \$15,896.92
 - PLC cost can be covered by remaining grant #2 funds
 - Ordered, should arrive mid-July 2025
- FPPE – Closeout meeting was held January 30, 2024
 - Waiting for final report
 - Modules Permit –
 - Permit application has been submitted to DEP by March 14, 2025 deadline.
 - Waiting on DEP response
- Modules – Aria Filter took a module to shop to clean and test.
 - Will provide update on condition and weather it is worth it or not to keep and use the old modules.
- Air Compressor #2 –
 - Atlas Copco pricing received, \$7,422.30 (negotiated price)
 - Air Compressor expense to be covered by grant #2
 - Air Compressor has been installed
 - Startup has been completed
- Air Compress #1 – repairs have been made

Water usage for last month: Average GPD: 35,000 Maximum GPD: 44,000

Screen for PLC Quote—Received approval from CFA Grant, purchase will be covered. Aria Filtra submitted a revise PLC quote of \$15,896.92. William Hoffman made a motion to purchase the PLC screen from Aira Filtra at a cost of \$15,862.92; Bruce Blades seconded, the FMA members unanimously approved the motion (April 10, 2025). Wanda Kantz has submitted the order for the new PLC screen to Aria Filtra. New PLC should arrive mid-July 2025.

Air Compressor #2 Quote— Received approval from CFA Grant, purchase will be covered. Thomas Gingrich has been in contact with the vendor and has negotiated two options for the purchase of air compressor #2. After review of the options, John Reichenbach made a motion to proceed with option #1, for purchasing air compressor #2 at a cost of \$7,422.30, John Wiegler seconded and the FMA members unanimously approved the motion (March 13, 2025). Wanda

Kantz submitted the purchase order for air compressor #2, the air compressor #2 has arrived and has been installed. Start-up scheduled for June 13, 2025

DEP Inspection – December 9, 2024 – During the recent DEP inspection, the Authority was issued a violation for failure of a public water system to obtain a permit for the filter plant recent upgrades and added filters. Also, we are cited for violation deemed to be significant deficiencies for not having a filter to waste connection. Josh Owen presented a quote for supplies for this repair from L/B Water of \$1,915.20. According to DEP we do not have to amend our operation permit for this repair. William Hoffman made a motion to approve the repairs upon written approval from DEP that we will not have to amend our operation permit for this issue, Bruce Blades seconded, and the FMA members unanimously approved the motion (November 14, 2024). Josh Owen will work on getting written approval for this repair and the scheduled the repairs. William Hoffman made a motion for Attorney Cravitz to send a letter to DEP requesting clarification and possible exemption for the need to submit a permit, when no operation parameters have changed with the addition of the two new membranes except for the number of membranes, John Reichenbach seconded and the FMA members unanimously approved the motion (Jan 16, 2025). Attorney Cravitz drafted a letter to DEP for Josh Owens and Josh Satteson to review before submission to DEP. Josh Satteson will continue to work on the permit application in case it is still needed after the DEP response. The estimated cost of the permit application fee from HRG is \$3,000.00. John Reichenbach made a motion to approve the application process so if needed we are prepared, John Wieggle seconded and the FMA members unanimously approved the motion (Jan 16, 2025). Josh Satteson will continue to work on the permit application. Deadline for NOV completion is March 14, 2025. Attorney Cravitz email a letter to DEP January 22, 2025, waiting on a response from DEP, DEP responded that a permit is still required, Josh Satteson will submit the completed permit application due the due date of March 14, 2025.

Nitrate Level Issues

Line of Credit – Current line of credit balance is \$95,000.00. Construction loan end date is October 5, 2026. Starting January 2025, the FMA will begin making \$2,500.00/month payment on the principal plus interest due.

Nitrate System Brine Pump, Back-up – There is currently no back-up nitrate brine pump in our supply. A new back-up pump is needed. ***John Wieggle made a motion to purchase a new back-up brine pump at an estimated cost of \$850.00, John Reichenbach seconded, and the FMA members unanimously approved the motion.*** Wanda Kantz will order the back-up brine pump.

