

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

Approved April 14, 2026

March 12, 2026

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

Others Present: Attorney Matthew Cravitz, Joshua Owens, OPS, LLC; and Wanda Kantz.

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

PUBLIC CONCERNS: None

The February 12, 2026 meeting minutes were available for review. *John Wiegler moved to approve the minutes, John Reichenbach seconded, the FMA members unanimously approved the motion.*

The paid bills for March 2026 were presented for review. *John Wiegler made a motion to approve the March 2026 paid bills, John Reichenbach seconded, the FMA members unanimously approved the motion.*

OLD BUSINESS:

OPS, LLC Report – Report for March 2026

Completed Tasks

- Routine daily operation
- Monthly reports submitted
- Meter work for 305 East Front Street
- Meter work for 205 East Market Street
- Low chlorine alarm callout
- Leak detection (2/11, 2/12, 2/13)
- Lock out for 100 East Market Street shutoff
- PA One Calls (14 total) for PP&L
- Quarterly Calibrations, CIP
- Hach Service Completed (3/5)

Ongoing Tasks:

- **Ongoing water leak, PRWA contacted, Waiting for schedule**
- **Annual Water Supply Report preparation**
- **CHN heater needs installed**
 - Have heater

- Needs to be installed, several hour job to install, brine tank needs to be drained
- **FPPE** – Still waiting for report from Closeout meeting that was held January 30, 2024
- **Filter 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.
 - Josh Owens to follow up on this issue with Aria Filtra
 - Aria Filtra has not had time to check filters yet
 - Josh Owens will continue to check status monthly
- **Academy Street Meter installation** – working on scheduling installation

Identified Items/Tasks

- **Heater at water plant**
- **Exhaust fan in chemical room**
 - Thomas Gingrich to look at exhaust fan issue
- **Doors to chemical room**
- **Scrap old air compressors**
 - This will be discussed at a future FMA meeting.
- **Empty chemical barrels and water treatment plant and WWTP**

Water usage for last month: **Average GPD: 46,000** **Maximum GPD: 67,000**
Current average raw water nitrate level is 2.16

Meter Issues Being Worked On:

- **104 East New Market Street** – Meter pod needs to be moved, outside fences area. Owner had been notified.

System Water Leaks – There is currently an approximately 8,000/day water leak within the system. A water leak has been detected at the carnival grounds area; water has tested positive for chlorine. Pa Rural Water (PRWA) has been contacted to schedule the utilization of their leak detection equipment, they are saying that they will be in the area the first week in April, hopefully. Thomas Gingrich suggested having PRWA scheduled for leak detection twice a year in the borough, March/April and Fall. On Thursday, March 19th additional investigation will be completed to determine the exact area of the leak.

Pace Analytical Issue – The FMA has received a letter from Pace Analytical Service that they have identified gaps in traceability and certain quality control measures associated with specific historical analyses. DEP is aware of these issues and they are investigating. The issues are involving samples from 2023-2025, results have been invalidated, this will result in repercussions on the lab itself. **According to DEP the FMA will have no issues regarding this problem per Joshua Owens, OPS, LLC.**

Drought Watch – Snyder County has been included in the most recent drought watch report. Josh Owens suggests enacting voluntary water conservation measures, part of this policy is to post a voluntary water conservation notice for borough residents. Thomas Gingrich made a motion to post the voluntary water conservation notice on the borough website, Facebook, the post office and at the borough office, and on the Hyper-Reach system; William Hoffman seconded and the FMA members unanimously approved the motion (1/15/2026). Drought Watch Notice has been posted on Borough Website, Facebook, at the Post Office & Borough Bulletin Board, and through the Hyper Reach system. **The draught watch will stay in effect until Snyder County notifies the FMA differently.**

300 East Academy Road – It has been made aware to the FMA, that the FMA is providing public water to this address, water has tested positive for chlorine. There are no connections noted on any of the water systems maps, but the water supply line from the filter plant goes across behind the residence and connects on Academy Road and Willow Street. The deeds for this property have been reviewed and there is not mention of water service to this property. John Reichenbach made a motion to send a letter to the property owner regarding the water issue at this address and inform them that a water meter will need to be installed and water usage will be bill from now on, Bruce Blades seconded, and the FMA members unanimously approved the motion (12-11-2025). Attorney Matthew Cravitz sent a letter to the property owner, BJE Realty regarding these issues. BJE Poultry has contacted the borough office to schedule installation of a water meter. Craig Ferry will determine what materials are needed for the installation, installation will be completed before the March 16-19, 2026 meter reading dates. This property will be bill for the base rates for water service for the 1st quarter of 2026. The property owners would like a letter sent to DEP stating that water service is provided to the property by the FMA, per Attorney Matthew Cravitz. ***John Reichenbach made a motion to authorize Attorney Cravitz to draft and send such a letter, John Wiegler seconded and the FMA members unanimously approved the motion. Attorney Cravitz will draft and send the letter.***

Line of Credit – Current line of credit balance is **\$77,500.00**. Construction loan end date is October 5, 2026. Starting January 2025, the FMA began making \$2,500.00/month payment on the principal plus interest due. Matthew Cravitz will look into refinance options for the remaining balance, est balance of \$60,000.00, over a 2-year period.

2026 Source Water Protection Meeting – The 2026 Source Water Protection Committee Meeting was held, Tuesday, February 3, 2026. 2026 report has been submitted.

American Tower Discussions – **Current lease agreement ends August 23, 2039.** The FMA has received an email from the new lease administrator, Bryan Miller, regarding ATC's Right of First Refusal (ROFR) language program. This program offers a \$5,000.00 signing bonus for the signing of a ROFR with ATC. Attorney Cravitz sent a counter offer to American Tower for an \$8,000.00 signing bonus for the ROFR. American Tower approved the counter offer.

