

MINUTES OF THE REGULAR MEETING OF THE FREEBURG MUNICIPAL AUTHORITY

Approved
Oct 15, 2026

September 10, 2026

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

Others Present: Attorney Matthew Cravitz, Craig Ferry, OPS, LLC; Joshua Satteson, HRG; and Wanda Kantz.

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

PUBLIC CONCERNS: None

The August 13, 2026 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 September 2026 were presented for review. *John Wiegler made a motion to approve the September 2026 paid bills, John Reichenbach seconded, the FMA members unanimously approved the motion.*

OLD BUSINESS:

Owens Professional Solutions, LLC Report – Report for August 2026

Completed Tasks

- Routine daily operation
- Monthly reports submitted
- Quarterly HACH service tech/calibration
- Mark lines for Willow and New Market Street bridge projects
- Edit Pa One Call maps
- Collected SOC samples
- Filter bed reports for DEP inspection
- Quarterly CIP/Calibrations/Alarm checks
- Turn water on at 206 East Church Street
- ERP, O&M, Draught Contingency update for DEP inspection.

Ongoing Tasks:

- **Updating documents for upcoming DEP inspection (9/28)**
- **PennTeleData (PTD) internet installed**, waiting to port telephone over to new system for callouts (9/17/2026)

Identified Items/Tasks

- **Exhaust fan in chemical room** - Thomas Gingrich to look at exhaust fan issue
- **Doors to chemical room** – Thomas Gingrich to looking painting the doors.
- **Scrap old air compressors**

Water usage for last month: Average GPD: 34,000 Maximum GPD: 51,000

Nitrate Level – Current raw water nitrate level – 4.58 mg/L, finished lever must be below 8.0 mg/L

Meter Reading Issues Report - 2nd quarter 2026. There were 6 meters that issues were noted when the meters were read for the 2nd quarter 2026 bills. All meter addresses were reviewed and the operators will be working on resolving the meter reading issues before the 3rd quarter water meter readings on September 14 to 17, 2026.

Inaccessible Meter Eyes – There were several water meter eyes that were inaccessible when the meters were read for the 2nd quarter 2026 bills. A report was presented to the FMA members for review and discussion. The property owner will be given notice that they need to make the meter eye accessible to the FMA meter readers. If the issue is not resolved by the 3rd quarter meter reading, those customers will have their water billings averaged over the last three (3) quarters and then an additional 50% will be assessed to their bill, this additional amount will not be refunded or credited to any future bills (non-refundable). This will continue until the water meter eye issue is resolved. Letters have been mailed.

Solar Field Project – Washington East & West Energy Public Information Meeting was held on Wednesday, April 29, 2026 from 5:30 to 7:30 pm. Thomas Gingrich attended and shared his concerns regarding the impact this project could have on our public water supply, wells and water treatment plant. Attorney Cravitz sent a letter to the project developers, Brookfield Renewable US regarding the FMA's concerns and asking for additional information regarding this project. A public informational meeting was held Monday, June 30, 2026 at 7 pm at the Community Center, with 50 people in attendance. The Borough Council and the FMA would like to see Brookfield Renewable US provide a bond to help protect the community if there is any water runoff or contamination damage to the wells and/or treatment plant in the future. A second community solar field meeting was held, Thursday, July 30, 2026 at 6 pm, with representatives from Brookfield Renewable US in attendance to answer questions, over 100 community members were in attendance. The FMA & Borough Council have drafted a proposal/agreement for Brookfield Renewable US to review. John Reichenbach made a motion to authorize Thomas Gingrich as the FMA contact person for negotiation with Brookfield Renewable US for this proposal/agreement contingent upon the FMA members approval of any final proposal/agreement with Brookfield Renewable US, John Wiegles seconded and the FMA members unanimously approved, with Thomas Gingrich abstaining from the vote (8/13/2026). **Special Legal Council is reviewing the Brookfield Renewable US agreement.**

System Water Leaks – No known service leaks at this time.

Reservoir Overflow Pipe Leak – There is a crack in the overflow pipe at the reservoir, estimated leak of 2,000 to 3,000 gallons/day if the reservoir is completely full. Operators have dropped the reservoir level to accommodate for the cracked pipe, until repairs can be completed. Operators have a plan to fix this issue.

Line of Credit –Balance on the Line of Credit is **\$59,998.98**. Construction loan end date is April 1, 2027. Starting January 2025, the FMA has begun making \$2,500.00/month payment on the principal plus interest due.

