

Maidencreek Township Authority
May 15, 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, Jen Blatt, Tania Beerman of the Maidencreek Township Authority, Diane Hollenbach of Maidencreek Township.

Guests: David Maloney-PA House of Representatives, Patrick Donovan, Grant Stahl of SDE.

Jack May called the May 15, 2025 meeting of the Maidencreek Township Authority (MTA) to order at 11:10 a.m. at the Maidencreek Township Municipal Building.

PUBLIC COMMENTS:

David Maloney, PA House of Representatives, honored Patrick Donovan's retirement with a Citation from the House of Representatives for his distinguished service at the Water and Sewer Authority for more than 25 years.

Grant Stahl, Engineer of SDE, presented the Culvert Replacement Project on Cornerstone Drive to Nicolas Volk and the Board Members. Grant Stahl explained the foundation of the culvert will be in conflict with the Authority's existing 12" water main. The presentation was for informational purposes only and no further action was needed by the Board Members.

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 continues to communicate with the property owners who are opposed to signing the Easement Agreement.

Wolfson Group

Nicolas Volk confirmed payment of all required fees and posting of required financial security from Wolfson Group was made on April 24, 2025. Nicolas Volk confirmed the permits were issued to Maiden Creek Associates LP on April 24, 2025. Nicolas Volk prepared a Memorandum of Understanding (MOU) with Kinsley Construction (Kinsley) to use MTA's fire hydrants adjacent to the Maidencreek Warehouse Project.

Redner's Warehouse Markets

Ty Leinneweber of SDE received a new revised Plan on May 15, 2025. Ty Leinneweber reported Redner's Warehouse has not provided the additional information he requested for utility locations in regards to water service, fire protection, meter location and other unaddressed water and sewer comments. Ty Leinneweber recommended the Plan should not be approved based on sewer and water phases as suggested by Redner's.

Maidencreek Township Authority
May 15, 2025

APPROVE MINUTES

A motion was made by Roger Sensenig to waive the reading of the minutes and approve the April 17, 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 Jim Nothwehr to authorize Requisition No. 28, Payment Application No. 13 contingent upon the signed Application and Certificate of Payment, to the General Contractor, Blooming Glen Contractors, in the amount of \$272,864.70. The motion was seconded by Tom Evanosky and hearing no questions on the motion, the motion was passed unanimously. After Payment Application No. 13, the balance to finish will be \$872,740.21.

A motion was made by Roger Sensenig to approve Change Order #11 to the General Contractor, Blooming Glen Contractors, in the amount of \$2,242.50 for painting of the Well House ceilings. The motion was seconded by Tom Evanosky and hearing no questions on the motion, the motion was passed unanimously.

A motion was made by Tom Evanosky to approve Change Order #12 to the General Contractor, Blooming Glen Contractors, in the amount of \$1,495.00 for furnishing and installing three aluminum shelving units for the fluoride pumps. The motion was seconded by Jim Nothwehr and hearing no questions on the motion, the motion was passed unanimously.

A motion was made by Tom Evanosky to authorize Requisition No. 30, Payment Application No. 5, to the Plumbing Contractor, W.C. Eshenaur & Son, Inc., in the amount of \$33,132.15. The motion was seconded by Dawn Geschwindt and hearing no questions on the motion, the motion was passed unanimously. After Payment Application No. 5, the balance to finish will be \$59,935.35.

A motion was made by Jim Nothwehr to approve Change Order #1 to the Plumbing Contractor, W.C. Eshenaur & Son, Inc., in the amount of \$7,157.15 for installation of pipe thimbles through the ceiling and roof of the treatment building to install generator exhaust pipe. The motion was seconded by Tom Evanosky and hearing no questions on the motion, the motion was passed unanimously.

A motion was made by Roger Sensenig to authorize Requisition No. 29, Payment Application No. 8, to the Electrical Contractor, Garden Spot Electric, in the amount of \$76,874.46. The motion was seconded by Dawn Geschwindt and hearing no questions on the motion, the motion was passed unanimously. After Payment Application No. 8, the balance to finish will be \$119,875.71.

Maidencreek Township Authority
May 15, 2025

A motion was made by Jim Nothwehr to authorize Change Order #1 to Alarm Tech Systems, Inc., in the amount of \$1,075.00 for the cost of bonds for the Well 6 & 7 Fire Alarm & Security System. The motion was seconded by Tom Evanosky and hearing no questions on the motion, the motion was passed unanimously.

SCADA Upgrade Project

Nicolas Volk confirmed the SCADA license has been transferred into MTA's name. Nicolas Volk recommended awarding the radio survey work to Renegade Solutions in the amount of \$5,885.00. Nicolas Volk will discuss the other options Renegade Solutions has provided to him once the radio survey has been figured out.

A motion was made by Tom Evanosky to award Radio Survey Work to Renegade Solutions in the amount \$5,885.00 contingent upon final review by the General Manager and SDE Engineering. The motion was seconded by Roger Sensenig and hearing no questions on the motion, the motion was passed unanimously.

Route 73 Waterline Installation Project

Ty Leinneweber reported PennDOT issued a Utility HOP Permit on May 8, 2025 for the Route 73 New Water Line Installation Project. Ty Leinneweber requested Board authorization to publicly advertise and issue bid documents on PennBid.

A motion was made by Jim Nothwehr to authorize SDE Engineering to publicly advertise and issue bid documents on PennBid for the Route 73 New Water Line Installation Project. The motion was seconded by Tom Evanosky and hearing no questions on the motion, the motion was passed unanimously.

Stratix Platinum Plus Plan

Nicolas Volk explained the benefits to subscribe to the Stratix Platinum Plus Plan along with Maidencreek Township for an annual subscription of \$12,000.00.

