

MINUTES OF MUNICIPAL AUTHORITY OF BUFFALO TOWNSHIP

SEPTEMBER 16, 2021 REGULAR MONTHLY MEETING

PRESENT: John Haven, Chairperson; Rosemarie Ciaccio, Vice-Chairperson; Eric Smith, Secretary; Richard Healey, Assistant Secretary/Treasurer; Michael Hnath, Solicitor; Ed Schmitt, Engineer; Kristy Donaldson, Manager

VIA PHONE: Patrick Reitz, Treasurer

1. The September 16, 2021, regular monthly meeting of the Municipal Authority of Buffalo Township was called to order by Chairperson John Haven at 7:01 p.m.
2. John Haven stated that the meeting was being recorded and requested that if anyone in the audience is taping the meeting to please state their name and address.
3. Approval of the minutes of the August 19, 2021, regular monthly meeting: A motion was made by Richard Healey, and seconded by Eric Smith, to approve the minutes of the August 19, 2021, regular monthly meeting. The motion passed unanimously.
4. Open to the floor: Evelyn Callender of 122 Crescent Hill Drive, and Mike & Barbara Panza of 110 Kimberly Drive were in attendance concerning the recent request for public water service to their neighborhood and to review the cost of the project. The cost estimate provided by Ed Schmitt, Authority Engineer with Gibson-Thomas, included the extension to Sarver Road, Crescent Hill Drive, Kimberly Drive, Carol Drive and Sunny Lane. Mrs. Panza asked about the cost to extend the water to Ekastown Road and ending at the Lassinger property. Ed stated he would provide an estimate to further extend water service past Crescent Hill Drive. Mr. Panza asked that if people past Crescent Hill Drive decide they don't want water but the majority of residents within the Crescent Hill Drive area do want water, will this affect the water extension to Crescent Hill Drive? Ed Schmitt told Mr. Panza no, that it wouldn't impact the extension to Crescent Hill Drive. Kristy Donaldson agreed to schedule a meeting with Mrs. Callender to discuss the project cost estimates and decide how to proceed with the water interest survey.

Anthony Simelis with CEC, Inc., was present on behalf of the Buffalo Creek Nature Park, located at 154 Monroe Road. Mr. Simelis asked if there were any grants available to extend water to the nature center. Ed Schmitt told him that there are no grants available through the Authority and asked if they had approached the DCNR. John Haven explained that the park is on Buffalo Township's property and the Audubon operates the park. Jim Bonner, Executive Director with the Audubon, stated that the agreement with the Township is for 25 years. He explained that they have invested close to \$1.5M and that the well is not adequately producing potable water. The option at this point is to drill a new well or extend public water service. Michael Hnath, Authority Solicitor, asked Mr. Bonner if they approached the other property owners since they would need an easement. Mr. Bonner asked about using the Authority's sewage easement and running the waterline just inside the easement. John Haven told him this could not be done since the Authority easements are listed as sewage and not a general utility easement. Mr. Bonner stated that a well may be cheaper. Mr. Simelis asked if the Authority would help with the design. Ed Schmitt stated that Mr. Simelis could send construction plans for review and that there would need to be a Developer's Agreement in place. Mr. Simelis asked if they would need a meter pit. Kristy Donaldson responded yes. Michael Hnath asked Kristy Donaldson what the tapping fee would be. Kristy Donaldson stated that since it would be a 1" tap or larger, the tapping fee would be \$7,000.00. John Haven asked Mr. Bonner what the original estimate to run water service was. Mr. Bonner stated that it was between \$150,000.00 to \$200,000.00. Mr. Bonner reminded everyone of the Buffalo Creek Water Festival on September 18th.

5. Treasurer's Report:
 - a. Financial Report for August 2021: The Treasurer's report for August 2021 was presented. A motion was made by Eric Smith, seconded by Rosemarie Ciaccio, to approve the Treasurer's reports for August 2021. The motion passed unanimously.
 - b. Invoices: The Board reviewed the list of monthly bills for approval as of September 16, 2021. A motion was made by Richard Healey to approve payment of the monthly bills. The motion was seconded by Eric Smith, and passed unanimously.

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6. Manager's Report (presented by Kristy Donaldson):
 - a. Tom Stehle, Chemist, visited the water plant on September 7th- treatment is optimized.
 - b. Updated information on the S.R. 356 widening project is available. The let date for the park and ride is November 3, 2022, and the let date for the widening is June 8, 2023.
 - c. Act 43 of 2021 went into effect August 30th, which allows owners of apartments, mobile home parks, and single-family homes that have been converted into apartments and served by one meter, to request a billing adjustment if the billing has consecutively been 30% or more higher than the actual usage for a period of five years. The Authority's rules for a request and the form for submitting the request were presented. Rosemarie Ciaccio made a motion to approve the rules for the request and the form for submitting a request. Richard Healey seconded the motion, which was unanimously approved.
 - d. Act 65 went into effect August 29th. The act amends the open meetings law.
 - e. The letter sent to SBTWA was received. A response was sent to MABT by Pete Massetto, Manager of SBTWA.
 - f. The smoke and dye testing ordinance was amended by the Buffalo Township Supervisors on September 8th.
 - g. Samuel Peck, Relief Water Treatment Plant Operator/Utility Person will be leaving the Authority to pursue another opportunity. The vacant position was posted on September 15th.
7. Solicitor's Report:
 - a. Michael Hnath updated the Board on the meeting with the Winfield Township Supervisors that he and Kristy Donaldson attended on August 24th, which was to discuss the debt service. The plan is to move forward with allocating a portion of funds received from HARSCO's tap fee and usage fees towards the Winfield Debt Service. The rates for Winfield will change in the beginning of 2022.
8. Engineer's Report:
 - a. Ed Schmitt reported that the Water Allocation Permit for a future water plant expansion was received. The capacity was increased to 2.0 MGD instead of the 2.5 MGD that was requested. The approval to proceed with funding the plant expansion will need put on October's agenda.
 - b. Ed Schmitt presented the project cost to extend sewage to Lassinger's property, as requested by Evelyn Callender.
 - c. Ed Schmitt touched on the project costs for the waterline extension along Sarver Road. Kristy Donaldson reminded him that if the extension goes beyond Crescent Hill Drive, then a pump station would be necessary because of elevation.
 - d. Ed Schmitt informed the Board that his crew is still working on the Terminal boat ramp.
9. Old Business:
 - a. Kristy Donaldson presented the update information received from Anthony Rocco, Snyder Gas Company, and Brian Farrington's comments regarding the gas lease and memo. The Board agreed to have Kristy Donaldson negotiate the contract with Snyder Gas Company for more money and the same percentage of royalties across the board (as the XTO contract from 2018).
 - b. Kristy Donaldson reminded the Board of the issue with David McKinney, Railroad Avenue in Cabot, using sewage service but not paying. Michael Hnath suggested sending a letter stating that his property may be exposed to Sheriff Sale.
10. New Business:
 - a. No new business to report
11. Adjournment: Richard Healey made the motion to adjourn the regular monthly meeting and enter into an executive session as requested by Michael Hnath. Eric Smith seconded the motion, which passed unanimously. The regular monthly meeting adjourned at 8:28 p.m. The executive session began at 8:30 p.m., to discuss a legal matter. The executive session ended at 8:48 p.m.