

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

| |
|----------------------------------|
| Approved May 14, 2026 |
|----------------------------------|

April 16, 2026

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

Others Present: Attorney Matthew Cravitz (via phone), Craig Ferry, OPS, LLC; and Wanda Kantz.

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

PUBLIC CONCERNS: None

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

OLD BUSINESS:

OPS, LLC Report – Report for April 2026

Completed Tasks

- Routine daily operation
- Monthly reports submitted
- Water shut-off at 4 West Front St (Raymond Walter, Jr.)
- Hach Nitratax Service
- Installation of new meter at 305 Academy Road
- Annual Water Supply Report, preparation and submission
- Marked PA One Calls
- Chlorine meter calibrations
- Leak detection at Whitetop Road
- Leak detection at Baseball field
- PRWA leak detection (April)
- Leak fixed at 8 East New Market St (April)

Ongoing Tasks:

- **Leak at service lateral 315 East New Market St**
- **Additional PRWA leak detection**
- **Begin CCR preparation**
- **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

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.

Water usage for last month: Average GPD: 47,000 Maximum GPD: 58,000

Meter Issues Being Worked On:

- **104 East New Market Street** – Meter pod needs to be moved, outside fences area. Owner had been notified. **Issue Resolved**
- **12 East Church St** – Meter eye not reading. **Issue Resolved**
- **305 East Academy Road** – New meter has been installed, property owner billed for 1st quarter 2026 service and for the meter horn, new meter and parts. **Issue Resolved**

System Water Leaks – There is currently an approximately 8,000/day water leak within the system. 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.

- **8 East New Market Leak** was detected, leak was on the lateral service line from main to curb stop, not the main line. Leak was repaired April 8, 2026
 - Gutelius bill \$3,418.38
 - L/B Water \$1,403.15
 - **Current Total \$4,821.53**
- **315 East New Market Street** leak detected, leak is in the service line after the curb shut-off, so it is a property owner issue. Wanda Kantz will contact the homeowner regarding a time line for repair. Property owner will be notified that there is a 3-week time limit for the repairs, so repairs should be completed by May 7, 2026.

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. **The FMA received email notification from DEP that the department does not intent to take enforcement actions at this time, DEP considers this issue resolved and is not requiring any additional actions nor public notification.**

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.**

Nitrate Removal System – After review of the system requirement, Joshua Satteson stated that when the raw water nitrate levels are lower, the system will process water at a lower percentage based on the nitrate levels.

Line of Credit – Current line of credit balance is **\$72,500.00**. 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.

- **Resolution 2026-2 – Authorizing the Refinance of Loan #411180044 – *John Reichenbach made a motion to approve Resolution 2026-2; Refinancing of Loan #411180044, Bruce Blades seconded and the FMA members unanimously approved the Resolution.*** Wanda Kantz will get a copy of the resolution to Attorney Cravitz for Central Penn Bank & Trust.

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 the authorize Thomas Gingrich to sign the ROFR documents, John Reichenbach seconded and the FMA member unanimously approved the motion (1/15/2026).

All documents have been signed and returned to American Tower. **Payment of \$8,000 was received April 9, 2026.**

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
- 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 Completeive 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.

2025 Statewide LSA Grant Application –

- Authorized Official Resolution (AOR)– an Authorized Official Resolution for the 2025 LSA grant application needs to be approved. Thomas Gingriach 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.

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. **The appropriations request submitted to Glen “GT” Thompson’s office was selected as one of the twenty (20) project Representative Thompson is send on to be considered for funding.**

Holes in Reservoir Roof – There are some holes in the plastic panels on the roof of the reservoir. Thomas Gingrich 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. **FMA Secretary has tried to contact the contraction several time with not response, William Hoffman will contact the contractor regarding the project timeline.**

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 a future FMA meeting.**

PenTeledata Internet Service for Water Treatment Plant – Wanda Kantz is working on getting pricing for a PenTeledata internet connection at the water treatment plant. PenTeledata has been to the treatment plant and completed testing for service installation.

CORRESPONDENCE: None

NEW BUSINESS:

Review of Cost for Customer for Services – Thomas Gingrich and Wanda Kantz will be working on updating the customer costs for FMA services. **This cost review will be presented at the next FMA meeting, May 14, 2026.**

Washington East & West Energy Public Information Meeting – There will be a meeting held by Brookfield Renewable U.S. to discuss the solar field projects being developed in the area. The meeting will be held, **Wednesday, April 29, 2026 from 5:30 to 7:30 pm**, at the Freeburg Community Building Gymnasium.

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

AUTHORITY MEMBERS/EMPLOYEE CONCERNS –

William Hoffman – Commented about a borough issue, he would like the barricades on the East Front Street bridge move so a lawn mower will fit through, as to not have to drive his lawn mower onto Market St. This issue will be discussed at the next borough council meeting.

PA Rural Water (PARW) – PARW will be back in town next week to help do more leak detection, per Joshua Owens.

John Reichenbach made a motioned to adjourn, John Wieggle seconded, the motion carried.
The Freeburg Municipal Authority’s meeting was adjourned at 7:55 pm.

The next FMA meeting will be **Thursday, May 14, 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