Air Compressor #1 - Air Compressor #1 (Atlas Copco compressor) was not working, technician from the company came out and stated that he has never seen this issue before on a new air compressor, suggesting a part defect. This air compressor is one month out from the 1-year manufacturer's warranty, replacement part will cost \$2,516.04. The air compressor is temporarily fixed for now. Thomas Gingrich suggested contacting Atlas Copco regarding

this issue and asking them to repair this air compress under good will due to it not being an issue caused by the use of the unit, instead it is due to a defective part. Thomas Gingrich has been on contact with Atlas Copco regarding air compressor #1 repairs, after discussion and negotiation, Atlas Copco will cover the repairs needed for air compressor #1. Repairs to air compressor #1 will be made when air compressor #2 is installed and started up on June 13, 2025. Invoiced amount for the repair is \$1,545.36 the agreed upon amount from email conversation.

Second PA Small Water & Sewer Grant Application #2– The Freeburg Municipal Authority has received a \$80,000.00 grant.

New quotes from AriaFiltru on May 9, 2024, are less than the original quotes received from Pall Corp. The new quote from AriaFiltru for the membranes was \$48,000 including installation service. This quote was approved at the May 16, 2024 FMA meeting.

- Thomas Gingrich made a motion to purchase the equipment from AriaFiltru at a cost of \$48,000, including installation, Bruce Blades seconded the motion, the FMA members unanimously approved the motion (6-13-2024).
- Joseph Volinski made a motion to authorize Wanda Kantz to sign AriaFiltru order documents, Bruce Blades seconded and the FMA members unanimously approved the motion (July 11, 2024). All parts have been ordered.
- **Air Compressor #2** can be reimbursed under grant #2 as a micro purchase as long as it comes from a Costars approved vendor. Revised quote from Altas Copco for air compressor #2 is \$7,422.30. Received approval from CFA Grant, purchase will be covered.
- **Membrane Operations Panel Display** – The membrane operations panel display has died. Replacement quote from Aria Filtra is \$22,163.73. Received approval from CFA Grant, purchase will be covered. Contacting supplier for additional information and possible assistance with decreasing expenses of this replacement. PLC screen has been ordered, should arrive by mid-July 2025. Revised cost of PLC screen \$15,896.92 will be submitted to Grant #2.
- **pH Meter** – The SC2000 pH Meter needs to be replaced, it cannot be calibrated anymore. Quote from Hack Controls is \$6,410.00. Received approval from CFA Grant, purchase will be covered. New pH meter has been approved, ordered and installed.
- Received \$42,624.00 in reimbursement from grant #2.
- **Remaining balance for reimbursement on grant #2 is \$25,376.00**

System Water Leaks – No current leaks have been detected.

Source Water Protection Plan– The complete Source Water Protection Plan has been reviewed. The approval of this plan has been shared with the community.

2025 Steering Committee Meeting – The committee met Tuesday, February 25, 2025 at

2:30 pm. The 2025 report has been submitted and accepted by DEP

Water Shed Grant Program - Snyder County Conservation District does not have enough money available to help with the water shed project at the well site. Joshua Satteson suggested the FMA apply for a 319 Water Shed Grant. Joshua Satteson will start helping Wanda Kantz on the application process, for an October 2025 submission.

****BJE Realty no longer owns land where the abandoned wells are located, property sold to solar panel company, per an email from Bill Robinson.**

American Tower Discussions – American Tower has requested an Approval and Authorization for a sublease for additional customers access to the tower site. After discussion, it was decided to send a reply to American Tower for clarification of who the new customer will be and this issue will be reviewed at the August 14, 2025 meeting.

Holes in Reservoir Roof – There are some holes in the plastic panels on the roof of the reservoir. This issue will be discussed at a future meeting.

Water System Replacement Priorities Committee - The Committee includes Thomas Gingrich, William Hoffman, HRG representative and a PESI representative, Joshua Owens.

