

REGULAR MEETING BLOSSBURG MUNICIPAL AUTHORITY
JULY 7, 2020

The regular meeting of the Blossburg Municipal Authority was held on Tuesday, July 7, 2020, at 7:00 PM in the Council Room.

The following members were present: Chairman M. Stoudt, Vice Chairman J. Bubacz, Jr., Treasurer J. Eckman, Secretary S. Hall and member P. Bauman. Also present was G. Lloyd, Borough Manager and L. Lazouras, Recording Secretary.

Chairman M. Stoudt called the meeting to order at 6:59 PM.

MINUTES

The minutes from the regular 6/2/20 meeting were brought up for discussion. 1.) J. Bubacz noted that on Page 6, the last two lines regarding the selling of the old sewer excavator should be separate from the Dorn Property discussion. 2.) J. Eckman noted that on Page 5, the fifth line up from the bottom of the page, "offset the expense of purchase" should have added "some of" the expense. 3.) J. Eckman, Page 6, first paragraph, "comingle our funds" should have added "subject to future review." There being no further discussion, a motion was made by J. Eckman, seconded by P. Bauman, "That the minutes be approved as read with the corrections." All in favor.

BILLS BE PAID

Unpaid bills for sewer \$141,196.81

Unpaid bills for water \$214,556.69

*Sewer-Interest new STP loan-when received monthly

The following discussion was held on the bills: 1.) J. Bubacz asked about the big bill from Keystone Concrete-This is for the STP driveway culvert and not part of the new WWTP Project. We also got stone from Cross Excavating for backfill material and Centre Concrete. There being no further discussion, a motion was made by J. Bubacz, seconded by S. Hall, "That the bills be paid." All in favor.

TREASURER'S REPORT

Treasurer J. Eckman reported the balance in sewer of \$174,606.64 and in water \$41,441.65. S. Hall noted that on the balance sheet of the Water Co. we have \$24,105.00 still left to be paid back from the sewer. George noted that before we raised the rates, we were in the hole all the time and had to borrow and agreed to repay \$500.00 a month. Steve said we could think about paying that back and clearing it up sooner. There being no further discussion, a motion was made by J. Bubacz, seconded by P. Bauman, "That the Treasurer's Report be accepted subject to audit." All in favor.

GUESTS-C. LANTZ, ATTORNEY

George reported that Chris Lantz and Bill Stokes were going to attend to discuss the Dorn Property, but didn't since more information is needed. George and Mike had gone to Wellsboro last Friday to discuss the matter. Cheryl sent a memo that states in 3/2011 Dawn Dorn, widow, transferred the Dorn Property from herself to Unity 400 LP, a PA Limited Partnership. This LP is the owner of record with the Courthouse of the surface rights of the property.

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The members of the LP are Unity Resources LLC, Mary Ann Dorn, Stephen B. Dorn and Dennis L. Dorn. She does not know the percentage of each member's interest in the LP. Dorn Acres is the General Partner of Unity 400 LP.

The Subsurface rights are owned by Dawn Dorn and Unity Resources LLC. Since Dawn is now deceased, her Estate would now own that interest to be distributed to beneficiaries pursuant to the terms of her will.

The Surface of the property is the subject of the proposed purchase being approximately 403 acres. The Agreement of Sale shows the Sellers as being Unity 400 LP, Dorn Acres, LLC, General partner and the Estate of Dawn L. Dorn, sole member of Dorn Acres, LLC.

Unity would have to sign off their surface rights. We will not buy if we don't have control of the surface rights. J. Bubacz said he can't imagine anyone buying the property without having the rights to it.

George had to contact Jim Casselberry to provide information on the underground water supply we are concerned with for a well site. The property is around the Carpenter Run tributary, and the members were given a copy of the map.

The members were sent information on an existing gas lease on the property, pertaining to surface rights and a copy of the memorandum on the deed. George noted that we have worked well with Repsol in the past and they are community minded and they know about our proposed well site plans sent to DEP by J. Casselberry. Repsol does not want to mess up our Taylor Run well and does not want to destroy our town's water supply. Nothing further has been done on the proposed well by House's. Mike suggested we leave this meeting open in case we get all the information needed for the property. J. Eckman asked if the people in Unity will just sign off, and not ask for any money. It sounds like they only want money from the gas lease. The current well on Dorn property is one we get royalties from. J. Eckman asked what non-domestic water is and about injecting brine water in the subsurface. George called Bill Stokes to discuss some questions by phone. It was noted that we already paid \$20,000.00 as a down payment to Terry Bryant at Penn Oak Realty, which is like a holder's fee with the intent to buy. It was asked if this is non-refundable, and is there something if this sale does not go through due to this situation. S. Hall said we wanted to buy the property with the intent we control it, and asked if our money is being held in escrow. George would have to call T. Bryant to ask. M. Stoudt does not know why this information was not disclosed up front since the property was put up for sale. J. Eckman asked if this was a misrepresentation by the Real Estate Company, or by the owners to them. J. Eckman asked how we knew it was for sale, and Mike said he saw the "For Sale" sign posted. He also said we have to own it to prevent anyone from putting anything on the land so we can protect the water supply and the timber. We have to have a clear title so it does not go into litigation. C. Lantz said this land purchase would be a good investment for the Authority, and thinks we can work through the surface rights question. Bill Stokes said he and Chris will be in touch once we have all the information needed. He was thanked and George hung up. George will contact Scott Snow from Repsol to discuss the matter further.

