

Maidencreek Township Authority

August 21, 2025

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

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

Jack May called the August 21, 2025 meeting of the Maidencreek Township Authority (MTA) to order at 11:12 a.m. at the Maidencreek Township Municipal Building.

PUBLIC COMMENTS: None

DEVELOPMENT REVIEW

Crossing at Maidencreek

Ty Leinneweber of SDE reported no updates at this time. Nicolas Volk reported Mr. Caloiero has an outstanding balance due of \$2,629.05 for developer review fees. Nicolas Volk notified Mr. Caloiero several times for an update on the payment of the outstanding balance. Mr. Becker advised a motion is not needed to instruct all professional staff to stop all work until payment has been received. The Authority Board was in favor of stopping all work until the Developer comes current with the outstanding balance.

Redner's Warehouse Markets

Ty Leinneweber resubmitted the revised HOP Plans completed by the Applicant's engineer, Bohler Engineer, to PennDOT for the water line connections at Allentown Pike.

Mr. Becker recommended that the Board approve the Sewer & Water Service Agreement and the Water System Municipal Improvements and Financial Security Agreement (MIA), subject to final review and approval from the General Manager, Engineer, and Solicitor. Mr. Becker confirmed MTA will issue permits to Redner's Markets once the tapping fees and permit fees are paid and both parties have signed and sealed the Agreements.

A motion was made by Jim Nothwehr to approve the Sewer & Water Service Agreement and MIA, subject to the final review and approval from the General Manager, Engineer, and Solicitor. The motion was seconded by Roger Sensenig and hearing no questions on the motion, it passed unanimously.

Wolfson Group

Ty Leinneweber reported that Wolfson Group provided revised water plans for the Water Booster Station Building to address a Quick-Connect for the fire company located outside the Water Booster Station. The revised, signed, and sealed Warehouse Booster Station plans were submitted electronically to Nicolas Volk and Ty Leinneweber on August 7, 2025. According to Ty Leinneweber, construction has begun, and the contractor is not using the Plan he has reviewed and approved. The contractor's plan does not show the fire hydrants in the correct locations. Ty Leinneweber will give the Board updates at the next meeting once he follows up with Wolfson Group.

Maidencreek Township Authority
August 21, 2025

APPROVE MINUTES

A motion was made by Tom Evanosky to waive the reading of the minutes and approve the July 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 Tom Evanosky to authorize Requisition No. 36, Payment Application No. 7, to the Plumbing Contractor, W.C. Eshenaur & Son, Inc., in the amount of \$16,341.21. The motion was seconded by Roger Sensenig and hearing no questions on the motion, the motion was passed unanimously. After Payment Application No. 7, the balance to finish will be \$19,800.29.

A motion was made by Dawn Geschwindt to authorize Payment Application No. 1, to the Fire Alarm and Security System Contractor, Alarm Tech Systems, Inc., in the amount of \$15,223.80. The motion was seconded by Tom Evanosky and hearing no questions on the motion, the motion was passed unanimously. After Payment Application No. 1, the balance to finish will be \$21,223.20.

Renegade Solutions, LLC

A motion was made by Jim Nothwehr to ratify approval of the Renegade Solutions, LLC Costars proposal for the equipment design for the SCADA System upgrades for \$5,000.00. 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 approve the Renegade Solutions, LLC proposal for \$8,450 for the programming work to connect Wells 6 & 7 to the existing SCADA system. The motion was seconded by Jim Nothwehr and hearing no questions on the motion, the motion was passed unanimously.

2025 Healthcare and HSA Funding

Nicolas Volk provided the Board with an update on the healthcare changes. The Aetna Health Care plan renewal reflects an increase of 7.59%. The annual deductible will remain the same at \$3,000.00 for single employees and \$6,000.00 for non-single employees.

Nicolas Volk asked the Board to consider increasing the MTA H.S.A. contribution from \$2,650.00 to \$2,800.00 for single employees and from \$5,250.00 to \$5,500.00 for non-single employees.

A motion was made by Jim Nothwehr to approve the renewal of the Aetna Health Care plan with a renewal date of October 1, 2025. The motion was seconded by Tom Evanosky and hearing no questions on the motion, it passed unanimously

Maidencreek Township Authority

August 21, 2025

A motion was made by Roger Sensenig to increase and fund the H.S.A. for single employees at \$2,800.00 and non-singles at \$5,500.00. Single employees shall continue to contribute 10% of the annual premium and non-single employees shall contribute 15%. The motion was seconded by Tom Evanosky and hearing no questions on the motion, it passed unanimously.

PMRS Amendment and Resolution for Pension Plan

Jack May signed the Plan Resolution with the Amendments prepared by PMRS. Mr. Becker requested that the Amendments from PMRS be attached to the Resolution.

A motion was made by Jim Nothwehr to approve the Plan Resolution with the Amendments prepared by PMRS, showing 20 years of vesting service to 15 years. The motion was seconded by Roger Sensenig and hearing no questions on the motion, it passed unanimously.

