

Maidencreek Township Authority
September 18, 2025

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

Also Attending: Ty Leinneweber of Systems Design Engineering (SDE), Gregory Unger 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 September 18, 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 reported no updates at this time.

Redner's Warehouse Markets

Ty Leinneweber received the HOP from PennDOT on September 18, 2025, for the water line connections at Allentown Pike. Nicolas Volk reported that the water permit will be issued to Redner's Warehouse Markets, and the Plans are ready to be signed.

Wolfson Group

Ty Leinneweber reported that the Contractor tied into the MTA's water main and installed the on-site water lines to the warehouse. SDE is on-site for water and sanitary sewer inspections, and all the bacteria tests came back negative. Ty Leinneweber reported that work still needs to be completed inside the Water Booster Station building, and a valve needs to be installed so that the MTA can turn off the water supply to the building. Ty Leinneweber is awaiting a phone call from the contractor so SDE can schedule an inspection of the sanitary line at the end of the right-of-way.

APPROVE MINUTES

A motion was made by Roger Sensenig to waive the reading of the minutes and approve the August 21, 2025, regular monthly meeting minutes as requested. The motion was seconded by Tom Evanosky and hearing no questions on the motion, it passed unanimously.

NEW BUSINESS

Phillip's Farm Water Treatment Facility Construction Project

A motion was made by Jim Nothwehr to authorize Requisition No. 37, Payment Application No. 11, to the Electrical Contractor, Garden Spot Electric, for a total amount of \$17,682.75. The motion was seconded by Dawn Geschwindt and hearing no questions on the motion, the motion was passed unanimously. After Payment Application 11, the balance to finish will be \$51,170.61.

2026 Budget and Five-Year Financial Plan

Nicolas Volk provided an in-depth review of the 2026 budget, five-year projections, and future capital projects. Based on a recent rate study of the area, Maidencreek Township Authority currently has the second-lowest combined water and sewer rates. Nicolas Volk reported that it is likely the Board will need to increase rates by 5% until 2028 based on the MTA's financial obligations with capital improvement projects and increased operational costs. This would include a rate increase for Ontelaunee Township. The Board may want to consider future increases in later years if potential grant funds and future revenue sources do not materialize. Nicolas Volk reported that 17 projects are expected to be included in the five-year plan. Nicolas Volk explained that we can move projects forward as MTA generates more money with upcoming revenue from potential projects. Nicolas Volk and Gregory Unger are reviewing the potential to increase the water and sewer tapping fees for new and existing customers of the MTA.

A motion was made by Jim Nothwehr to approve SDE to perform a recalculation of the water and sewer tapping fees and for Kozloff to prepare the required Resolutions. The motion was seconded by Roger Sensenig and hearing no questions on the motion, it passed unanimously.

Radio Meter Reading System

Nicolas Volk presented two quotes from the Sensus FlexNet system and the Neptune 360 system for the Radio Meter Reading System. Nicolas Volk explained the breakdown of costs for both vendors. Nicolas Volk presented the quote from Diversified Technologies for integrating the radio meter reading technology with the existing billing system. Nicolas Volk explained the benefits of proceeding with the upgrade to the radio meter reading system. The Board Members decided to table this matter until the next Board Meeting.

Commercial Excess Usage for 8520 Allentown Pike

Nicolas Volk reported his phone conversation with Tom Psarros, owner of GSP Properties, regarding his excess usage for Beautiful Life Healthy Spa, Suite 3. Nicolas Volk recommended giving Tom Psarros a six-month extension and reevaluating the account for excess usage in April, 2026.

A motion was made by Tom Evanosky authorizing Nicolas Volk to grant a 6-month extension to Tom Psarros, owner of GSP Properties, and reevaluate the account for excess usage in April, 2026. The motion was seconded by Roger Sensenig and hearing no questions on the motion, it passed unanimously.

Pension Plan Administrator

A motion was made by Dawn Geschwindt to appoint Thomas Evanosky, the 2026 Chairman of the Authority, as the Pension Plan Administrator. The motion was seconded by Jim Nothwehr and hearing no questions on the motion, it passed unanimously.

MMO Pension Obligation 2026

A motion was made by Dawn Geschwindt to approve the MMO Pension Obligation for 2026 for \$73,054.00, an annual reduction of \$4,711.00. The motion was seconded by Roger Sensenig and hearing no questions on the motion, it passed unanimously.

Approve Notary License Renewal

Nicolas Volk requested the Board to approve Debra Kline's Notary License Renewal for \$400.00.

A motion was made by Jim Nothwehr to approve Debra Kline's Notary License Renewal for \$400.00. The motion was seconded by Tom Evanosky and hearing no questions on the motion, it passed unanimously.

Fundamentals of Engineering Exam

Nicolas Volk requested the Board to approve his reimbursement for the Fundamentals of Engineering Exam and Engineer-In-Training Certification totaling \$242.00.

