

Maidencreek Township Authority  
May 18, 2023

Attending Board Members: Dan Novakovich, Joe Rudderow III, Jason Peters, Jim Nothwehr

Absent Board Members: Jack May

Also Attending: Greg Unger and Ty Leinneweber of SDE, Daniel Becker of Kozloff Stoudt, Patrick Donovan, Russ Stoudt and Debbie Kline of the Maidencreek Township Authority.

Dan Novakovich called the May 18, 2023 meeting of the Maidencreek Township Authority (MTA) to order at 11:05 a.m. at the Maidencreek Township municipal building and asked everyone to rise for the Pledge of Allegiance to the Flag.

PUBLIC COMMENT – None.

**Board Member Resignation**

Jason Peters submitted his letter of resignation to Mr. Becker and the Board today. Mr. Becker read the letter aloud, and there was some discussion on the matter. The Board accepted his resignation effective immediately and thanked Jason for his service.

A motion was made by Jim Nothwehr to accept the resignation of Jason Peters as a Maidencreek Township Authority Board member effective immediately. The motion was seconded by Joe Rudderow III and hearing no questions on the motion, it passed unanimously.

PLAN REVIEW

**Crossing at Maidencreek**

Ty Leinneweber of SDE stated he received preliminary land development plans for Crossing at Maidencreek. The plan is proposing to construct 41 single-family homes. Ty has completed the first review for sanitary sewer and water connections, and the review letter was presented to the Board for their review and comments. There was a lengthy discussion regarding a pump station versus individual low pressure pumps. The Board is in agreement to require individual low pressure pumps.

Mr. Becker stated a separate water and sewer service agreement will be needed for this development specifying the owner is responsible for the sewer curb box. This must be added to the review letter. The Board directed Ty to amend the review letter with the changes discussed, and approved SDE to send the amended review letter.

A motion was made by Jim Nothwehr to approve the amended review letter for Crossing at Maidencreek and authorize SDE to send the amended review letter to Crossing at Maidencreek. The motion was seconded by Joe Rudderow III and hearing no questions on the motion, it passed unanimously.

**Wolfson Group**

No action this month.

Maidencreek Township Authority  
May 18, 2023

**Trinity Bible Fellowship Church**

No action this month.

**Forkin - 5704 Allentown Pike**

No action this month.

APPROVAL OF THE MINUTES

A motion was made by Jim Nothwehr to waive the reading of the minutes and approve the April 20, 2023 regular meeting minutes as presented. The motion was seconded by Joe Rudderow III and hearing no questions on the motion, it passed unanimously.

NEW BUSINESS

**Destruction of Municipal Records**

A motion was made by Jim Nothwehr to adopt and authorize for signature Destruction of Municipal Records Resolution 2023 05 01. The motion was seconded by Joe Rudderow III and hearing no questions on the motion, it passed unanimously.

**Auditor**

Mr. Donovan reported our auditor has started the audit and has determined that there are many fixed assets on our Fixed Asset Tables that are not of significant amounts. The auditor is recommending that MTA approve a new Fixed Asset Cap Policy that sets an amount of \$5,000. The Board is in agreement to establish this policy.

A motion was made by Jim Nothwehr to direct the solicitor to prepare a resolution to approve a Fixed Asset Cap Policy that sets an amount of \$5,000. The motion was seconded by Joe Rudderow III and hearing no questions on the motion, it passed unanimously.

**Well 6 & 7 Construction Project**

Greg Unger of SDE reviewed the bids and has completed the bid tabulation for the Well 6 & 7 Well House Project for the General/Mechanical contract, Plumbing contract, HVAC contract, and Electrical contract. Greg stated the bids came in significantly higher than expected for the General/Mechanical Contract. A contributing factor to the high bids is the increased cost of ductile iron. The estimated total cost of the project is \$4.2 million. Mr. Unger provided a review of the bidding contractors and the bid costs. There was much discussion about the project as well as how to proceed. The Board was in agreement at this time is to hold off on accepting any of the bids for 120 days.

Mr. Donovan recommended and asked the Board to allow him to reach out to local banks to discuss loan options to fund the cost of this project. There are several unknowns with the status of grant funds and various other revenue generating projects at this time. For this reason, the Board does not want Mr. Donovan to pursue loan options at this time.