A motion was made by Dawn Geschwindt to approve an annual subscription to the Stratix Platinum Plus Plan along with Maidencreek Township in the amount of \$12,000.00. The motion was seconded by Tom Evanosky and hearing no questions on the motion, the motion was passed unanimously.

Trinity Bible Fellowship Church

A motion was made by Dawn Geschwindt to authorize closing out Trinity Bible Fellowship Church's escrow account. The motion was seconded by Tom Evanosky and hearing no questions on the motion, the motion was passed unanimously.

PMRS Pension Plan Cost Study

Tabled to executive session.

New Office Building Motion Clarification

Nicolas Volk desired to clarify a motion that was passed at the February 20, 2025 Board Meeting. A motion was passed on the design of the new office building contingent on SDE being the representative for the Township. Nicolas Volk clarified that SDE will be the design engineer for the project and all architectural and structural design work is included in the SDE cost estimate that was provided to MTA on February 18, 2025.

A motion was made by Tom Evanosky to clarify the Motion passed at the February 20, 2025 Board Meeting that SDE will be the design engineer for the project and all architectural and structural design work is included in their previously provided cost estimate. The motion was seconded by Jim Nothwehr and hearing no questions on the motion, the motion was passed unanimously.

Replacement Policy of Line Setter Failures

Tabled.

Leak Reduction Request

Daniel Spohn, Jr., 401 Main Street Rear, Blandon

A motion was made by Dawn Geschwindt to authorize a one-time leak reduction per MTA policy for Daniel Spohn, 401 Main Street Rear, Blandon. The motion was seconded by Roger Evanosky Sensenig hearing no questions on the motion, it passed unanimously.

UPDATES:

Ontelaunee Township Easement

Nicolas Volk hand delivered signed copies by MTA of the Drainage Easement Agreement to Ontelaunee Township on April 24, 2025. The Authority received the final signed and notarized Drainage Easement Agreement from Ontelaunee Township on April 28, 2025.

Phillips' Farm Water Treatment Facility Project

Ty Leinneweber reported 80 percent of the work has been completed. Ty Leinneweber has not received the NPDES Permit from Berks County Conservation District.

Reservoir Spillway Repair

Ty Leinneweber will meet with Nicolas Volk to further discuss the Plan and update the Supervisors at Maidencreek Township. Ty hopes to have a draft plan set for the Board's review by the next Board Meeting.

WWP Dike Modifications Project – Phase 2

Ty Leinneweber had no further updates.

Update from General Manager – Maidencreek Apartments

Nicolas Volk received a check in the amount of \$3,970.59 for the outstanding invoice from Met Management. Nicolas Volk reported a new ladder was installed in only one meter pit. Nicolas Volk extended the due date to June 2, 2025, to address all outstanding issues with the meter pits in a good faith effort to work with the owner.

Maidencreek Township Authority
May 15, 2025

UNFINISHED BUSINESS – None.

SOLICITOR’S REPORT - 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 James Nothwehr to accept the Treasurer’s Report and authorize the following payments as presented: Routine/Regular Bill List - \$89,320.92, Construction in Progress - \$56,209.50, Reimbursable Expenses Paid by Developer - \$3,525.00, CIP Account Transfer from Operator Acct - \$57,000.00, Payroll Account Transfer from Operator Acct - \$75,000.00, Developer Review from Operator Acct. - \$0, Emergency Account Transfer from Operator Acct - \$8,000.00, Petty Cash Transfer from Operator Acct. - \$, Operator Account Transfer from Money Market Acct - \$0.00, Validate Checks Signed Between Meetings – \$4,006.14, Special Checks Requiring Special Handling - \$3,412.26. Additional Checks after Board Book Delivery -\$20,621.89 for a total amount of \$317,095.71. Roger Sensenig seconded the motion and hearing no questions on the motion, it passed unanimously.

PROFESSIONAL STAFF REIMBURSABLE EXPENSES:

A motion was made by Dawn Geschwindt to approve Professional Staff Reimbursable Expenses for SDE Invoice #123610 in the amount of \$3,525.00. The motion was seconded by Roger Sensenig and hearing no questions on the motion, it passed unanimously.

Executive Session – The MTA Board went into executive session at 1:00 to 1:20 to discuss personnel action.

The MTA Board came out of executive session at 1:20 p.m. and took the following action:

Utility Operator Severance – Banked and Accrued PTO Compensation

A motion was made by Jack May to make payment to the Estate of Christopher R. Shinn in the amount of \$8,116.39 for 25 days of Banked PTO and 4.34 days of Accrued PTO for the 2025 calendar year. The Payout for payment of Banked PTO is authorized under the Authority’s Employee Guidelines, Section 7 – Compensation for PTO and Section 8 – Accumulation of PTO. The motion was seconded by Tom Evanosky and hearing no question on the motion, the motion was passed unanimously.

Maidencreek Township Authority
May 15, 2025

PMRS Cost Study for Pension Plan

A motion was made by Jim Nothwehr to authorize PMRS to perform two (2) cost studies for the Authority's Defined Benefit Plan to analyze the potential cost impacts of modifying Section 9.01-Pre-Retirement Death Benefit of Article IX: Death Benefits from a completion of 20 years of vesting service to 15 years or 10 years for an employee's beneficiary to receive Pension benefits resulting from a death of any employee. The motion was seconded by Roger Sensenig and hearing no question on the motion, the motion was passed unanimously.

A motion was made by Roger Sensenig and seconded by Dawn Geschwindt to adjourn the meeting at 1:24 p.m.

Respectfully Submitted,

Tania Beerman

Tania Beerman,
Recording Secretary

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