- **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 (4/16/2026). A copy of

the resolution was sent to Attorney Cravitz for Central Penn Bank & Trust. Patricia Pensyl from Central Penn Bank and Trust has been contacted about refinancing options.

- Central Penn Bank & Trust are agreeable to modify the loan term, but they wish to do this closer to the loan end date. **Attorney Cravitz and the bank's representative will work on the language for the loan modification end date.**

American Tower Discussions – Current lease agreement ends August 23, 2039. Nothing new to discuss.

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.

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.

2025 Statewide LSA Grant Application – No match required

- 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 Wiegles seconded and the FMA members unanimously approved the motion (11-13-2025).
- Wanda Kantz submitted the 2025 LSA grant application by Nov 20, 2025.
- Our 2025 LSA Statewide grant application has been forwarded on to the next round of review.

2026 Statewide LSA Grant Application – 0% match, the FMA members determined that the 2026 Statewide LSA grant project will be submitted for the same project as the 2025 Statewide LSA grant application. If an additional project is required due to a 2025 Statewide LSA grant award, the reservoir service line replacement project will be submitted. **First Priority Project is the Market Street water line replacement project; second project will be replacement of reservoir service line from the reservoir to Front Street. Wanda Kantz & Joshua Satteson are working on the 2026 Statewide LSA Grant application, revised project costs have been received.**

2026 Senate Appropriations Requests – Wanda Kantz has submitted a request in 2026, for the 2027 budget. The project that was 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 sent on to be considered for funding. Senator Fetterman’s office also forwarded our 2026 Appropriations request on for funding.**

Susquehanna River Basin Commission (SRBC) Grant – Joshua Satteson commented that the SRBC grant is an 80% grant with a 20% match. The grant program opens September 2026 and closes in November 2026. Possible grant projects are down hole camering of the wells for locating ground water infiltration, leak detection equipment, all new meters for service units, advanced water leak detection equipment, Reservoir lining or a storm water basin around the wells to project the wells from infiltration.

All project could be possible under this grant program. After much review and discussion, it was decided that this grant program is not worth the time involvement and expense to prepare. **This grant will not be applied for in 2026.**

Economic Development & Community Development Initiatives (EDCDI) – This is an invitation only grant program. Joshua Satteson recommended requesting an invitation to this grant program to apply for funds to complete an engineering plan for the entire replacement of the water system in phases, this would help in future grant applications, by already having the phased plans for the grant application completed. The estimated cost of the phase plan would be \$100,00 for the design and possibly some of the permitting. Wanda Kantz is working with Joshua Satteson to get the needed information to Jeff Cole for this EDCDI program.

2027 PA Small Water & Sewer Grants – This grant program has a 15% match required. This grant program will open again in January 2027. **The FMA will apply again for this grant with the North South Street pipe replacement project.**

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

- Freeburg Borough has 3.27 miles of waterpipes: 18,000 liner feet of transite pipe, 2,300 liner feet of PVC pipe; 18 fire hydrants, 296 water service connections.
- Our wells are 596 feet deep, cased to 15 feet.
- 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 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 Infrastructure 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.

Close Tolerance Pipe Slurification Process (Drilling Out)– Thomas Gingrich commented that he has been investigating a new process for replacing water lines called Pipe Drilling. Joshua Satteson received a quote from Azuria for the total repair of the water delivery system in Freeburg of \$5,126,000.00. An additional quote for increase pipe sizes of \$6,051,000.00 was also provided. These quotes are a starting point for additional project discussion.

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 additional work requested. **As of the meeting date, September 10, 2026, no repairs have been made.**

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 – PenTeleData has submitted a proposal for fiber network service at the water treatment plant. Monthly charge would be \$170.30 for 60 months, and there is a one-time installation charge of \$527.00. Currently, we are paying \$193.99 per month before taxes for service from Verizon. This new service would be a saving of \$23.69/month, for significantly better service. Thomas Gingrich made a motion to approve the change of service carrier for internet coverage at the water treatment plant to PenTeleData, William Hoffman seconded and the FMA members unanimously approved the motion (June 11, 2026). **Internet service has been installed waiting on phone number to be ported from Verizon for call out system to finish final connections, work is scheduled for September 17, 2026.**

2027 Budget Review of Draft – Thomas Gingrich presented the 2027 draft budget for the Freeburg

Municipal Authority members to review. This budget included a \$5.00/quarter water rate increase. After discussion, *John Reichenbach made a motion to advertise that the FMA 2027 budget is available for review, John Wieggle seconded and the FMA members unanimously approved the motion. Wanda Kantz will advertise the 2027 FMA budget for review.*