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OLD BUSINESS:

A.) WATER UPDATE

George reported they are flushing hydrants. There was a leak in the pool where we were losing 8-10,000 gpd, which was found and fixed.

SALT WELL 15

A letter was received from SRBC regarding the salt well. In 2016 we received approval from SRBC for groundwater withdrawal from the Route 15 well located in Bloss Twp. This approval expired as of 6/30/20. Had we submitted an application no later than 6 months prior to the expiration of its existing approval, it would be deemed extended until such time as the Commission renders a decision on the application, unless the existing approval or a notification in writing from the Commission provide otherwise. A renewal application was not sent prior to 12/31/19 as required to allow ongoing operations past 6/30/20. They deem this project to be expired and no water withdrawal can occur without addition Commission action. Within 15 days of the receipt of this letter, the project's water withdrawal date, up to the expiration date must be uploaded on their Monitoring Data website. If we are still interested in pursuing a withdrawal at this site, we can submit a new application which will be reviewed without prejudice.

We had an agreement with Hydro, but they never did anything with it and could not find anyone to purchase water from them. We would pay the fee, bill them, and they would repay us. The annual compliance and monitoring fee was \$950.00. It was noted that not much is going on with gas wells this year. This well is artesian and in 1990 we had it tested and there were too many chlorides in it that we could not use it for drinking without very expensive costs to treat it. J. Casselberry is finishing up on the Taylor Run well project. George said they had Dan and Chad up at Hydro to show them operating procedures when the last draw was done in December.

B.) DELINQUENTS

The members were given the report. We did not add late charges to the bills due to the Covid-19 pandemic. The over 60 days decreased quite significantly. People have been paying, but a lot are still not back to work full time.

C.) INFILTRATION-LETTER TO DEP

M.) CYBERSECURITY

J. Bubacz reported he has an on-site quarterly meeting next week, and they have switch work to do. There is another item to be fixed which we will look at the end of the year. The computers are ok during an outage as we have a generator that we got from Williamson Road.

D.) WATER FUTURE I-99/BUSINESS 15 CORRIDOR

UTRA is waiting to hear from RUS. George said we are on the schedule ahead of them.

E.) TAYLOR RUN-SOUTHWESTERN

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F.) CASSELBERRY-He is going on vacation on 7/20 and hopes to have Taylor Run done. The boys have done some pipe work by the nursery.

G.) OLD HOSPITAL

P. Bauman said the grass had been cut and it looks good now. George said the Boro did a rough cut first, which they will be billed for or a lien placed against the property. Tommy Augustine is now doing the mowing, so someone lined him up and must be paying him.

H.) PIPELINE BY TAYLOR RUN-we have small jobs we are completing now and hope to start later this month.

I.) NEW STP

We are waiting to hear from RUS. Judy Tarentino has to review all the paperwork. FCCB is working on the paperwork for the interim funding.

J.) BRAY WTP EVALUATION

DEP has okayed the Pilot Study and George hopes to start in August.

K.) BR DAM-We will do the water line by Taylor first so George is not sure when we will get to the dam.

L.) PAINT BR TANK-Reminder

NEW BUSINESS:

A.) HRG REQUEST #18-Not received.

B.) REPSOL ROYALTY #29

The check was received for #29. #30 was also received, which was up a little bit from the month before.

C.) C&N STATEMENT FOR 6/20.

DORN PROPERTY

J. Eckman reported we took the down payment in the amount of \$20,000.00 for the Dorn property out of the Royalties MMI. We will have to decide what accounts we will be taking the rest of the money from, if we purchase the land.

D.) INTEREST C&N EZ CD's 6/20.

E.) AGREEMENT MANSFIELD BORO/WELLSBORO BORO

Attorneys working on this.

F.) EXCAVATOR

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This was paid for out of the Royalties MMI. It was asked if we have it, and we do, but they have to come install a part. We put the old machine on Municibid, which is an online government auction site and it sold for \$11,799.00. This was much more than George expected we would get. The money will be deposited into the sewer account.

G.) DORN PROPERTY-Discussed

H.) SRBC LETTER DATED 7/6/20-SALT WELL-Discussed

I.) TAYLOR RUN PROJECT

J. Eckman looked at our sand bank which has several layers that look good and wondered what the commercial value of it would be. George has been using from there to use as cover over the new water line.

The members were given a copy of a "DECLARATION OF COVENANTS RUNNING WITH THE LAND" and exhibit A, B, and C. This is for constructing water lines, water supply wells and a storage tank on property we own in Hamilton Twp. DEP requires this to identify Post-Construction Storm water Management Plan Best Management Practices and related obligations, and provide for necessary access for long term operation and maintenance. DEP requires we record this Declaration to issue our NPDES permit. It will have to be recorded at the Court House. C. Lantz has approved it. A motion was made by S. Hall, seconded by J. Eckman, "That we approve this Declaration. Chairman M. Stoudt and Secretary S. Hall, will sign it and Cheryl can notarize it." All in favor.

J.) INFILTRATION

George said we cannot make any new sewer connections since we are under the Order with DEP. He is going to send them information on the I&I work we have done to see if we could get a few new taps. There is one place in Morris Run that will want one, but none in town.

There being no further business, the Chairman announced that we will leave this meeting open until we hear back from Jim Casselberry and the Attorneys on the Dorn property.

Everyone left at 7:56 PM.

