

MABE Meeting Minutes June 28, 2022

In Attendance:

Darrell Gobble
Steve Keech
Lori Sifford
Floyd Jennelle
Jim Freeze
Stephen Kalis, Fox Rothschild (telephonically)
Keith Showalter, Systems Design Engineering
Charlotte Gehman

Absent:

Others in Attendance:

John Dean, EEMA
Dave Friedman, EEMA
Jack Stewart, Borough Council

Meeting called to order at 7:00p.

Approve Minutes of May 28, 2022, Board Meeting – **Motion by Darrell to approve the Minutes of the May 28, 2022, Board Meeting. Second by Jim. Motion approved.**

Public Comment

None.

Correspondence/Communication

Portnoff Change Notice and Resolution 2022-2 – Review of the changes noted by Portnoff. **Motion by Jim to approve Resolution 2022-2. Second by Steve. Motion approved.**

Operator's Report

Average daily flow was 88,000 gpd. Deep cleaned the effluent disk filter. Increasing the PAC feeds to the aeration basins based on the warmer weather. Cleaned the backwash pump pit. Utility water tank was cleaned by Ink's. HVAC has been backflushed. DynaTech is scheduled for generator maintenance on July 8th.

Calls – Numerous PA One Calls based on the Comcast installation.

Equipment Inventory List Update – no update.

Engineer's Report

ARPA Grant Application – Recommendations are scheduled to be made to the County Commissioner's tomorrow. No information on when announcements will be made.

PA Small Water & Sewer Grant Bid Update – Keith expects the bids to go out next week. He will coordinate bid drop off with Charlotte.

Blue Rock Project – The developer has requested an escrow release down to the maintenance level. **Motion by to approve Blue Rock escrow release #2 in the amount of \$5,638.00. MABE will retain \$4,233.80. Maintenance for 18 months will be retained contingent on payment of outstanding escrow. Second by Floyd. Motion approved.** There is construction escrow outstanding, so Charlotte will wait to receive that before notifying the bond company. Dave received a PA One Call for Blue Rock and feels he should respond that utilities are the responsibility of the HOA. Discussion result is that MABE will continue to get the notifications and will forward them to the HOA. Charlotte will share the HOA email contact with Dave. Keith and Charlotte will prepare a letter to the HOA notifying them of their responsibility to respond to PA One Calls and encouraging them to register if they are not now and will provide them with as-built plans for the sewer.

Corbett Easement Improvements – Trees have been planted. Charlotte will refund the escrow overage from this project to the developer.

Easement Plans/Right of Way Project – No updates.

Solicitor's Report

Blue Rock Escrow Closure – Stephen will have these prepared for the July meeting.

Lotharish Deed of Dedication – Stephen will have this prepared for the July meeting.

Old Business

Draft Audit Review – With no feedback upon Board member review, final reports can be released.

Property Appraisal – Discussion of the appraisal report provided by Bellairs Real Estate. Board decides to wait on deciding on allowing the trail to come through the MABE property. Charlotte will communicate to Lisa Palser that the Board chooses not to approve any trail access until the future of the property is decided.

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New Business

Treasurer's Report

Approve June Payables per Check register presented – **Motion by Floyd to approve the payables for June as presented. Second by Darrell. Motion approved.**

Admin Update

Charlotte will be on vacation July 25-29 and will miss the July Board meeting.

Executive Session

Meeting Adjourned 7:30p

Next scheduled MABE Board meeting is July 26, 2022, at 7:00p.

Respectfully submitted by Charlotte Gehman