

Maidencreek Township Authority
May 16, 2024

Attending Board Members: Jack May, Jim Nothwehr, Tom Evanosky, Roger Sensenig, Dawn Geschwindt

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

Guests: Angelo Corrado

Jim Nothwehr called the May 16, 2024 meeting of the Maidencreek Township Authority (MTA) to order at 11:00 a.m. at the Maidencreek Township Municipal Building and asked everyone to rise for the Pledge of Allegiance to the Flag.

PUBLIC COMMENT

Angelo Corrado, the former owner of Crossings at Maidencreek and formerly Corrado Development LLC, addressed his concern that the check he received for final closeout of the escrow account in the amount of \$687.86 from MTA was rejected by his bank. The Bank states in order to deposit the check, Mr. Corrado's name needs to be listed on the escrow check since his company, Corrado Development LLC, has been dissolved since 2012. Daniel Becker stated that Mr. Corrado's attorney, Mr. Garrell, may contact him to rectify the issue with the escrow check. Mr. Becker will require a statement of affidavit written by Mr. Garrell to resolve the issue.

PLAN REVIEW

Crossing at Maidencreek

The general manager reported that the outstanding balance due of \$5,682.92 for developer review fees has not been paid. Mr. Donovan asked the Board to take action to stop all work for this project until payment has been received. The office staff reached out to Mr. Caloiero prior to the Board Meeting for an update on payment of the outstanding balance. Mr. Caloiero could not be reached, and he was informed via voicemail that the Board will take action at the May Board meeting to stop all work.

A motion was made by Jack May to stop all work on the project for Crossing at Maidencreek until payment has been received for outstanding developer review fees in the amount of \$5,682.92. The motion was seconded by Roger Sensenig and hearing no questions on the motion, it passed unanimously.

Wolfson Group

Ty Leinneuber of SDE reported he reviewed the revised development plan and discussed this with the Board in detail. Mr. Leinneuber provided the draft review letter for the Board's review. He stated there are several items that still need to be addressed by the developer. Mr. Becker stated he is currently working on a draft agreement for water facilities and this will address outstanding items in the plan. Mr. Becker also drafted a pump station agreement. This agreement may need to be revised when the developer's engineer updates the pump design. Mr. Becker and Mr. Leinneuber will continue to work with Maiden Creek Associates attorneys and engineers to finalize the development plan.

APPROVAL OF THE MINUTES

A motion was made by Tom Evanosky to waive the reading of the minutes and approve the April 18, 2024 regular monthly meeting minutes as presented. The motion was seconded by Jack May and hearing no questions on the motion, it passed unanimously.

NEW BUSINESS

WWTP Berm 1 Raising

Ty Leineweber stated he has received four bids for Phase 1 grading to raise the berm height along the dike berm at the rear of the treatment plant property, and Empire Services was the apparent low bidder in the amount of \$44,617.00.

A motion was made by Dawn Geschwindt to authorize SDE to issue a Notice of Intent to Award, Notice of Award, and Notice to Proceed to Empire Services in the amount of \$44,617.11 upon the Engineer's and Solicitor's review and approval of the contract documents. The motion was seconded by Roger Sensenig and hearing no questions on the Motion, it passed unanimously.

Patrick Donovan stated he received a phone call from Harry O'Neill of Empire Services in regards to a potential community service project. Mr. O'Neill proposed completing the berm 1 project as the community service project. Mr. Donovan will provide updates to the Board as more information becomes available from Mr. O'Neill.

UV System

Ty Leineweber stated the contract documents for installation of the UV equipment by Eastern Environmental are being finalized. The documents have been provided to Mr. Becker for his review. Upon approval from Mr. Becker, the contract documents will be finalized and provided to the Board for signatures.

Automatic Transfer Switch

Mr. Unger of SDE provided an overview of the temporary transfer switch setup at the waste water treatment plant. The original transfer switch was damaged in the July 2023 flood and cannot be repaired as parts are no longer available. The temporary switch setup has serious safety concerns as the temporary connections are prone to corrosion, overheating, burning up, and can be a tripping hazard due to the 1,600 feet of wiring. There was a robust discussion debating the issue of whether it is an emergency or not to purchase a new transfer switch to permanently replace this. Mr. Unger's research shows delivery time for a new unit is 35 weeks or more. A similar switch has been located and is available from Philips Brothers Electrical Contractors at a cost of \$43,865.00. The engineer has declared that it is an emergency for reasons outlined in the memo provided by the engineer. This includes things like potential fire, damaging other equipment, trip hazards and safety hazards to manually transfer the switch. The MTA cannot continue to operate with the current temporary set up. Other potential sources to repair this set up have been researched and are not available.

