

Maidencreek Township Authority

July 17, 2025

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

Also Attending: Ty Leinneweber of Systems Design Engineering (SDE), Daniel Becker of Kozloff Stoudt, Nicolas Volk, Russell Stoudt, Jen Blatt, Tania Beerman of the Maidencreek Township Authority, Diane Hollenbach of Maidencreek Township.

Guest: Matthew Peleschak of SDE.

Jack May called the July 17, 2025 meeting of the Maidencreek Township Authority (MTA) to order at 11:02 a.m. at the Maidencreek Township Municipal Building.

PUBLIC COMMENTS: None

DEVELOPMENT REVIEW

Crossing at Maidencreek

Ty Leinneweber of SDE has not heard from the Applicant's engineer on whether the owner will abandon the well or connect into MTA's water line on Guldin Road.

Redner's Warehouse Markets

Ty Leinneweber confirmed Redner's Markets addressed all the technical engineering issues and the Fifth Plan review was issued on July 8, 2025. Ty Leinneweber stated he received technical review comments from PennDOT for the Utility HOP Application prepared by the Redner's engineer for the work within the PennDOT right of way. Ty will upload Redner's revised submission addressing PennDOT's review comments once received. Ty Leinneweber recommended the Board sign and approve the plans once the PennDOT HOP permit is received.

APPROVE MINUTES

A motion was made by Dawn Geschwindt to waive the reading of the minutes and approve the June 19, 2025 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

Sanitary Sewer Collection System Maintenance Project

Matthew Peleschak of SDE provided hard and electronic copies to the Board with the results of the flow metering analysis for the 2024 Sewer Collection System Maintenance Project. Matthew Peleschak explained each of the four-cost estimates in colored maps for the Sanitary Sewer Inflow/Infiltration Investigation. After much discussion, Matthew Peleschak recommended to authorize SDE to advertise the Medium Alternate sewer investigative work for bidding. The estimated cost for the Medium-Alternate work is \$146,205.00 with engineering and contingency included.

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A motion was made by Jim Nothwehr to authorize SDE to advertise the bidding for the Medium-Alternate Sanitary Sewer Inflow and Infiltration Investigation work. The motion was seconded by Roger Sensenig and hearing no questions on the motion, the motion was passed unanimously.

Phillips' Farm Water Treatment Facility Construction Project

A motion was made by Tom Evanosky to authorize Requisition No. 34, Payment Application No. 15, to the General Contractor, Blooming Glen Contractors, in the amount of \$183,603.63. The motion was seconded by Dawn Geschwindt and hearing no questions on the motion, the motion was passed unanimously. After Payment Application No. 15, the balance to finish will be \$550,956.14.

A motion was made by Roger Sensenig to authorize Requisition No. 35, Payment Application No. 9 and 10, to the Electrical Contractor, Garden Spot Electric, Inc., for a total amount of \$69,778.46. The motion was seconded by Tom Evanosky and hearing no questions on the motion, the motion was passed unanimously. After Payment Application No. 9 & 10, the balance to finish will be \$77,648.21.

Route 73 New Water Line Installation Project

Ty Leinneweber explained the new water line will be used to supply water from Wells 6 & 7 and connect into the existing 12-inch line on Main Street. Ty Leinneweber requested authorization from the Board to move forward to the next phase of this Project.

A motion was made by Jim Nothwehr to authorize SDE to issue the Notice of Intent to Award Letter, Notice of Award and Notice to Proceed to the lowest responsible bidder contingent upon review by the Authority's Engineer and Solicitor. The motion was seconded by Dawn Geschwindt and hearing no questions on the motion, the motion was passed unanimously.

Ratify Submission of the Buckeye Partners, L.P. Fee

A motion was made by Roger Sensenig to ratify submission of the Buckeye Partners, L.P. fee for the Encroachment Review Application for the Route 73 Waterline Project in the amount of \$3,000.00. The motion was seconded by Jim Nothwehr and hearing no questions on the motion, the motion was passed unanimously.

Ratify Submission of the Berks County Conservation District Permit Fee

A motion was made by Dawn Geschwindt to ratify submission of the Berks County Conservation District Permit Fee for the GP-5 Permit Application in the amount of \$780.00 for the Township Culvert Replacement Project. The motion was seconded by Tom Evanosky and hearing no questions on the motion, the motion was passed unanimously.