Joshua Satteson presented updated cost estimates for system wide repairs of the water lines and connections. Current estimated is 5 million dollars. Larson Design can provide technical assistance for developing a phased plan for the upgrades. Thomas Gingrich suggested creating a committee to review option for water line improvements and prioritizing projects. Josh Satteson has developed a phased capital improvement plan at a total cost of \$5,109,000,

- Penn vest can offer a 60% grant with a 1%fixed interest rate for 20 years.
 - For a PennVest Grant/Loan design must be completed and permits must be in hand to apply.
- USDA is currently offering a 30 years loan at 3.25%
- The H2O program is not going to funded for 2024 per governmental sources.
- The Freeburg Community doesn't qualify for CDBG Grant money, due to the median household income being too high. Survey completed in 2025 is good for 5 years.
- To complete a system design it will take 1 to 2 years, at an estimated cost of \$200,000 to \$250,000.00.
 - Permits alone would cost \$45,000.00 (estimated)
- 2023 Project to finish Front Street to South Street and replace the main serviced line from the Reservoir was estimated at \$720,000.00. Projected current cost increase of 10-15% for 2024 costs
- 2023 Reservoir Hill and Market Street project was estimated at \$2,138,000.00. Projected current cost increase of 10-15% for 2024 costs

- CDBG money can be used for Planning & Design.
- Local Share Account – The State Local Share Account is a possible funding source for engineering cost for the water replacement project. Josh Satteson and Wanda Kantz will research this funding source further. There is a 1 million max on this grant.
 - Thomas Gingrich made a motion to approve Wanda Kantz to submit an application on the FMA's behalf, William Hoffman seconded and the motion was unanimously approved by the FMA members. (Oct 10, 2024)
 - Wanda Kantz is planning on submitted a grant request for 1 million dollars of the total project cost of \$1.7 million.
 - Cost of the grant application is \$100.00
 - Submission deadline is November 30, 2024.
 - John Reichenbach made a motion to authorize Thomas Gingrich and Wanda Kantz as authorized Officials for the grant application, Bruce Blades seconded and the FMA members unanimously approved the motion.
 - Wanda Kantz will submit the grant application the week of November 25th
 - LSA Grant is in the review process.
- The Authority will not qualify for a federal Public Works Grant Program as a possible source of funding for the project.
- Penn DOT's next paving project for Route 35/Market Street is scheduled for 2030, a micro surfacing project.
- Working with Quay Schapple, from Larson Design on planning and permitting planning through a grant from PennVest for technical assistance.
- If the FMA receives no grants, we will have to look into financing the projects through PennVest. To apply to PennVest we will need to have the project design and permits completed. A possible line of credit will be needed to completed the project design and permits.
- Wanda Kantz and Josh Satteson are working on submitting an Appropriations Request for funding through Senator "GT" Thompson's and John Fetterman's offices for 2026, requests not forwarded to the next round of review. Will try to submit again for the 2027 budget season.

Lead & Copper Service Lines Inspection – Service lines for customers need to inspected by October 2024 for lead and copper pipes according to DEP and Federal mandates. **There are 2 suspected lead service lines.** Lead & Copper Service Line Inspection report has been submitted. Current, PESI and Wanda Kantz are working on service line remediation issues with property owners, and scheduling review inspections. All property owners have been contacted regarding issues; one property still needs to be re-inspected. **All water service line issues have been resolved.**

Water Meter Replacement Project – The FMA would like to start planning to replace water meters in future budgets, due to most meters being at least 20 years old. Meter replacements would cost an estimated \$300 per meter. This project will be discussed in the future again.

Pipe Bursting– Thomas Gingrich commented that he has been investigating a new process for replacing water lines called Pipe Bursting. He requested that Josh Satteson look into this process for a possible water line replacement project in the future.

