

Maidencreek Township Authority  
November 21, 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, Debbie Kline and Tania Beerman of the Maidencreek Township Authority.

Guest: Diane Hollenbach of Maidencreek Township

Jim Nothwehr called the November 21, 2024 meeting of the Maidencreek Township Authority (MTA) to order at 11:02 a.m. at the Maidencreek Township Municipal Building and asked everyone to rise for the Pledge of Allegiance to the Flag.

PUBLIC COMMENT – None.

PLAN REVIEW

**Crossing at Maidencreek**

Mr. Becker reported Beth Kohl, attorney for Crossing at Maiden Creek, will continue to speak with the developer to resolve the easement dedication to Maidencreek Authority. Mr. Becker explains we require easements from three different property owners. Mr. Becker states the one property owner, Jackie Moyer will sign the Easement Agreement provided that the Authority will be responsible for crop damage. Mr. Becker reports that Beth Kohl will continue to work with the second owner to resolve his issues to ensure his signature on the Easement Agreement. Mr. Becker explains the third owner will sign the Easement Agreement without any issues. Mr. Becker wants a motion to be recorded that Maidencreek Township Authority is satisfied with revisions to the Easement Agreement.

A Motion was made by Jack May to accept the easement as amended and recommended by professional staff and Engineers. The motion was seconded by Dawn Geschwindt and hearing no questions on the motion, it passed unanimously.

**Wolfson Group**

Mr. Becker reported Patrick Donovan and Ty Leinneweber had several meetings with Mr. Wolfson and his professional staff to review the Agreements and to resolve any issues that need to be addressed. One of the issues of importance for Patrick Donovan and Ty Leinneweber is the ability to be able to shut off the water to their facilities in case of any problems in their system. Mr. Becker and Patrick Donovan have been working on several agreements in significant detail to be sent over to Mr. Adelman, attorney for Mr. Wolfson, for his review. Ty Leinneweber reports Wolfson Group will make necessary revisions before a final letter is issued for Board approval. Ty Leinneweber is requiring the Plans to be recorded with Land Development so Wolfson Group can follow the plans as approved. Ty Leinneweber provided a draft review letter for the Board's review. The Board tabled action until next meeting.

**Heeby's Surplus**

Ty Leinneweber reported Heeby's engineers reached out to SDE and Patrick Donovan to discuss the main issue of transferring the EDU on the existing house to the warehouse being constructed. Patrick Donovan requests the Board to be on record to allow the existing EDU to be transferred from the existing house to the warehouse. Ty Leinneweber is waiting on final plans to be submitted and proceed forward with signatures from the Authority.

A motion was made by Roger Sensenig to approve use of existing EDU to be transferred from the existing house to the warehouse being constructed. The Motion was seconded by Jack May and hearing no questions on the motion, it passed unanimously.

**APPROVAL OF THE MINUTES**

A motion was made by Roger Sensenig to waive the reading of the minutes and approve the October 17, 2024 regular monthly meeting minutes as presented. The motion was seconded by Tom Evanosky and hearing no questions on the motion, it passed unanimously.

**NEW BUSINESS**

**Phillip's Farm Well House Construction Project**

A motion was made by Tom Evanosky to authorize and sign Change Order 1 for Garden Spot Electric, Inc. in the amount of \$5,844.24. The motion was seconded by Roger Sensenig and hearing no questions on the Motion, it passed unanimously.

A motion was made by Roger Sensenig to authorize and sign Change Order 5 for Blooming Glen Contractors, Inc. in the amount of \$326.69. The motion was seconded by Tom Evanosky and hearing no questions on the motion, it passed unanimously.

A motion was made by Dawn Geschwindt to authorize Requisition No. 13, Payment Application No. 3, to the electrical contractor, Garden Spot Electric, Inc., in the amount of \$56,776.50 upon review and approval of SDE. After Pay application No. 3, the balance to finish will be \$606,300.00. The motion was seconded by Tom Evanosky and hearing no questions on the motion, it passed unanimously.

A motion was made by Jack May to authorize Requisition No. 14, Payment Application No.3, to the plumbing contractor, W.C. Eshenaur & Sons, Inc., in the amount of \$19,158.75 upon review and approval of SDE. After pay application No.3, the balance to finish will be \$99,991.25. The motion was seconded by Tom Evanosky and hearing no questions on the motion, it passed unanimously.

A motion was made by Tom Evanosky to authorize Requisition No. 15, Payment Application No. 8, to the general contractor, Blooming Glen Contractors, Inc., in the amount of \$96,226.93 upon review and approval of SDE. After Pay application No. 8, the balance to finish will be \$1,794,086.54. The motion was seconded by Roger Sensenig and hearing no questions on the motion, it passed unanimously.

### **State Grant Resolutions**

A Motion was made by Dawn Geschwindt to approve and authorize the appropriate individuals to sign Resolution Number 2024-11-01 to request a Statewide Local Share Assessment grant in the amount of \$1,000,000.00 to construct a new water storage tank for Interconnection Project and Maidencreek Township Authority matching portion in the amount of \$483,666.07. The Motion was seconded by Tom Evanosky and hearing no questions on the motion, it passed unanimously.