July Shut-Off List

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

PMRS Cost Study Results and Potential Motion

Tabled to Executive Session

Unfunded Liability with PMRS Plan

Tabled to Executive Session

Water Interconnection

Tabled to Executive Session

Leak Reduction Request

Aissa Deh, 758 Golden Drive, Blandon

A motion was made by Dawn Geschwindt to authorize a one-time leak reduction per MTA Policy for Aissa Deh, 758 Golden Drive. The motion was seconded by Jim Nothwehr and hearing no questions on the motion, it passed unanimously.

PERSONNEL

Utility Operator Employment Offer

Tabled to Executive Session

UPDATES:

Valve Exercising Program

Nicolas Volk, General Manager, and Russell Stoudt, Operations Manager, met with Blue Water on June 10, 2025 to discuss the existing Valve Exercising Program. Nicolas Volk explained Blue Water executed valve exercising work in 2023 and 2024 in MTA's distribution system. Nicolas Volk and Russell Stoudt reviewed Blue Water's mapping system to identify the next areas to execute valve exercising work this year. Nicolas Volk explained continuing the Program will ensure the MTA staff know which valves will operate effectively during repairs and maintenance and which valves need repairs. MTA will have updated records of testing, exercising and maintenance of each valve.

A motion was made by Roger Sensenig to approve 84 valve assessments from Blue Water for a total cost not to exceed \$12,768.00. The motion was seconded by Jim Nothwehr and hearing no questions on the motion, it passed unanimously.

Phillips' Farm Water Treatment Facility Project

Ty Leinneweber reported work will be delayed with the contractors until the NPDES Permit is issued by Berks County Conservation District. Ty Leinneweber is anticipating Met-Ed to install the transformer to provide electricity at the Treatment Building and two Wellhouses shortly.

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Ty Leinneweber reported 90 to 95 percent of the inside work is completed at the Treatment Building and Wellhouses.

Peter's Spring Reservoir Dam Removal & Spillway Repair Project

Ty Leinneweber reported a second-site meeting with DEP accompanied by Nicolas Volk was executed on July 2, 2025 to review the Preliminary Plans. DEP specified suggested additions and revisions to the site plan. DEP requested SDE to broaden the stream within the floodway and keep the site plan as natural as possible.

New Office Building Project

Nicolas Volk reported SDE is working on a revised floor-plan layout with increased square footage based on input by the Authority and the Township. Nicolas Volk reported the New Office Building Project was not budgeted for in MTA's 5-year plan. Nicolas Volk will schedule a meeting with Jamie Schlesinger from PFM Financial at the end of July to review funding options for the Authority's portion of the project.

Update from General Manager – Verizon Tower

Nicolas Volk reported a Verizon tower will be constructed in a few months near the Township Building garage. Nicolas Volk and Diane Hollenbach scheduled a pre-construction meeting with Verizon on July 24, 2025 to discuss the construction sequence of the cell tower and location of MTA's antenna for the metering reading system upgrades.

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 - \$46,615.85, Construction in Progress - \$31,867.80, Reimbursable Expenses Paid by Developer - \$1,662.60, CIP Account Transfer from Operator Acct - \$32,000.00, Payroll Account Transfer from Operator Acct - \$50,000.00, Developer Review from Operator Acct. - \$0, Emergency Account Transfer from Operator Acct - \$14,000.00, Petty Cash Transfer from Operator Acct. - \$0,00, Operator Account Transfer from Money Market Acct - \$0.00, Validate Checks Signed Between Meetings – \$3,780.00, Special Checks Requiring Special Handling - \$4,231.58. Additional Checks after Board Book Delivery -\$0.00 for a total amount of \$88,157.83. 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 #124373 in the amount of \$1,275.00. The motion was seconded by Jim Nothwehr and hearing no questions on the motion, it passed unanimously.

A motion was made by Tom Evanosky to approve Professional Staff Reimbursable Expenses for SDE Invoice #124380 in the amount of \$387.60. 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 1:05 p.m. to 1:37 p.m. to discuss personnel action.

The MTA Board came out of executive session at 1:37 p.m. and took the following action:

PMRS Cost Study

A motion was made by Dawn Geschwindt to approve Proposal #2 in the PMRS Cost Study and to authorize PMRS to draft an Amendment and Resolution/Ordinance to modify Section 9.01-Pre-Retirement Death Benefit of Article IX: Death Benefits from a completion of 20 years of vesting service to 15 years for an employee's beneficiary to receive Pension benefits resulting from a death of an employee. The motion was seconded by Tom Evanosky and hearing no questions on the motion, it was passed unanimously.

A motion was made by Roger Sensenig and seconded by Dawn Geschwindt to adjourn the meeting at 1:38 p.m.

Respectfully Submitted,

Tania Beerman

Tania Beerman,
Recording Secretary

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