

Maidencreek Township Authority
June 19, 2025

Attending Board Members: Jack May, Jim Nothwehr, Tom Evanosky, Dawn Geschwindt, Roger Sensenig (Virtual).

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.

Jack May called the June 19, 2025 meeting of the Maidencreek Township Authority (MTA) to order at 11:06 a.m. at the Maidencreek Township Municipal Building.

PUBLIC COMMENTS: None

DEVELOPMENT REVIEW

Crossing at Maidencreek

Ty Leinneweber of SDE received a phone call from the applicant's engineer to relocate the proposed sewer line five feet from the existing concrete pad containing the property owner's well. Ty stated an alternative for the property owner is to abandon the well and connect into MTA's water line on Guldin Road. The property owner prefers to relocate their existing well instead of connecting into MTA's water line. Ty Leinneweber recommended to allow the sewer line to be relocated as shown on the plans only if it is constructed per SDE's design requests (ductile iron pipe and concrete encasement).

Redner's Warehouse Markets

Ty Leinneweber received a new set of revised Plans on June 19, 2025, and he has not yet reviewed them. SDE submitted the plans provided by Bohler Engineering to PennDOT for a Utility HOP Permit for work within the PennDOT right of way on Allentown Pike.

APPROVE MINUTES

A motion was made by Jim Nothwehr to waive the reading of the minutes and approve the May 15, 2025 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

Phillips' Farm Water Treatment Facility Construction Project

A motion was made by Tom Evanosky to authorize Requisition No. 31, Payment Application No. 14, to the General Contractor, Blooming Glen Contractors, in the amount of \$149,282.49. The motion was seconded by Dawn Geschwindt and hearing no questions on the motion, the motion was passed unanimously. After Payment Application No. 14, the balance to finish will be \$724,952.81.

A motion was made by Tom Evanosky to approve Change Order No. 13 to the General Contractor, Blooming Glen Contractors, in the amount of \$9,607.05 for installation of an

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emergency blowoff relief valve in the Well 6 & 7 Buildings. The motion was seconded by Roger Sensenig and hearing no questions on the motion, the motion was passed unanimously.

A motion was made by Dawn Geschwindt to authorize Requisition No. 32, Payment Application No. 6, to the Plumbing Contractor, W.C. Eshenaur & Son, Inc., in the amount of \$30,951.00. The motion was seconded by Tom Evanosky and hearing no questions on the motion, the motion was passed unanimously. After Payment Application No. 6, the balance to finish will be \$28,984.35.

A motion was made by Dawn Geschwindt to authorize Requisition No. 33, Payment Application No. 6 & 7, contingent upon the notarized and signed Application and Certificate of Payment, to the Mechanical Contractor, Rogers Mechanical Company, for a total amount of \$16,169.85. The motion was seconded by Tom Evanosky and hearing no questions on the motion, the motion was passed unanimously. After Payment Application No. 6 & 7, the balance to finish will be \$21,069.85.

A motion was made by Roger Sensenig to approve Change Order No.2 to the Electrical Contractor, Garden Spot Electric, Inc., in the amount of \$3,842.68 for electrical access control rough ins at the Treatment and Well Buildings. The motion was seconded by Tom Evanosky and hearing no questions on the motion, the motion was passed unanimously.

A motion was made by Jim Nothwehr to approve Change Order No.5 to the Electrical Contractor, Garden Spot Electric, Inc., in the amount of \$14,913.43 for the installation of a control panel with three starters for the fluoride saturators. The motion was seconded by Dawn Geschwindt hearing no questions on the motion, the motion was passed unanimously.

Cornerstone Drive Water Line Relocations

Ty Leinneweber reviewed the latest set of drawings from SDE prepared for the Township. Ty Leinneweber explained the new water line relocation plans for the Project will require easements from the Township to move forward with the project. Ty Leinneweber recommended approving the waterline relocation plans contingent on final approval of the plans from SDE and GM.

Electric Contract

Nicolas Volk reviewed the electrical supply pricing proposals. Nicolas Volk recommended to accept the bid from IGS Energy as they are the lowest bidder for a fixed bid not to exceed a 42-month term at a cost per KWH of \$0.07444.

A motion was made by Jim Nothwehr to authorize the GM to enter into a fixed bid not to exceed a 42-month term Electricity Supply Agreement at a cost per KWH not to exceed \$0.07444. The motion was seconded by Tom Evanosky and hearing no questions on the motion, it passed unanimously.

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Signature Cards for Bank Accounts

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

Sale of Real Estate

Tabled to Executive Session

Replacement of PRV and Line Setters

Nicolas Volk explained the Authority has historically provided replacement pressure reducing valves (PRVs) and line setters at no charge to customers. Nicolas Volk stated that was discussed at the November 21, 2019 Board Meeting, that replacement PRVs would continue to be provided at no cost to customers. Per the MTAs Rules and Regulations, it is the customer's responsibility to maintain their PRVs and line setters and replace as necessary.

