

Maidencreek Township Authority  
April 17, 2025

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

Also Attending: Ty Leinneweber of SDE, Daniel Becker of Kozloff Stoudt, Nicolas Volk, Russell Stoudt, Debbie Kline, Jen Blatt, Tania Beerman of the Maidencreek Township Authority.

Jack May called the April 17, 2025 meeting of the Maidencreek Township Authority (MTA) to order at 11:07 a.m. at the Maidencreek Township Municipal Building.

PUBLIC COMMENT – None.

#### DEVELOPMENT REVIEW

##### **Crossing at Maidencreek**

Ty Leinneweber of SDE Engineering has not received any revised plans and has nothing new to report. Mr. Becker explained Beth Kohl is moving forward to continue communication with property owners to sign the Easement Agreement.

##### **Wolfson Group**

Nicolas Volk confirmed the permits are prepared and ready for Steve Wolfson's signature. Nicolas Volk explained Steve Wolfson has not submitted payment of all required fees and posting of required financial security.

##### **Redner's Warehouse Markets**

Ty Leinneweber received Revised Plans from Bohler Engineering on April 8, 2025, and has not yet completed his review.

#### APPROVE MINUTES

A motion was made by Tom Evanosky to waive the reading of the minutes and approve the March 20, 2025 regular monthly meeting minutes as presented. The motion was seconded by Jim Nothwehr and hearing no questions on the motion, it passed unanimously.

#### NEW BUSINESS

##### **Phillips' Farm Water Treatment Facility Construction Project**

A motion was made by Dawn Geschwindt to authorize Requisition No. 27, Payment Application No. 12, to the General Contractor, Blooming Glen Contractors, in the amount of \$255,344.64. The motion was seconded by Roger Sensenig and hearing no questions on the motion, the motion, the motion was passed unanimously. After Payment Application No. 12, the balance to finish will be \$1,143,362.50.

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A motion was made by Tom Evanosky to authorize Requisition No. 25, Payment Applications No. 4 & 5, to the Mechanical Contractor, Rogers Mechanical Company, for a total amount of \$134,088.30. The motion was seconded by Roger Sensenig and hearing no questions on the motion, the motion was passed unanimously. After Payment Applications No. 4 & 5, the balance to finish will be \$37,239.70.

A motion was made by Jim Nothwehr to authorize Requisition No. 26, Payment Application No. 7, to the Electrical Contractor, Garden Spot Electric, in the amount of \$162,530.32. The motion was seconded by Tom Evanosky and hearing no questions on the motion, the motion was passed unanimously. After Payment Application No. 7, the balance to finish will be \$187,538.42.

A motion was made by Roger Sensenig to approve Change Order #3 to the Electrical Contractor, Garden Spot Electric, in the amount of \$2,313.32 for installation of two switches at the interior door between the Process Room and the Lab. The motion was seconded by Tom Evanosky and hearing no questions on the motion, the motion was passed unanimously.

A motion was made by Dawn Geschwindt to approve Change Order #4 to the Electrical Contractor, Garden Spot Electric, in the amount of \$6,898.43 to relocate the chlorine starters to the east wall. The motion was seconded by Jim Nothwehr and hearing no questions on the motion, the motion was passed unanimously.

**Existing 6" Waterline on Main Street for Phillip's Farm**

Ty Leinneweber recommended connection of the newly constructed 12-inch water main at Well 6 and 7 to the 6-inch water main on Main Street temporarily until the new 12 inch-water main on Main Street is constructed. Ty Leinneweber explained this plan will allow the Wells to become operational and will allow the contractors to complete the project as scheduled. Ty Leinneweber received three bids from Blooming Glen Contractors, M & A Excavating and Empire Services. Ty Leinneweber requested approval from the Board to award the work to the lowest bidder. Ty Leinneweber reported Empire Services submitted the lowest bid, and he will ensure their paving specifications meets the Authority's requirements.

A motion was made by Jim Nothwehr to authorize Ty Leinneweber to contact Empire Services to ensure their paving specifications meets the Authority's standards and to authorize Ty Leinneweber to award the work to the lowest bidder. The motion was seconded by Roger Sensenig and hearing no questions on the motion, the motion was passed unanimously.

**Alarm Tech Systems, Inc. Costars Proposal**

Nicolas Volk held a meeting with Russ Stoudt, SDE and Alarm Tech Systems, Inc. on April 2 to discuss the Fire Alarm/Security System for the Phillip's Farm Water Treatment Project. Nicolas Volk reported Alarm Tech Systems, Inc. has an annual fee of \$2,200.00 to monitor, maintain and service the proposed equipment. Nicolas Volk stated Alarm Tech Systems, Inc. would supply and install the proposed equipment for a total amount of \$35,372.00. Ty Leinneweber stated he would request a surety bond.

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A motion was made by Jim Nothwehr to approve Alarm Tech Systems, Inc.'s proposal to supply and install the Fire Alarm/Security System at Phillip's Farm Water Treatment Plant in the amount of \$35,372.00. The motion was seconded by Roger Sensenig and hearing no questions on the motion, the motion was passed unanimously.

A motion was made by Roger Sensenig to approve Alarm Tech Systems, Inc.'s annual fee of \$2,200.00 to monitor, maintain and service the Fire Alarm/Security System at the Phillip's Farm Water Treatment Facility. The motion was seconded by Dawn Geschwindt and hearing no questions on the motion, the motion was passed unanimously.

