

Maidencreek Township Authority
October 17, 2024

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

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

Guest: Diane Hollenbach of Maidencreek Township

Jim Nothwehr called the October 17, 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 – None.

Jim Nothwehr announced the Board held an executive session on 09/26/2024 to discuss personnel matters.

PLAN REVIEW

Crossing at Maidencreek

Mr. Becker stated Beth Kohl, attorney for Crossing at Maidencreek, provided the revised sewer easement agreement with the wording changes as previously discussed. Mr. Becker will speak to Beth Kohl and request the developer's engineer contact SDE with regards to the details for the sewer connection for the property owner. After the property owner signs the finalized Off-Site Easement Agreement, Mr. Becker will present the agreement to the Board for signatures.

Wolfson Group

Patrick Donovan reported a meeting will be held today, 10/17/2024, at 1:00 p.m. with the developer, Mr. Becker and the professional staff to continue discussing the terms of the Pump Station Agreement, Sewer and Water Service Agreement and the Contribution Agreement.

Heeby's Surplus

Ty Leinneweber reported SDE received plans on September 13, 2024 for Heeby's Surplus, Inc. for a proposed warehouse and one new sanitary sewer connection. The proposed plan is to connect into the existing sewer lateral located on the site that services two existing warehouses on West Wesner Road. Mr. Leinneweber provided the draft review letter for the Board's review and requested approval to send the review letter. There was some discussion, and the Board provided changes to be made to the review letter.

A motion was made by Tom Evanosky to approve the review letter with the changes as discussed and authorize Ty Leinneweber of SDE to send the updated review letter to Heeby's Surplus, Inc. and grant final plan approval contingent upon SDE's October 17, 2024 letter. The motion was seconded by Dawn Geschwindt and hearing no questions on the motion, it passed unanimously.

APPROVAL OF THE MINUTES

A motion was made by Tom Evanosky to waive the reading of the minutes and approve the September 19, 2024 regular monthly meeting minutes as presented. The motion was seconded by Dawn Geschwindt and hearing no questions on the motion, it passed unanimously.

NEW BUSINESS

Empire Wrecking Pay Applications

Ty Leinneweber reported Empire Wrecking Co. of Reading has completed Phase 1 grading to raise the berm. Ty Leinneweber of SDE reported Empire Wrecking Co. of Reading PA submitted Pay Applications 1 & 2 in the amount of \$39,880.88 with retainage of \$4,431.22 with a balance of \$4,736.12.

A motion was made by Roger Sensenig to approve and authorize payment of the Empire Wrecking Co. of Reading PA Application for Payment No. 1 and No. 2 in the amount of \$33,880.88 upon review and approval of SDE. The motion was seconded by Dawn Geschwindt and hearing no questions on the motion, it passed unanimously.

Phillip's Farm Well House Construction Project

Blooming Glen Contractors, Inc. submitted Pay Application No. 7, Requisition No. 10 for payment. The request was for \$128,291.95 with a balance to finish of \$1,890,313.46, which includes 10% retainage for the amount of work completed to date.

A motion was made by Jack May to approve and authorize payment of the Blooming Glen Contractors, Inc. Requisition No. 10, Application for General/Mechanical Payment No. 7 in the amount of \$128,291.95 upon review and approval of SDE. The motion was seconded by Tom Evanosky and hearing no questions on the motion, it passed unanimously.

Garden Spot Electric, Inc. submitted Pay Application No. 2, Requisition No. 11 for payment. The request was for \$175,693.50 with a balance to finish of \$663,076.50, which includes 10% retainage for the amount of work completed to date.

A motion was made by Dawn Geschwindt to approve and authorize payment of the Garden Spot Electric, Inc. Requisition No. 11, Application for Electrical Payment No. 2 in the amount of \$175,693.50 upon review and approval of SDE. The motion was seconded by Tom Evanosky and hearing no questions on the motion, it passed unanimously.

W.C. Eshenaur and Sons submitted Pay Application No. 2, Requisition No. 12 for payment. The request was for \$18,805.05 with a balance to finish of \$119,149.95, which includes 10% retainage for the amount of work completed to date.

A motion was made by Tom Evanosky to approve and authorize payment of the W.C. Eshenaur and Sons Requisition No. 12, Application for Plumbing Payment No. 2 in the amount of \$18,805.05 upon review and approval of SDE. The motion was seconded by Jack May and hearing no questions on the motion, it passed unanimously.

Tree Removal – Tree Tops

Patrick Donovan reported Dallas Tree Service evaluated the trees along the Tree Tops property near the water tank and provided a quote in the amount of \$4,800.00 to perform tree removal/preventive maintenance on the trees/branches on the property.

A motion was made by Jack May to authorize Dallas Tree Service to perform tree removal/preventive maintenance on the trees/branches identified as a concern along the Tree Tops property at a cost of \$4,800.00. The motion was seconded by Roger Sensenig and hearing no questions on the motion, it passed unanimously.