Grant Applications

Ty Leineweber reported that there are additional grant monies available through the Local Share Account Program (LSA). Ty Leineweber stated the MTA projects for the Grove Road Water Main Replacement Project, Guldin Road Water Main Extension Project, and Water Storage Tank Project meet the criteria to apply for the grants and asked if the Board would like SDE to submit grant applications for these projects. Nicolas Volk included the SCADA Upgrades Project and the WWTP Oxidation Ditch Maintenance Project as additional projects to apply for grant money through LSA. The Board authorized SDE to submit grant applications for all five (5) projects.

Commercial Excess Usage

Nicolas Volk reported his phone conversation with Maria Satiro, owner of VEF 222, LLC, regarding her excess usage for Coliseum Center Suites 1-5. Nicolas Volk recommended giving Maria Satiro a six-month extension to evaluate her consumption. Nicolas Volk encouraged the owner to review the internal plumbing systems and implement water conservation efforts. The Board approved rescinding her invoice and will reassess her consumption in February for excess usage.

Leak Reduction Request

Donald Valentine, 40 Blandon Avenue, Blandon, PA 19510

A motion was made by Tom Evanosky to authorize a one-time leak reduction per MTA policy for Donald Valentine, 40 Blandon Avenue in Blandon. The motion was seconded by Dawn Geschwindt hearing no questions on the motion, it passed unanimously.

PERSONNEL

Utility Operator Search – Tabled to Executive Session.

UPDATES:

Phillips' Farm Water Treatment Facility Construction Project

Ty Leineweber reported that the contractors have taken this project as far as it can go until SDE receives the NPDES Permit from the Berks County Conservation District.

Maidencreek Township Authority

August 21, 2025

Ty Leinneweber explained that he has been in contact with the Berks County Conservation District several times to emphasize the importance of reviewing the permit on time. Ty Leinneweber reported that the project will be delayed until spring if SDE does not receive the NPDES Permit soon.

Route 73 New Water Line Installation Project

Ty Leinneweber reported a pre-construction meeting was executed with PennDOT, the contractor, Joao Bradley Construction Co., and Nicolas Volk on August 20, 2025. This project will be delayed until spring if SDE does not receive the NPDES Permit promptly.

Cornerstone Drive Waterline Relocation Project

Ty Leinneweber submitted the Chapter 105 Water Obstructions and General Permit GP-5 Utility Line Stream Crossings to the Berks County Conservation District on August 18, 2025. Ty Leinneweber will update the Supervisors at Maidencreek Township once the approved Permit from the Berks County Conservation District is received.

Sanitary Sewer Collection System Maintenance Project

Ty Leinneweber reported that he is hoping to complete putting the bidding specs together to start televising during the wet season. Ty Leinneweber will update the Board at the next meeting.

New Office Building Project

Ty Leinneweber stated that the Authority and Township desire to increase the square footage of the building's floor plan. Ty Leinneweber reported that the basin that was installed will need to be modified due to the increased impervious coverage. Nicolas Volk stated that the Authority and Township are still waiting on a revised cost estimate from SDE for the increased building floor plan.

Peter's Spring Reservoir Dam Removal & Spillway Repair Project

Ty Leinneweber reported SDE submitted a draft grading plan to DEP for what SDE proposes to do with the channel. DEP agreed with the changes made by SDE to remove the wetlands from the area. SDE will broaden the stream within the floodway and keep the site plan as natural as possible. Ty reported that by the next Board Meeting, MTA should have the final plan submitted to DEP.

Sale of Real Estate and Negotiations

Mr. Becker is working on the Professional Service Agreement to be executed by the developer.

WWTP Raising of the Berm – Phase 2

Ty Leinneweber had no further updates.

Update from General Manager - None.

UNFINISHED BUSINESS – None.

SOLICITOR'S REPORT - None.

Maidencreek Township Authority

August 21, 2025

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 - \$67,642.71, Construction in Progress - \$19,439.74, Reimbursable Expenses Paid by Developer - \$1,446.75, CIP Account Transfer from Operator Acct - \$19,500.00, Payroll Account Transfer from Operator Acct - \$45,000.00, Developer Review from Operator Acct. - \$0, Emergency Account Transfer from Operator Acct - \$11,000.00, Petty Cash Transfer from Operator Acct. - \$, Operator Account Transfer from Money Market Acct - \$0.00, Validate Checks Signed Between Meetings – \$2,489.72, Special Checks Requiring Special Handling - \$7,498.93. Additional Checks after Board Book Delivery -\$15,799.85 for a total amount of \$114,347.70. Tom Evanosky seconded the motion and hearing no questions on the motion, it passed unanimously.

PROFESSIONAL STAFF REIMBURSABLE EXPENSES:

A motion was made by Tom Evanosky to approve Professional Staff Reimbursable Expenses for SDE Invoice #124746 in the amount of \$225.00. The motion was seconded by Jim Nothwehr and hearing no questions on the motion, it passed unanimously.

A motion was made by Dawn Geschwindt to approve Professional Staff Reimbursable Expenses for SDE Invoice #124751 in the amount of \$1,221.75. 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 1:04 p.m. to 1:15 p.m. to discuss personnel action.

The MTA Board came out of executive session at 1:15 p.m. No action was taken.

A motion was made by Jim Nothwehr and seconded by Tom Evanosky to adjourn the meeting at 1:15 p.m.

Respectfully Submitted,

Tania Beerman

Tania Beerman,
Recording Secretary

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