A motion was made by Dawn Geschwindt to approve Nicolas Volk's reimbursement for the Fundamentals of Engineering Exam and certification. The motion was seconded by Roger Sensenig and hearing no questions on the motion, it passed unanimously.

Leak Reduction Request

None

PERSONNEL

Annual Employee Wage Adjustment. Tabled to Executive Session

Utility Operator Offer of Employment. Tabled to Executive Session

Revision Part-Time Employment. Tabled to Executive Session

UPDATES:

Phillips' Farm Water Treatment Facility Construction Project

Ty Leinneweber reported Met-Ed supplied power to the control buildings on September 3, 2025. Ty Leinneweber explained that he has been in contact with the Berks County Conservation District for updates. Ty Leinneweber reported that Blooming Glen has taken this project as far as it can go and has left the work site.

Route 73 New Water Line Installation Project

Ty Leinneweber reported that the contractor is aware that the project is being held up pending the NPDES Permit approval. Ty Leinneweber sent an email to PennDOT notifying them that the work will not begin for another 30 days.

Cornerstone Drive Waterline Relocation Project - No Update

Sanitary Sewer Collection System Maintenance Project

Ty Leinneweber reported that SDE advertised the project on Pennbid. The bids are due on October 14, 2025, and will be reviewed at the next Board Meeting.

New office Building Project - No update.

Peter's Spring Reservoir Dam Removal & Spillway Repair Project

Ty Leinneweber reported he will review and finalize the design plans and is preparing the required permit applications. Ty Leinneweber will submit a copy of the finalized design to DEP and Nicolas Volk.

Sale of Real Estate and Negotiations

Mr. Becker reported that a draft of the Professional Service Agreement (PSA) was submitted to Nicolas Volk for review. Once finalized, Mr. Becker will send the PSA to the Developer's attorney for review and execution by the Developer.

WWTP Raising of the Berm – Phase 2

Ty Leinneweber had no further updates, and the project is on hold.

Update from General Manager - None.

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 Jim Nothwehr to accept the Treasurer's Report and authorize the following payments as presented: Routine/Regular Bill List - \$57,529.61, Construction in Progress - \$13,034.96, Reimbursable Expenses Paid by Developer - \$944.85, CIP Account Transfer from Operator Acct - \$13,000.00, Payroll Account Transfer from Operator Acct - \$45,000.00, Developer Review from Operator Acct. - \$0, Emergency Account Transfer from Operator Acct - \$9,000.00, Petty Cash Transfer from Operator Acct. - \$, Operator Account Transfer from Money Market Acct - \$0.00, Validate Checks Signed Between Meetings –

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\$412.18, Special Checks Requiring Special Handling - \$12,609.55. Additional Checks after Board Book Delivery -\$114,851.20 for a total amount of \$198,970.17. Dawn Geschwindt seconded the motion and hearing no questions on the motion, it passed unanimously.

PROFESSIONAL STAFF REIMBURSABLE EXPENSES:

A motion was made by Roger Sensenig to approve Professional Staff Reimbursable Expenses for SDE Invoice #125084 in the amount of \$150.00. The motion was seconded by Tom Evanosky 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 #125074 in the amount of \$644.85. 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 #125079 in the amount of \$150.00. The motion was seconded by Jim Nothwehr and hearing no questions on the motion, it passed unanimously.

Executive Session - The MTA Board went into executive session from 12:47 p.m. to 1:00 p.m. to discuss personnel action.

The MTA Board came out of executive session at 1:00 p.m. and took the action as follows:

Annual Employee Wage Adjustment

A motion was made by Jim Nothwehr to authorize a 5% increase for all employees who worked the full 2024-2025 fiscal year. A prorated increase of 2.5% was authorized for all employees who worked 6 months of the current fiscal year. The General Manager's increase was per his Employment Agreement with the Authority. The motion was seconded by Dawn Geschwindt and hearing no questions on the motion, it passed unanimously.

Utility Operator Offer of Employment

A motion was made by Dawn Geschwindt to offer Cory Hall-Capaldi full-time employment with the Authority at a starting hourly wage of \$26.00 per hour. If accepted, the candidate would be entitled to all the benefits full-time employees are entitled to. The motion was seconded by Thomas Evanosky and hearing no questions on the motion, it passed unanimously.

Part-Time Employment Offer Revision

A motion was made by Roger Sensenig to modify the June 10, 2025 part-time employment offer to Debra Kline to the following: A motion was made by Roger Sensenig to offer part-time employment with the Authority to Debra Kline at her existing hourly wage rate with no end. Debra Kline would not be entitled to any health benefits that full-time employees are entitled to. The motion was seconded by Thomas Evanosky and hearing no questions on the motion, the motion was passed unanimously.

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A motion was made by Jack May and seconded by Dawn Geschwindt to adjourn the meeting at 1:02 p.m.

Respectfully Submitted,

Tania Beerman

Tania Beerman,
Recording Secretary

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