**OTWS, Gaspari Tract**

Mr. Donovan reported Ontelaunee Township has asked the MTA to attend a meeting to discuss this project. Mr. Donovan stated this project will require approximately 80 additional EDUs than

Maidencreek Township Authority  
May 18, 2023

were previously purchased. Mr. Donovan requested the Board's approval to have a discussion with Ontelaunee about the MTA providing water service to this development as well as sewer service. The Board gave Mr. Donovan their approval to discuss this at the meeting.

**Routine and Emergency Repair Services**

A motion was made by Joe Rudderow III to authorize SDE to prepare bid specifications for water and sanitary sewer emergency repair services and advertise for bids. The motion was seconded by Jim Nothwehr and hearing no questions on the motion, it passed unanimously.

LEAK REDUCTION REQUESTS

**Louis Lauer, 229 Faith Drive, Blandon**

A motion was made by Jim Nothwehr to authorize an additional credit for the second quarter affected for the one-time leak reduction per MTA policy for Louis Lauer, 229 Faith Drive. The motion was seconded by Joe Rudderow III and hearing no questions on the motion, it passed unanimously.

**Karin Long, 154 W. Wesner Road, Blandon**

A motion was made by Jim Nothwehr to authorize a one-time leak reduction per MTA policy for Karin Long, 154 W. Wesner Road. The motion was seconded by Joe Rudderow III and hearing no questions on the motion, it passed unanimously.

**Carmen Perone, 436 Riviera Drive, Blandon**

A motion was made by Jim Nothwehr to authorize a one-time leak reduction per MTA policy for Carmen Perone, 436 Riviera Drive. The motion was seconded by Joe Rudderow III and hearing no questions on the motion, it passed unanimously.

**Plashette Boyer, 16 Mountain View Lane, Blandon**

A motion was made by Jim Nothwehr to authorize a one-time leak reduction per MTA policy for Plashette Boyer, 16 Mountain View Lane. The motion was seconded by Joe Rudderow III and hearing no questions on the motion, it passed unanimously.

UPDATES

**Board Email Addresses/Devices**

No update.

**Muhlenberg Interconnection**

No update.

SOLICITOR'S REPORT

None.

ENGINEER'S REPORT

SDE submitted a written report.

Maidencreek Township Authority  
May 18, 2023

AUTHORITY REPORT

Mr. Donovan had nothing further to add.

PAYMENT OF BILLS

A motion was made by Jim Nothwehr to accept the Treasurer's Report and authorize the following payments: Routine/Regular Bill List - \$48,950.66, Construction in Progress - \$4,747.68, Reimbursable Expenses Paid by Developer - \$3,447.50, Payroll/ Emergency Account Transfer from Operator Acct - \$0, Validate Checks Signed Between Meetings - \$1,864.20, Special Checks Requiring Special Handling - \$23,080.52, Additional Checks after Board Book Delivery - \$10,178.82. Joe Rudderow III seconded the motion and hearing no questions on the motion, it passed unanimously.

ENGINEER'S/SOLICITOR'S REIMBURSABLE EXPENSES

A motion was made by Joe Rudderow III to approve Professional Staff Reimbursable Expenses for SDE invoice #113340 in the amount of \$3,290.00. The motion was seconded by Jim Nothwehr and hearing no questions on the motion, it passed unanimously.

A motion was made by Joe Rudderow III to approve Professional Staff Reimbursable Expenses for Kozloff Stoudt invoice #192955-081 in the amount of \$157.50. The motion was seconded by Jason Peters and hearing no questions on the motion, it passed unanimously.

**Executive Session** – The MTA Board went into executive session at 12:20 p.m. to 12:48 p.m. to discuss personnel items.

The MTA Board came out of executive session at 12:48 p.m. No action was taken.

A motion to adjourn was made by Joe Rudderow III and seconded by Jim Nothwehr to adjourn the meeting at 12:48 p.m.

Respectfully Submitted,

*Debbie Kline*

Debbie Kline

Recording Secretary

***Minutes are subject to change prior to approval of the Maidencreek Township Authority.***

cc:	Maidencreek Township Authority Board	Maidencreek Township Board of Supervisors
	Patrick Donovan, Maidencreek Township Authority General Manager	Maidencreek Township Planning Commission
	Greg Unger, Systems Design Engineering, Inc., MTA Engineer	Daniel Becker, Kozloff Stoudt, MTA Solicitor
	Maidencreek Township Manager	Maidencreek Township Authority Plant Operators
	Ontelaunee Township	