A Motion was made by Tom Evanosky to approve and authorize the appropriate individuals to sign Resolution Number 2024-11-02 to request a Statewide Local Share Assessment grant in the amount of \$837,452.75 for replacement of an existing water main on Grove Road. The Motion was seconded by Jack May and hearing no questions on the motion, it passed unanimously.

### **Sewer & Water Rate Increases**

Patrick Donovan will provide the 2025 budget by the December Meeting. We will table until December.

### **Leak Reduction Request.**

#### **Tanya Garcia, 209 Independence Court, Blandon**

A motion was made by Tom Evanosky to authorize a one-time leak reduction per MTA policy for Tanya Garcia, 209 Independence Court. The motion was seconded by Roger Sensenig and hearing no questions on the motion, it passed unanimously.

### **Meter Setter Failures**

Tabled.

### **July 2023 Flood Damage**

Ty Leinneweber reported SDE submitted a grant application to FEMA for Phase 2 to raise the berm at the WWTP. SDE will wait to begin any work until MTA is awarded a grant from FEMA. Ty Leinneweber reported MTA has not been awarded any grants that have been submitted to date.

UNFINISHED BUSINESS – None.

## **UPDATES**

### **Well 6 & 7**

Ty Leinneweber reported the contractors poured concrete floor for the Treatment Building and Well Buildings. Ty Leinneweber stated Blooming Glen began installation of the CMU walls for the Well Buildings and Treatment Building. The generator for the Treatment Building was set on the concrete pad. Ty Leinneweber sent a certified letter notifying Blooming Glen they will not receive additional compensation for correcting any deficiencies associated with installing storm sewer facilities before the bottom of the basin had been stabilized without approval from SDE. Ty Leinneweber reports Blooming Glen anticipates the completion of the wall installations for all buildings by December 6, 2024. The roof installation for all buildings will begin on December 9, 2024 with the goal to complete roof installation before the end of the year.

**Ontelaunee Township Easement**

Mr. Becker made minor changes to the Easement Agreement and will forward the Agreement to Ontelaunee Township's solicitor, Michelle Mayfield. Mr. Becker will continue to communicate with Michelle Mayfield to finalize the terms of the Easement Agreement and provide an update at the next Board Meeting.

**Reservoir Spillway**

No Update.

**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 Dawn Geschwindt to accept the Treasurer's Report and authorize the following payments as presented: Routine/Regular Bill List - \$93,113.44, Construction in Progress - \$19,292.19, Reimbursable Expenses Paid by Developer - \$12,116.66, CIP Account Transfer from Operator Acct - \$19,000.00, Payroll Account Transfer from Operator Acct - \$45,000.00, Emergency Account Transfer from Operator Acct - \$15,000.00, Petty Cash Transfer from Operator Acct - \$0, Operator Account Transfer from Money Market Acct - \$0, Validate Checks Signed Between Meetings - \$2,232.84, Special Checks Requiring Special Handling - \$32,727.48. Additional Checks after Board Book Delivery - \$150.00 for a total amount of \$159,632.61. Roger Sensenig seconded the motion and hearing no questions on the motion, it passed unanimously.

**ENGINEER'S/SOLICITOR'S REIMBURSABLE EXPENSES**

A motion was made by Tom Evanosky to approve Professional Staff Reimbursable Expenses for SDE invoice#121017 in the amount of \$363.63. The motion was seconded by Roger Sensenig and hearing no questions on the motion, it passed unanimously.

A motion was made by Jack May to approve Professional Staff Reimbursable Expenses for SDE invoice#121020 in the amount of \$654.53. The motion was seconded by Tom Evanosky and hearing no questions on the motion, it passed unanimously.

A motion was made by Roger Sensenig to approve Professional Staff Reimbursable Expenses for Kozloff Stoudt invoice#201210-006 in the amount of \$33.00. The motion was seconded by Tom Evanosky and hearing no questions on the motion, it passed unanimously.

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A motion was made by Tom Evanosky to approve Professional Staff Reimbursable Expenses for Kozloff Stoudt invoice#201210-081 in the amount of \$10,500.00 The motion was seconded by Dawn Geschwindt and hearing no questions on the motion, it passed unanimously.

A motion was made by Jack May to approve Professional Staff Reimbursable Expenses for Kozloff Stoudt invoice#201210-086 in the amount of \$565.50. The motion was seconded by Dawn Geschwindt and hearing no questions on the motion, it passed unanimously.

**Executive Session** – The MTA Board went into executive session at 12:01 p.m. to 12:44 p.m. to discuss personnel items.

The MTA Board came out of executive session at 12:44 p.m. No action was taken.

A motion was made by Roger Sensenig and seconded by Tom Evanosky to adjourn the meeting at 12:44 p.m.

Respectfully Submitted,

*Tania Beerman*

Tania Beerman  
Recording Secretary

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