October Shut-Off List

A motion was made by Dawn Geschwindt to approve the October Shut-Off list as presented. The motion was seconded by Roger Sensenig and hearing no questions on the motion, it passed unanimously.

Township Holiday Party

Mr. Donovan reported the Township holiday party has been scheduled for Friday, December 20, 2024 and asked if the Board would like to donate towards the party as they have in the past.

A motion was made by Jack May to donate \$700.00 to the Township for the holiday party. The motion was seconded by Dawn Geschwindt and hearing no questions on the motion, it passed unanimously.

Industrial Appraisal

Patrick Donovan reported he received a quote from Industrial Appraisal Company in the amount of \$7,200.00 to perform an on-site inspection and appraisal of the MTA buildings/structures, machinery and equipment. Industrial Appraisal Company will then provide a certified appraisal report with the cost of replacement new and current value of the assets appraised. This appraisal will be valuable for insurance purposes as well as asset management. For an additional fee, Industrial Appraisal Company will continue to update the established values annually for a three-year period.

A motion was made by Tom Evanosky to authorize Industrial Appraisal Company to perform an on-site inspection and appraisal of the MTA buildings/structures, machinery and equipment at a cost of \$7,200.00. The motion was seconded by Jack May and hearing no questions on the motion, it passed unanimously.

Meter Setter Failures

Tabled.

July 2023 Flood Damage

Ty Leineweber reported Empire Wrecking Co. of Reading has completed Phase 1 grading to raise the berm. Ty Leineweber reported the contractor has planted grass in the area of the raised berm.

Mr. Donovan reported the Blandon Fire Company's social hall had a major leak which generated excessive consumption. Mr. Donovan requested the Board consider allowing a trade with the

Blandon Fire Company to saturate the newly-planted grass at the WWTP over the next several weeks in exchange for the MTA to pay the leak detection bill to locate the leak at the fire company.

A motion was made by Dawn Geschwindt to authorize a trade between the Authority and the Blandon Fire Company to saturate the newly-planted grass over the next several weeks at the Waste Water Treatment Plant in exchange for the MTA to pay the leak detection bill to locate the leak at the fire company. The motion was seconded by Tom Evanosky and hearing no questions on the motion, it passed unanimously.

LEAK REDUCTION REQUESTS

None.

UNFINISHED BUSINESS – None.

REDNER'S MARKETS

Patrick Donovan reported that Redner's Markets, Inc. is planning to expand their warehouse to accommodate in-house processing for a retail food operation. The anticipated expansion would require approximately 35,000 gallons of water per day. Mr. Donovan communicated to Bob Vitale from Redner's that they will need to submit a plan review in order for the MTA engineer to review this project prior to being able to approve the development plan in regards to water and sewer needs. Diane Hollenbach of Maidencreek Township stated this project may require permits and land development through the Township as well. Mr. Donovan will provide additional information as it becomes available from Redner's.

UPDATES

Well 6 & 7

Ty Leinneweber reported the Well 6 & 7 project is progressing as planned. Mr. Leinneweber anticipates the plumbing will be completed and the concrete floor installed this week. When that is complete, construction of the walls will begin. The NPDES Permit amendment and renewal is being prepared by SDE.

Ontelaunee Township Easement

Mr. Becker provided a review of the outstanding issues concerning the Ontelaunee Township easement agreement. He will continue to communicate with Ontelaunee Township's solicitor, Michelle Mayfield, to finalize the terms of the easement agreement and provide an update at the next Board Meeting.

Reservoir Spillway

Ty Leinneweber reported the topographic survey will be completed in November. Mr. Leinneweber will compile the information into a plan for DEP and present it to the Board for further discussion.

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 Roger Sensenig to accept the Treasurer’s Report and authorize the following payments as presented: Routine/Regular Bill List - \$41,786.44, Construction in Progress - \$53,281.06, Reimbursable Expenses Paid by Developer - \$0, CIP Account Transfer from Operator Acct - \$54,000.00, Payroll Account Transfer from Operator Acct - \$45,000.00, Emergency Account Transfer from Operator Acct - \$0, Petty Cash Transfer from Operator Acct - \$0, Operator Account Transfer from Money Market Acct - \$60,000.00, Validate Checks Signed Between Meetings - \$195,750.63, Special Checks Requiring Special Handling - \$19,624.58, Additional Checks after Board Book Delivery - \$11,253.75 for a total amount of \$321,696.46. Jack May seconded the motion and hearing no questions on the motion, it passed unanimously.

ENGINEER’S/SOLICITOR’S REIMBURSABLE EXPENSES – None.

Executive Session – The MTA Board went into executive session at 12:07 p.m. to 12:34 p.m. to discuss personnel items.

The MTA Board came out of executive session at 12:34 p.m. No action was taken.

A motion was made by Roger Sensenig and seconded by Tom Evanosky to adjourn the meeting at 12:35 p.m.

Respectfully Submitted,

Tania Beerman

Tania Beerman
Recording Secretary

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