Outbuilding and Barn Issues at 300 East Academy Road – Thomas Gingrich commented about the condition of an outbuilding and the barn at 300 East Academy Road. If for some reason the buildings would collapse from a storm and block the access road to the water treatment plant the FMA would have a significant issue. John Wieggle made a motion to have Attorney Matthew Cravtiz send a letter to BJE Realty stating the concerns of the FMA, John Reichenbach seconded, the FMA member unanimously approved the motion (7/16/2026). Attorney Matthew Cravtiz sent a letter to BJE Realty.

Stones for Water Treatment Plant – Thomas Gingrich suggested getting a few truckloads of 2B stones to help with storm water control at the water treatment plant. Cost for delivery of 2B stone is \$630 for a 22-ton truckload, modified stone cost is \$455 for a 22-ton truckload. *John Reichenbach made a motion to order 1 truckload of modified stone at a cost of \$455 delivered, John Wieggle seconded and the FMA members unanimously approved the motion. Thomas Gingrich and Wanda Kantz will coordinate the order of supplies.*

300 Block of East Market Street Repair – Two quotes were received for the paving repair on East Market Street.

Mid-State Paving & Excavating	\$1,320.00
Dave Gutelius, Inc.	\$2,800.00

John Reichenbach made a motion to award the paving project to Mid-State Paving & Excavating in the amount of \$1,320.00, William Hoffman seconded and the FMA members unanimously approved the motion (7/16/2026). Wanda Kantz notified Mid-State Paving that they have been awarded the paving project. Project has been completed. The invoice was received for this project in the amount of \$1,048.00, for a cost savings of \$272.00.

Water Line Replacement at the East Front Street Bridge – There is a water line running in the area of the East Front Street Bridge replacement project area, Thomas Gingrich suggested the FMA plan on replacing this section of water pipe when the project is being completed. *John Reichenbach made a motion to replace the pipe in the bridge construction area and an additional 20 feet on each side of the bridge area, John Wieggle seconded and the FMA members unanimously approved the motion. Joshua Satteson will begin working on a cost estimated for this project.*

CORRESPONDENCE: None

NEW BUSINESS:

2026-2027 Selective Insurance Renewal Quote – The 2026-2027 Selective Insurance renewal quote was received in the amount of \$9,2058.00, a \$468.00 increase over last year's premium. *John Reichenbach made a motion to approve the 2026-2027 insurance renewal quote, Thomas Gingrich seconded and the FMA members unanimously approved the motion. Wanda Kantz will inform the insurance carrier of the approval.*

National Water Specialties Company (NAWSC) Backflow Prevention System -Thomas Gingrich

and Wanda Kantz met with NAWSC regarding their backflow prevention system. Craig Ferry commented that out water meters already have backflow capabilities and this system is not needed.

Mowed Areas Around Treatment Plant and Wells – Thomas Gingrich suggested having the local farmer maintain the larger grass area around the treatment plant and wells for hay, so borough staff would not have to mow as much of the FMA property. **Wanda Kantz will contact BJE to get contact information for the local farmer.**

AMENDMENTS TO THE AGENDA - Thomas Gingrich suggested we should show for electric rates with suppliers, since there is an 18% increase in rates projected in the near future. ***John Reichenbach made a motion to amend the agenda to add the discussion and review and the possible approval of electric rates and a new vendor, Thomas Gingrich seconded and the FMA members unanimously approved the motion.***

Electric Rate Review – Thomas Gingrich suggested the FMA look for an electric rate of less than 12¢/KWH, for a minimum length of contract of 2-3 years. ***John Reichenbach made a motion to authorize Wanda Kantz to shop for a new electric rate contract with a rate less than 12¢/KWH and a minimum contract length of 2-3 years, John Wiegles seconded and the FMA members unanimously approved the motion. Wanda Kantz will begin shop for a new electric rate contract.***

AUTHORITY MEMBERS/EMPLOYEE CONCERNS –

John Reichenbach made a motion to adjourn, Bruce Blades seconded, the motion carried.
The Freeburg Municipal Authority's meeting was adjourned at 7:49 pm

The next FMA meeting will be **Thursday, October 15, 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 (Completed)

2nd Quarter – June 15 to 18, 2026 (Completed)

3rd Quarter – September 14 to 17, 2026

4th Quarter - December 14 to 17, 2026