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A motion was made by Roger Sensenig to authorize the emergency purchase of an automatic transfer switch from Philips Brothers Electrical Contractors in the amount of \$43,865.00. The motion was seconded by Jack May and hearing no questions on the motion, it passed unanimously.

Reservoir Spillway

Ty Leinneweber reported he is awaiting a response from DEP before any type of work can begin to either repair the spillway or breach it. Mr. Leinneweber has reached out to several colleagues in an attempt to get a contact at DEP in order to obtain a permit and direction on how to proceed with the project and will provide an update at the next Board meeting.

Electric Contract

Mr. Donovan advised the Board that the current electric rates are still lower than the contract rates being offered by Constellation Energy at this time. Mr. Donovan will continue to monitor the rates and report to the Board at the next Board meeting.

Ontelaunee Township Easement

Ty Leinneweber reported he has reached out to Ontelaunee Township's engineer for more information about the proposed easement and has not received a response. Mr. Becker stated he has not heard from their solicitor.

Meter Setters

Tabled.

UNFINISHED BUSINESS – None.

LEAK REDUCTION REQUESTS

Matthew & Stacy Heck, 1040 Park Road, Blandon

A motion was made by Tom Evanosky to authorize a one-time leak reduction per MTA policy for Matthew & Stacy Heck, 1040 Park Road. The motion was seconded by Dawn Geschwindt and hearing no questions on the motion, it passed unanimously.

UPDATES

Muhlenberg Interconnection

Mr. Becker stated he spoke to Muhlenberg Township's solicitor, Tom Rothermel. Mr. Becker will finalize the changes to the Memorandum of Understanding as previously discussed and provide to Mr. Donovan for distribution to the Board for their review before sending to Muhlenberg Township.

Well 6 & 7

Ty Leinneweber stated they had a meeting with the Berks County Conservation District to revise the sequence of construction. The contractor has been refusing to move forward with the project until the basin can be constructed. The Conservation District is in agreement with Mr. Leinneweber's new sequence of construction plans. Ty submitted the new plan and is awaiting a

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letter of approval to allow him to issue the new plans to the contractor. The new sequence of construction allows the contractor to complete the construction of the basin, install the sanitary sewer and water lines, pad out the control building and begin the construction of the well houses. The contractor is in agreement with the new sequence of construction plan.

Mr. Leinneuber stated he will send a letter to the developer explaining no change orders for unsuitable soil will be approved going forward.

Employment Search

Discussed in Executive Session.

Sewer Overflow Evaluation

Mr. Donovan reported that Matt Peleschak of SDE completed the sewer collection system evaluation. Mr. Donovan provided the evaluation to the Board members for their review. This will be discussed in detail at the next Board meeting.

SOLICITOR'S REPORT

None.

ENGINEER'S REPORT

SDE submitted a written report.

AUTHORITY REPORT

Mr. Donovan had nothing further to add.

PAYMENT OF BILLS

A motion was made by Jack May to accept the Treasurer's Report and authorize the following payments as presented: Routine/Regular Bill List - \$81,611.87, Construction in Progress - \$198,391.95, Reimbursable Expenses Paid by Developer - \$1,890.88, CIP Account Transfer from Operator Acct - \$198,000.00, Payroll Account Transfer from Operator Acct - \$66,000.00, Emergency Account Transfer from Operator Acct - \$15,000.00, Validate Checks Signed Between Meetings - \$2,160.00, Special Checks Requiring Special Handling - \$41,597.51, Additional Checks after Board Book Delivery - \$2,058.23 for a total amount of \$327,710.44. Dawn Geschwindt seconded the motion and hearing no questions on the motion, it passed unanimously.

ENGINEER'S/SOLICITOR'S REIMBURSABLE EXPENSES

A motion was made by Roger Sensenig to approve Professional Staff Reimbursable Expenses for SDE invoice #118524 in the amount of \$1,890.88. The motion was seconded by Tom Evansky and hearing no questions on the motion, it passed unanimously.

Executive Session – The MTA Board went into executive session at 12:22 p.m. to 1:10 p.m. to discuss personnel items.

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The MTA Board came out of executive session at 1:10 p.m. and took action as follows:

The General Manager was directed to prepare a three-year training schedule for the candidate being considered to take over the General Manager position.

A motion to adjourn was made by Roger Sensenig and seconded by Dawn Geshwindt to adjourn the meeting at 1:11 p.m.

Respectfully Submitted,

Tania Beerman

Tania Beerman

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	