

RECONVENED MEETING BLOSSBURG MUNICIPAL AUTHORITY
TUESDAY, APRIL 20, 2021

The reconvened meeting of the Blossburg Municipal Authority was held on Tuesday, April 20, 2021, 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.

The Chairman called the meeting to order at 7:00 PM.

OLD BUSINESS:

A.) TAYLOR RUN TANK

A letter was received from DEP that they have received and reviewed the public water supply construction permit application for the construction of a 1MG precast concrete finished water storage in Hamilton Twp. They conducted a completeness review and the application contains the necessary documents, is administratively complete and is accepted for technical review. We still have to apply for and obtain any additional permits or approvals from local, state or federal agencies required for the project. The permits have to be issued prior to undertaking activities. The Permit Decision Guarantee for this is 120 business days from the date determined to be complete which was 4/20/21. Cory Templin will be conducting the technical review and he is in the Williamsport office.

George said they have until 8/20/21 to get back to us. M. Stoudt talked to a DEP man who works in our area who said there are a lot still working from home and not going in the office. Mike suggested George check in with them once a month to see how the application is proceeding.

S. Bray has talked with Dutchland, and soil borings have to be done first before a project cost can be given. They provided Scott with information on boring companies they have worked with, and one will come next week. Possibly next month S. Bray will have the soil results and cost for the testing. Dutchland will gather all information needed before giving us a final cost.

J. Eckman asked if there is something in the agreement with the boring company that guarantees their work. Once in the past we had a problem at Bellman with a drilling company that had to be corrected and held up a project.

B.) NEW WWTP

An email was received from HRG regarding plastic pipe on the exterior and interior. Erin from USDA called and agreed to review a supplement for the EA and any other work required to complete the project and will prepare this for our May meeting. HRG also asked about their invoice for PS station work that the Authority was going to pay directly. At our 1/5/21 meeting we discussed a new agreement paper with HRG which we accepted. A 100-year flood study had been done, but RUS said the requirement has changed and it now has to be a 500-year study. HRG had extra work that had to be done with a sub-contractor, which we approved. It was going to cost \$9,500, but we negotiated it down to \$5,000 if we paid it. We will pay that bill and can submit to RUS for reimbursement. Leesa does not have an invoice from HRG to pay this, so George will contact them.

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C.) PROPERTY FOR SALE BY TAYLOR RUN

George said there is a piece of land for sale that runs along the Ogdensburg Road and the Taylor Run Road, owned by Ed & Robert Signor. The one side is owned by Marc & Melvin Lewis and one side is owned by Ed & Elaine Modrzejewski. The other side we own which we purchased from Dorn, so if we were interested it would join our property. The property is 9.76 acres and it would cost almost \$100,000.00. That figures out to \$10,245.00 per acre. Even if the price were dropped to \$70,000.00 that would be \$7,172.00 per acre. He also would throw in the .09 acres that he owns behind the old Stash's store on Main Street. That property use to have a home on it owned by Hayes then George Miller. The house is gone and it is just overgrown grass. George had asked Ed Signor before about the lot behind Stash's but the price was high. The Chairman said the price is inflated for the land by Taylor Run. He had walked it and there may be 30 year old tress to be timbered to thin it out. There is a clay vein near the first turn off Taylor Run Road that George has gotten clay from about five years ago when Jim Casselberry was working on proposed well sites. We have no idea how much clay is really there. It is a package deal for the two properties, but there is no value to us for the lot back of Stash's. Maybe the Boro would want it for something, but it is a non-conforming lot. At the present time Signor is paying taxes on the Stash lot but if the Boro were interested, there would be no income coming in from taxes. When Frank Sherant closed Stash's, Ed Signor bought the lot. The present owner of Stash's is Johnny Berguson and he is trying to sell it. There is also Finnegan Lane which is a through way from corner to corner and people park behind the buildings on that side of the street. Behind the lot is where the school had purchased the old railroad property where the teachers park now. The Boro owns where the old freight station was.

J. Bubacz asked if the water line we put in is along there and George said the line is already along the side of the Taylor Run Road in Hamilton Twp., in the right-of-way between the State and Hamilton Twp. A Gas Company put in a pipe by crossing the State Road and boring underneath our line. It was asked if Signor is selling the mineral rights also, but he is not. J. Eckman said a lot of people lately are selling surface spaces so they don't have to pay taxes, but maintaining the mineral rights.

M. Stoudt said it is a future opportunity, has some timber and clay and C. Lantz had said an Authority can't go wrong doing land purchases. He asked the member if they wanted to think about it. J. Bubacz said there are the gas line and our water line which goes up the hill and asked if someone else bought it could they build on it. You cannot build on a right-of-way, and it would be quite a challenge to try to do any development where it is located, and if split up you would have to subdivide.

S. Hall is not in favor of buying the property due to the cost, which is a lot of money, and it would do us no good to own it. He had agreed with buying Dorn's to protect our watershed, which cost \$2,000 per acre. He wonders why Signor is selling now and why he didn't contact us knowing it is by our land.

J. Eckman asked how we knew it is for sale, and Mike said there is a sign along the Ogdensburg Road. The Relator is Penn Oak. Mike wondered if we would want to counter offer or see if anyone else is interested in it. S. Hall is not interested in it at any amount. George said they took Dutchland up to the new tank site and they can get their trucks in with no problem. J. Bubacz agrees the price is not where it should be and doesn't know the value of clay nor do we know how much is there.

J. Eckman said it would be very costly should someone buy the land and want utilities run to it.

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The land is zoned open space by Morris Run and it would have to be rezoned, subdivided for development and goes up the hill. It was noted the price of homes being sold is up 30%, and the cost of materials if you were to build is unbelievable. M. Stoudt will follow if there is any change in the price.

There being no further business, the Chairman adjourned the meeting at 7:39 PM on motion of S. Hall, seconded by P. Bauman, with all in favor.

CHAIRMAN

SECRETARY