2025 CFA Grant Application Period Open (CFA Grant #3)– Josh Satteson suggested applying for another CFA grant to replace the water line on North South Street due to the fact there have been two major leaks in this area over the last few years between Market Street to Academy Road. Wanda Kantz and Josh Satteson will work on completing the North South Street Water Line Replacement project application.

- **Two Options were presented:**
 - **Option #1** – Replace water line from Market Street to New Market Street at an estimated cost of \$323,000.00
 - **Option #2** – Replace water lines from Market Street to Academy Road at an estimated cost of \$425,000.00.
- William Hoffman made a motion to approve option #2; replacing water line from Market Street to Academy Road at an estimated cost of \$425,000.00; John Wiegler seconded and the FMA member unanimously approved the motion. (April 10, 2025)
- Property Ownership & Maintenance Letter - William Hoffman made a motion to approve the property ownership & maintenance letter for grant #3 application, John Reichenbach seconded and the FMA members unanimously approved the motion. (April 10, 2025)
- Funding Commitment Letter for Grant #3 Application – William Hoffman made a motion to approve the funding commitment letter for grant #3 application of \$63,750.00; John Reichenbach seconded and the FMA members unanimously approved the motion. (April 10, 2025)
- Resolution 2025-1 – John Reichenbach made a motion to approve the PA Small Water and Sewer Program Grant program grant application for \$425,000.00; John Wiegler seconded and the FMA members unanimously approved the motion. (April 10, 2025)

2024 FMA Audit – The 2024 FMA audit files will be sent to the accounting firm of Wagner, Dreese and Elsasser to have the 2024 audit completed. Accountant is currently working on the 2024 audit.

Senate Appropriations Request – Wanda Kantz and Josh Satteson have submitted appropriations request through Senator “GT” Thompson’s office and Senator John Fetterman’s offices for the 2026 appropriations request. John Reichenbach made a motion to approve the appropriations request on the FMA’s behalf, William Hoffman seconded the motion and the FMA members unanimously approved the motion. (April 10, 2025) Both appropriations requested have been submitted. The FMA has not had any response regarding these appropriations requests, being moved on to the next phase of consideration. Wanda Kantz will attempt to submit these requests again in 2026, for the 2027 budget.

Well Shed Repairs – The shed that protects the current wells in need of repair. Thomas Gingrich has estimated he can make the needed repairs at an estimated cost of \$1,200 - \$1,400.00. He will donate his labor time for this project; he just wishes to be reimbursed for the cost of materials. John Reichenbach made a motion to approve the repairs at a cost of no more than \$1,400.00, John Wiegler seconded and the FMA members unanimously approved the motion (June 15, 2025). Thomas Gingrich will start working on this project in July 2025.

Cameras at Water Treatment Plant – The FMA members discussed that installing camera at the water treatment plant would be a good idea. This project will be discussed at a future FMA meeting.

Fire Protection Options– Possible solutions to help with water pressure issues when hydrants are opened will be discussed at a future meeting when Josh Owens and Josh Satteson are in attendance for their ideas.

Right to Know Request – The Municipal Authority has received a right to know request from Michael B. Smith Esquire for all documents relating to drinking water testing performed; all documents related to drinking water quality (including reports, results, memoranda, correspondence including emails, notes summaries, notices and all other documents from January 2024 to present and all documents relating to the February 2025 boil water advisory, including but not limited to documents that were consulted that led to the decision to issue the advisory. Thomas Gingrich ask Attorney Cravitz explain for the benefit of the newer FMA members that the FMA members and officers are covered under the general liability insurance for the authority against any law suits from this type of request of information or other possible litigation. Attorney Robert Cravitz assured the FMA members that they are cover from any liability against law suits for Authority actions or decisions. The FMA received notice of possible litigation from the complainant’s attorney. **No updates currently on this issue.**

CORRESPONDENCE: None

NEW BUSINESS –

Dry Hydrant on East Front Street at Bridge near Kevin Hoover’s – The fire company is in the process of reviewing the installation of a dry hydrant at the bridge near Kevin Hoover’s on East Front Street in Washington township. This issue will be discussed and reviewed in more detail at future meetings.

