

**MOUNT PENN BOROUGH MUNICIPAL AUTHORITY**

**MINUTES**

**REGULAR MEETING**

**JULY 13, 2022**

The regular meeting of the Mount Penn Borough Municipal Authority was held on Wednesday, July 13, 2022 at 7:00 p.m. in the meeting room of the John A. Becker Municipal Building, 200 North 25<sup>th</sup> Street, Reading, PA 19606.

The meeting was called to order by Chairman Thomas Staron. The following Board members were present:

Thomas Staron, Chairman  
Joseph Boyle, Vice Chairman  
Alfred Worrall, Treasurer  
Kelly Dudash, Assistant Treasurer/Assistant Secretary  
Josh Nowotarski, Secretary

Also present were the following:

Christeena Hauck, Office Manager  
Steve Riley, Entech Engineering  
Mark Merolla, Solicitor

An Executive Session was held at 6:30 p.m., to discuss personnel. Regular Session was called to order at 7:10 p.m. No action was taken.

**AUDIENCE PARTICIPATION-**

Joseph Margusity, developer and Anthony McGuire, Ryan Homes addressed the board regarding the tapping fee for a proposed 50 townhome development at 2000 Perkiomen Ave. The tapping fee was revised in March of 2022. Mr. Margusity asked if the board would consider honoring the past fee for this project, as the plans and fees were already calculated prior to the change going into effect. If so, he would submit payment for all 50 homes in advance. Mr. McGuire explained in order to maintain the selling price of \$240,000 per unit they needed to keep the cost down. Discussion continued. A decision will be made and Mr. Margusity will be contacted by Mark Merolla at the end of week.

Lynn Wilson, President AVRCC, addressed the board regarding the RCAV Act 13 grant application and the Memorandum of Understanding. Ms. Wilson expressed concern with the responsibility of the maintenance of the outdoor bathroom facilities. She does not have the staff nor the money for the upkeep. AVCP has committed some funds to contribute to supplies for the facilities. There is a possibility the grant could be altered to cover only the ADA updates for the bathrooms, thus eliminating the outdoor access. This is being researched. An RCAV meeting needs to be held to discuss who will be responsible. There are some reorganizational items that

need to be addressed as well. Tom Gombar of Senator Schwank's office will be looking into the grant application changes.

Josh Nowotarski motioned, seconded by Al Worrall to approve the minutes of the June 8, 2022, meeting, as presented. The motion carried unanimously.

**TREASURER**- Alfred Worrall

The bills for the month of June were reviewed. Following discussion, Joe Boyle motioned, seconded by Josh Nowotarski to approve the June Treasurer's Report. The motion carried unanimously.

**ENGINEER**- Steven Riley

Steve Riley gave an update on the Hilbert Court Project and recommended Application for Payment #2, in the amount of \$45,327.60, be approved. Motioned by Joe Boyle, seconded by Kelly Dudash. The motion carried unanimously. Lower Alsace Township will begin paving as soon as the Authority's portion is complete.

Spook Lane tank has been repaired and water samples were taken to the lab.

The creek next to the Spook Lane Tank is leaking from the headwall as it enters the pipe, exiting near the base of the tank. The headwall needs to be replaced with one made of concrete. It was agreed to have Entech move forward with the DEP permit application and soliciting three quotes for the construction work.

Plans for the Spook Lane Tank placement were reviewed. Steve Riley explained the elevation problem of the vertical datum of the existing tank being 12' +/- different from the vertical datum of the current survey., Three alternate options for location and the potential hurdles with each of these locations was discussed. More will be reported at the next meeting.

Well 13-Kohl Brothers installed a temporary motor and Keystone checked the wiring. The temporary motor has fix the problem for now. However, the existing power wiring may still need to be replaced if it causes further problems. This will be monitored as Well 13 is used going forward.

The PennDOT Antietam Rd project went out for bids this week.

Motioned by Josh Nowotarski, seconded by Joe Boyle to accept the electric service upgrade proposal from RJ Electric for Highland Tank in the amount of \$7,800.00. The motion carried.

**WATER SYSTEM** -Matt Hauck

After a discussion, it was determined No Trespassing signs may be posted at the Spook Lane property gates.

Motioned by Josh Nowotarski, seconded by Al Worrall to purchase the 50 meters needed for 2000 Perkiomen Ave. The motion carried.

After discussion, Josh Nowotarski made the motion to honor the former tapping fee with a twenty (20) percent increase \$3,840.00 each for the 50 town homes at 2000 Perkiomen Ave. Payment made in advance for a total of \$192,000.00, seconded by Kelly Dudash. All were in favor. No performance bond will be required.

Shut off day procedures were reviewed. The board was not in favor of making changes to the cut-off time for payments being received. Customers making a payment up until 3:30 PM will have service resumed on that same day. Payments after 3:30 PM will have service restored the following day.

**COMPLETE MAINTENANCE REPORT ATTACHED**

**SOLICITOR-** Mark Merolla

Motioned by Joe Boyle, seconded by Kelly Dudash to adopt the new personnel policies. All were in favor.

Everyone received a copy of the TowerPoint cell tower proposal. After discussion, it was decided to accept the proposal of a lump sum payment of \$500,000.00. Motioned by Josh Nowotarski, seconded by Kelly Dudash.

**BUSINESS OFFICE**

Quarterly bills were mailed on July 8, 2022.

**SOURCE WATER PROTECTION**

Joe Boyle reported the Authority was awarded \$236,813.00 for Carsonia Lake from the Berks County American Rescue Plan Grant.

Photos were submitted of various issues around the park property. Three trees that are dead will be removed on the South side of the lake. Joe will contact Herb Davis. The neighbor on Harvey Ave has many junk vehicles parked on our property. Private property signage will be posted. Christeena Hauck will look for a dog waste receptacle to be installed at the park. The swale at the basketball court needs to be maintained. The lease also needs to be updated. Discussion continued.

In August the Source Water Protect Committee would like to hold a community meeting to talk to residents about the future plans for the lake.

**BOROUGH OF MT. PENN**

No Report.

**ANTIETAM VALLEY MUNICIPAL AUTHORITY (AVMA)**

No Report.

**UNFINISHED BUSINESS**

Motioned by Joe Boyle, seconded by Al Worrall to increase Matt Hauck's salary by \$1.00 per hour effective immediately. All were in favor.

**NEW BUSINESS**

Motion was made by Josh Nowotarski, seconded by Al Worrall, to adjourn the meeting at 9:12 p.m. The next meeting will be held on Wednesday, August 10, 2022 at 7:00 p.m.

Respectfully submitted,

*Christeena Hauck*  
Christeena Hauck  
Business Office Manager