**SCADA Proposals**

Nicolas Volk reported he received two proposals from Keystone Engineering Group and Renegade Solutions for a complete evaluation of the Authority's existing SCADA system and evaluation of the software/equipment required for the Well 6 & 7 site. Keystone Engineering Group submitted a proposal for \$15,000.00 and Renegade Solutions submitted a proposal for \$2,500.00. Nicolas Volk requested that Keystone Engineering Group transfer the SCADA license from Keystone's name to Maidencreek Township Authority's name.

A motion was made by Jim Nothwehr to approve Renegade Solution's proposal in the amount of \$2,500.00 to evaluate the Authority's SCADA system and software/equipment required for the Well 6 & 7 site contingent that the existing SCADA license is able to be transferred to the Authority. The motion was seconded by Tom Evanosky and hearing no questions on the motion, the motion was passed unanimously.

**Chapter 94 Report**

Ty Leinneweber reported SDE received an Acceptance Letter for the Annual Chapter 94 Report for the Wastewater Treatment Plant on April 4, 2025.

**Office Credit Card**

Nicolas Volk requested approval by the Board to apply for a credit card used for miscellaneous office expenses. The credit card will be issued by Tompkins Bank. Nicolas Volk proposed the office administrator will solely be responsible to authorize any transactions from this credit card, including any requests from the General Manager. The credit card's maximum spending limit per month would be \$5,000.00.

A motion was made by Tom Evanosky to approve a credit credit card issued by Tompkins Bank for miscellaneous office expenses not to exceed a spending limit of \$5,000.00 per month. The motion was seconded by Dawn Geschwindt and hearing no questions on the motion, the motion was passed unanimously.

**Amending Bylaws of the Authority**

Nicolas Volk recommended an amendment to the Bylaws in regards to MTA's Regular Meeting Date for Board Meetings. Nicolas Volk stated there is no language in the document that specifies that the meeting date could differ from the 2nd Thursday of each month. Mr. Becker advised the

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Bylaws should be amended, and he will review other items from the Bylaws that may need to be revised.

A motion was made by Dawn Geschwindt to authorize the Solicitor and General Manager of Maidencreek Township Authority to revise the Bylaws and any other items that need to be amended. The motion was seconded by Jim Nothwehr and hearing no questions on the motion, the motion was passed unanimously.

**Signature Cards for Bank Accounts**

A motion was made by Roger Sensenig to authorize the current Board Members to sign new signature cards for the Maidencreek Township Authority Fleetwood Bank accounts. The motion was seconded by Tom Evanosky and hearing no questions on the motion, the motion passed unanimously.

**April Shut-Off List**

A motion was made by Tom Evanosky to approve the April Shut-Off list as presented. The motion was seconded by Jim Nothwehr and hearing no questions on the motion, it passed unanimously.

**UPDATES:**

**Ontelaunee Township Easement**

Mr. Becker reported Ontelaunee Township's Solicitor, Michelle Mayfield, is finalizing the Easement Agreement to be signed at the end of the week.

**Phillips' Farm Water Treatment Facility Project**

Ty Leinneweber reported SDE continues to attend weekly meetings with the contractors. Ty Leinneweber has no further update.

**Reservoir Spillway**

Ty Leinneweber has no further update.

**WWP Dike Modifications Project – Phase 2**

Ty Leinneweber has no further updates.

**Update from General Manager – Maidencreek Apartments**

1. Nicolas Volk received a bid for the sale of the flooded 2001 GMC Utility Van in the amount of \$514.00. Nicolas Volk reported he will coordinate the transfer of title with the new owner.
2. Nicolas Volk received correspondence from Justin Houck, Vice President of Operation of Met Management, informing MTA that they will comply with MTA's letter dated February 21, 2025.

UNFINISHED BUSINESS – None.

SOLICITOR'S REPORT

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None.

**ENGINEER'S REPORT**

SDE submitted a written report.

**GENERAL MANAGER'S REPORT**

Mr. Volk 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 - \$61,067.18, Construction in Progress - \$40,038.25, Reimbursable Expenses Paid by Developer - \$639.75, CIP Account Transfer from Operator Acct - \$40,500.00, Payroll Account Transfer from Operator Acct - \$75,000.00, Developer Review from Operator Acct. - \$0, Emergency Account Transfer from Operator Acct - \$20,000.00, Petty Cash Transfer from Operator Acct. - \$, Operator Account Transfer from Money Market Acct - \$65,000.00, Validate Checks Signed Between Meetings – \$4,175.00, Special Checks Requiring Special Handling - \$10,566.89. Additional Checks after Board Book Delivery - \$4,538.54 for a total amount of \$121,025.61. Jim Nothwehr seconded the motion and hearing no questions on the motion, it passed unanimously.

**PROFESSIONAL STAFF REIMBURSABLE EXPENSES:**

A motion was made by Jim Nothwehr to approve Professional Staff Reimbursable Expenses for SDE Invoice #123155 in the amount of \$639.75. The motion was seconded by Dawn Geschwindt and hearing no questions on the motion, it passed unanimously.

**Executive Session –**

The MTA Board did not have an executive session.

A motion was made by Roger Sensenig and seconded by Dawn Geschwindt to adjourn the meeting at 12:30 p.m.

Respectfully Submitted,

*Tania Beerman*

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Recording Secretary

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