Meter Reader Position Discussion – After suggestions from Freeburg Borough Council members to re-hire Wayne Enders as the FMA meter reader, and to train Rob Heddens as a back-up meter reader, *William Hoffman made a motion to rehire Wayne Enders as the FMA meter reader and to train Rob Heddens as a back-up meter reader, John Reichenbach seconded and the FMA members unanimously approved the motion.* Tom Gingrich will talk to Wayne Enders about his rehiring and training Rob Heddens. Wanda Kantz

will notify Ian Owens that his services are not needed as of this recent decision.

Water Usage Unit – The water usage units will be discussed at a future meeting.

Combination Lock Boxes for Water Treatment Plant Keys – Due to the fact that the new keys for the gate lock have been hanging on the fence in plain sight. Thomas Gingrich suggests getting Lock Boxes to store the keys in to help protect the Water Treatment plant. ***John Reichenbach made a motion to purchase two lock boxes for FMA facility keys; one for the water treatment plant and one for the reservoir, Bruce Blades seconded the motion and the FMA members unanimously approved the motion.*** Thomas Gingrich will order the lock boxes and install them at the two locations. It is imperative that the lock boxes lock combination dials be spun after each use to protect the facility from any type of vandalism. PESI staff has been notified about the importance of protection our water facility's any type of vandalism.

Update Meter Reading Date for the Remainder of 2025 – Thomas Gingrich suggested changing the meter reading dates for the remainder of 2026 to include 4 dates for the reading to be completed incase of scheduling conflicts and weather issues. Revised meter reading dates are list below:

3rd Quarter – September 15 to 18, 2025 (revised)

4th Quarter – December 15 to 18, 2025 (revised)

Thomas Gingrich made a motion to approve the revised 2025 meter reading dates, Bruce Blades seconded an the FMA members unanimously approved the motion.

Wanda Kantz will revise the remaining 2025 meter reading dates. Thomas Gingrich will notify Wayner Enders of the date changes.

Meter Eye Location Changes – There are several properties that have meter eyes inside of fence and moved to inconvenient locations due to building improvements, and they need to be moved to make meter reading easier. Josh Owens will come up with and estimated surcharge amount for property owner to pay for the move of the meter eye to a new location out side of the fenced area or improper location. This issue will be review at the August 14, 2025 meeting with a resolution to be past to solve this issue.

AMENDMENTS TO THE AGENDA – No Amendments to the agenda were made.

AUTHORITY MEMBERS/EMPLOYEE CONCERNS –

Overlook Suggested on Reservoir Hill Road – A community resident suggested having an overlook of the valley and Freeburg from the Reservoir Hill Road area. After discussion, to protect the public water supply the FMA members feel this in not a good idea to place an overlook on the FMA property in the area.

Water Discharge 201 East New Market Street Along Creekbank– The FMA was made

aware of water being discharged close to the stone wall along the creek back at 201 East New Market Street, the water was tested for chlorine and no chlorine was found. This issue appears to be a storm water issue and will be referred to the Freeburg Borough Council for discussion.

William Hoffman made a motioned to adjourn, Bruce Blades seconded, the motion carried. The Freeburg Municipal Authority's meeting was adjourned at 8:01 pm.

The next FMA meeting will be **Thursday, August 14, 2025 at 7 pm.**

Respectfully Submitted,
Wanda Kantz, Secretary
Freeburg Borough / Freeburg Municipal Authority Secretary/Treasurer

2024-2025 FMA officers are:

Thomas Gingrich, President

Bruce Blades, Vice-President

John Reichenbach, Treasurer

Wanda Kantz, Recording Secretary & Assistant Treasurer.

The 2025 meter reading dates will be as follows:

1st Quarter – March 17 & 18, 2025

2nd Quarter – June 16 & 17, 2025

3rd Quarter – September 15 to 18, 2025 (revised)

4th Quarter – December 15 to 18, 2025 (revised)