Motion #1 - John Reichenbach made a motion to approve the ROFR at the \$8,000 signing bonus, William Hoffman seconded and the FMA member unanimously approved the motion.

(1/15/2026)

Motion #2 - John Wiegler made a motion to authorize Thomas Gingrich to sign the ROFR documents, John Reichenbach seconded and the FMA member unanimously approved the motion (1/15/2026).

Wanda Kantz will contact American Tower regarding the approval and get the finalized documents for Thomas Gingrich, FMA president to sign.

All documents have been signed and returned to American Tower, waiting on payment for ROFR.

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

- 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 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 estimate 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 estimate for Reservoir Hill and Market Street project was estimated at \$2,138,000.00. Projected current cost increase of 10-15% for 2024 costs
- **2025 Statewide LSA Grant Application –**
 - Authorized Official Resolution (AOR)– an Authorized Official Resolution for the 2025 LSA grant application needs to be approved. Thomas Gingrich made a motion to approved the 2025 AOR for 2025 LSA grant, John Wiegler seconded and the FMA members unanimously approved the motion (11-13-2025).
 - Wanda Kantz submitted the 2025 LSA grant application by Nov 20, 2025.
 - Grant requires no match
 - Our 2025 LSA Statewide grant application has been forwarded on to the next round of review.
- 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.

- 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.
- Thomas Gingrich commented that it may be in the FMA's best interest to start checking into grant/loan options with PennVest, due to the fact that the FMA has not received any grants recently. Possible options are to pay off the construction loan and then apply those funds toward a PennVest grant/loan offer for system improvements. Possible 60/40 grant/loan options were discussed previously with the PennVest representatives.
- Joshua Satteson commented about the CDBG Compleitive Grant Program, their #1 priority is water and sewer project. This grant project just closed on Feb 6, 2026. We can begin planning for the 2027 grant application window. All projects must be shovel read at the time of application, meaning all design and permits must be completed before you can make the application.
- Water Infastrusture grants are also available, minimum project cost of 5 million dollars with up to a 49% match and loans for up to 35 years.
- PennVest offers a revolving loan program with interest rates of 2.4% for grant/loan programs.

Lead & Copper Service Lines Inspection – Service lines for customers have been inspected for lead and copper pipes according to DEP and Federal mandates. **There is 1 suspected lead service line yet to be investigated.** Lead & Copper Service Line Inspection report has been submitted. All property owners have been contacted regarding issues; all 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 Slurification Process– Thomas Gingrich commented that he has be investigating a new process for replacing water lines called Pipe Slurification. He requested that Josh Satteson look into this process for a possible water line replacement project in the future.

Senate Appropriations Requests –

- Wanda Kantz has submitted a request in 2026, for the 2027 budget. The project that will be submitted for this request will be water line replacement on New Market Street from Whitetop road to the bridge by Willow Street. This request has been submitted to Representative Glen “GT” Thompson’s office and Senators John Fetterman and Dave McCormick offices also, by March 19, 2026.

Holes in Reservoir Roof – There are some holes in the plastic panels on the roof of the reservoir. Thomas Gingirch evaluated the reservoir roof; the roof is leaking at the light panels along with some other areas where screws are leaking. William Hoffman received a quote from Weatherproof Roofing, Inc. of \$2,980.00 to repair the damaged roof panels. John Reichenbach made a motion to approve the \$2,980 for the quoted repairs and up to an additional \$520.00 for additional repairs not to exceed \$3,500.00 for the total project. John Wiegler seconded and the FMA members unanimously approved the motion (2-12-2026). Wanda Kantz drafted a letter to the contractor, stating the FMA approval and addition work requested.

Cameras at Water Treatment Plant – After discussion, pricing will be obtained for 2 or 3 cameras on the outside of the building for security purposes. Thomas Gingrich and John Reichenbach will work getting pricing for the next FMA meeting, April 16, 2026.

PenTeladata Internet Service for Water Treatment Plant – Wanda Kantz is working on getting pricing for a PenTeladata internet connection at the water treatment plant.

New Water Meter Readers – With the change of water meters being used in the borough to Neptune meters, there is an issue with the new meter not being able to read by our existing meter reader. Wanda Kantz and Joshua Owens were both promised that our current meter reader would work with the new meters and they do not. The regional sales manager from Rio Supply, William Kasper is working to help find a solution to this issue. Quoted cost of a new Neptune Pocket ProReader is \$1,150.00. After further communication with William Kasper, he is able to offer one new meter reader at a cost of \$400.00, with the purchase of a second meter reader in Spring 2027 at a cost of \$650, plus reducing our meter pricing by 3% and hold off any price increases until July 2027. After discussion, *John Reichenbach made a motion to approve this offer from Rio Supply sales manager William Kasper, William Hoffman seconded and the FMA members unanimously approved the motion.* Wanda Kantz will contact William Kasper regarding the FMA members approval of the offer.

CORRESPONDENCE: None

NEW BUSINESS: None

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

AUTHORITY MEMBERS/EMPLOYEE CONCERNS –

John Weigle made a motion to adjourn, William Hoffman seconded, the motion carried. The Freeburg Municipal Authority's meeting was adjourned at 7:45 pm.

The next FMA meeting will be **Thursday, April 16, 2026 at 7 pm.**

Respectfully Submitted,

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

2026-2027 FMA officers are:

Thomas Gingrich, President

Bruce Blades, Vice-President

John Reichenbach, Treasurer

Wanda Kantz, Recording Secretary & Assistant Treasurer.

The 2026 meter reading dates will be as follows

1st Quarter – March 16 to 19, 2026

2nd Quarter – June 15 to 18, 2026

3rd Quarter – September 14 to 17, 2026

4th Quarter - December 14 to 17, 2026