A motion was made by Jim Nothwehr to approve revoking the meeting minutes of November 21, 2019, to require that the Authority will no longer provide replacement PRVs for free. Replacement PRVs and line setters will be available for purchase at sale cost at the MTA office. The motion was seconded by Tom Evanosky and hearing no questions on the motion, the motion was passed unanimously.

Unfunded Liability with PMRS Plan

Tabled

Leak Reduction Request

None

PERSONNEL

Part-Time Employment Offer

Tabled to Executive Session

Utility Operator Employment Offer

Tabled to Executive Session

General's Manager's Employment Agreement

Tabled to Executive Session

UPDATES:

Phillips' Farm Water Treatment Facility Project

Ty Leinneweber reported 90 percent of the work has been completed and the building will be in operations by the end of October. Ty Leinneweber has not received the NPDES Permit from Berks County Conservation District.

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Route 73 Waterline Installation Project

Ty Leinneweber advertised and uploaded Main Street Water Line Replacement Project onto PennBid on June 9, 2025. Ty Leinneweber scheduled a non-mandatory pre-bid meeting for June 24, 2025. Ty Leinneweber stated bids are due by July 15, 2025 and he will present the bids at the July Board Meeting to review and act upon.

Peter's Spring Dam/Reservoir Spillway Repair

Ty Leinneweber reported the Plans are near completion. Ty Leinneweber sent a draft copy of the Plan to DEP for their review and comment. Ty Leinneweber will update the Supervisors at Maidencreek Township once the final draft of the Plans are completed. Nicolas Volk and Ty Leinneweber had a meeting with Berks Nature on recommendations for site stabilization and a planting plan.

WWP Dike Modifications Project – Phase 2

Ty Leinneweber had no further updates.

Update from General Manager – Maidencreek Apartments

Nicolas Volk reported Maidencreek Apartments has not installed new steps/ladders in the remaining three (3) meter pits. Nicolas Volk will discuss with Mr. Becker on recommended enforcement actions.

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 - \$102,113.70, Construction in Progress - \$38,166.86, Reimbursable Expenses Paid by Developer - \$6,661.10, CIP Account Transfer from Operator Acct - \$37,500.00, Payroll Account Transfer from Operator Acct - \$50,000.00, Developer Review from Operator Acct. - \$0, Emergency Account Transfer from Operator Acct - \$7,000.00, Petty Cash Transfer from Operator Acct. - \$, Operator Account Transfer from Money Market Acct - \$0.00, Validate Checks Signed Between Meetings – \$372.08, Special Checks Requiring Special Handling - \$37,496.94. Additional Checks after Board Book Delivery -\$14,197.34 for a total amount of \$199,008.02. Tom Evanovsky seconded the motion and hearing no questions on the motion, it passed unanimously.

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PROFESSIONAL STAFF REIMBURSABLE EXPENSES:

A motion was made by Roger Sensenig to approve Professional Staff Reimbursable Expenses for SDE Invoice #123977 in the amount of \$2,787.60. The motion was seconded by Roger Sensenig and hearing no questions on the motion, it passed unanimously.

A motion was made by Tom Evanosky to approve Professional Staff Reimbursable Expenses for Kozloff Stoudt Invoice #203918-081 in the amount of \$3,349.50. The motion was seconded by Dawn Geschwindt and hearing no questions on the motion, it passed unanimously.

A motion was made by Jim Nothwehr to approve Professional Staff Reimbursable Expenses for Kozloff Stoudt Invoice #203918-086 in the amount of \$524.00. 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 12:36 p.m. to 1:10 p.m. to discuss personnel action.

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

Part-Time Employment Offer

A motion was made by Tom Evanosky to make a part-time employment offer to Debra Kline for a maximum of two (2) working days per week at her existing hourly wage rate to no end. Debra Kline would not be entitled to any benefits full-time employees are entitled to. The motion was seconded by Dawn Geschwindt and hearing no question on the motion, the motion was passed unanimously.

Utility Operator Employment Offer

A motion was made by Dawn Geschwindt to make a full-time employment offer to Kyler St. Clair for the position of Water & Wastewater Utility Operator at a starting hourly wage of \$30.00 per hour. The candidate would be eligible for all other full-time benefits as outlined by the current MTA policies. The motion was seconded by Jim Nothwehr and hearing no question on the motion, the motion was passed unanimously.

General Manager's Employment Agreement

A motion was made by Jim Nothwehr to approve the General Manager's Employment Agreement. The motion was seconded by Tom Evanosky and hearing no question on the motion, the motion was passed unanimously.

Sale of Real Estate

A motion was made by Dawn Geschwindt to authorize the Authority General Manager and the Authority's professional staff to continue discussions with the Developer (7 Development Group) to establish a Professional Services Escrow to cover all expenses incurred by the Authority and to authorize the Solicitor to prepare an Access Agreement to allow the developer to access the Authority's Wastewater Treatment Plant to execute a site survey. The

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motion was seconded by Tom Evanosky 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 1:16 p.m.

Respectfully Submitted,

Tania Beerman

Tania Beerman,
Recording Secretary

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