

Maidencreek Township Authority

October 16, 2025

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

Absent Board Members: Roger Sensenig

Also Attending: Ty Leinneuber 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 October 16, 2025 meeting of the Maidencreek Township Authority (MTA) to order at 11:04 a.m. at the Maidencreek Township Municipal Building.

PUBLIC COMMENTS: None

DEVELOPMENT REVIEW

Crossing at Maidencreek

Nicolas Volk reported that the developer, Mr. Caloiero, has made a payment on his outstanding balance. Nicolas Volk informed all professional staff that they are now authorized to continue work on the project.

APPROVE MINUTES

A motion was made by Jim Nothwehr to waive the reading of the minutes and approve the September 18, 2025, regular monthly meeting minutes as requested. The motion was seconded by Dawn Geschwindt and hearing no questions on the motion, it passed unanimously.

NEW BUSINESS

OTWS – New Sewer Connection at 130 Dries Road

Nicolas Volk reported a new sewer connection at 130 Dries Road in Ontelaunee Township. The Executrix of the property owner requested approval of a connection to the MTA sanitary sewer collection system at 130 Dries Road. Ontelaunee Township approved the sewer connection to MTA's sewer system, per letter dated October 9, 2025.

A motion was made by Tom Evanosky to authorize the MTA and its professional staff to proceed with the necessary steps to connect the property at 130 Dries Road in Ontelaunee Township to the MTA sanitary sewer collection system, subject to final review and approval from the General Manager, Solicitor, and SDE. The motion was seconded by Jim Nothwehr and hearing no questions on the motion, it passed unanimously.

Phillip's Farm Water Treatment Facility Construction Project

A motion was made by Jim Nothwehr to authorize Payment Application No. 2, to the Fire Alarm and Security System Contractor, Alarm Tech Systems, Inc., in the amount of \$17,686.00, contingent on final inspection and approval by SDE Engineering. The Motion was

seconded by Tom Evanosky and hearing no questions on the motion, the motion was passed unanimously. After Payment Application No. 2, the balance to finish will be \$3,537.20.

Sanitary Sewer Collection System Maintenance Project

Ty Leinneweber received eleven bids for the Sanitary Sewer CCTV and Manhole Inspections. Environmental Service Corp. was the lowest bidder in the amount of \$91,160.00.

A motion was made by Jim Nothwehr to authorize SDE to issue a Notice of Intent to Award, Notice to Award, and Notice to Proceed to Environmental Service Corp., for \$91,160.00, contingent upon the Engineer's and Solicitor's final review and approval of the contract documents. The motion was seconded by Tom Evanosky and hearing no questions on the motion, it passed unanimously.

2026 Budget and Five-Year Financial Plan

Nicolas Volk provided an overview of the changes to the final draft of the 2026 Budget presented at last month's Board Meeting. Nicolas Volk submitted the 2026 Budget and Five-Year Financial Plan for Board Approval.

A motion was made by Tom Evanosky to approve the 2026 Budget and Five-Year Financial Plan. The motion was seconded by Jim Nothwehr and hearing no questions on the Motion, it passed unanimously.

New Sewer & Water Tapping Fee

A motion was made by Tom Evanosky to authorize an increase of 10.3% for the Sewer Tapping Fee, 9.5% for the Water Tapping Fee, and to sign the associated Resolutions. The motion was seconded by Jim Nothwehr and hearing no questions on the motion, it passed unanimously.

Increase for Water and Sewer Rates for 2026

A motion was made by Dawn Geschwindt to approve a 5% increase to all quarterly billing of the water and sewer rates for the 2025 and 2026 fiscal year, including Ontelaunee Township. The motion also included authorization for Mr. Becker to prepare Resolutions to increase water and sewer rates effective October 1, 2025, and authorization for Nicolas Volk to post notice of the increase on the MTA website. The motion was seconded by Tom Evanosky and hearing no questions on the motion, it passed unanimously.

Radio Meter Reading System

Nicolas Volk reported that MTA would have two-way communication with all meters in the system. Nicolas Volk explained that the system will offer real-time data collection and analysis, allowing for immediate monitoring of usage and leak detection issues. The system would be a valuable asset for MTA to enhance meter operations and improve customer service for MTA customers. Nicolas Volk explained that the system will feature a customer portal, allowing customers to view their daily water usage. Nicolas Volk stated that the system provides a means to read water meters online, and reduces the need for manual meter readings.

A motion was made by Jim Nothwehr to approve purchasing and installing the Sensus FlexNet Radio Meter Reading System at a total five-year cost of \$235,592.82, and the Diversified Technologies Proposal for integrating the Radio Meter Reading System with the Authority's Billing System for a total cost of \$4,800.00. The motion was seconded by Dawn Geschwindt and hearing no questions on the motion, it passed unanimously.

GIS Online Proposal

Nicolas Volk reported that all sewer and water GIS data from the existing desktop GIS system would transfer to the GIS Online Cloud System. Nicolas Volk explained that the Authority Operators would be able to complete inspections and maintenance forms when work is completed in the field. Nicolas Volk reported that the Operators would be able to keep records of maintenance performed on hydrants, valves, and manholes saved directly in the GIS system.

A motion was made by Dawn Geschwindt to approve the SDE GIS Online Proposal to transfer the Authority's existing sewer and water facilities on the existing Desktop GIS System to the new ARC GIS Online Platform, and approval of estimated starting annual fees of \$4,365.00. Annual fees for the GIS Online System shall not exceed \$10,000.00. The motion was seconded by Jim Nothwehr and hearing no questions on the motion, it passed unanimously.

Opening an Additional PLGIT Account

Nicolas Volk reported the Authority could earn additional revenue in the 2025/2026 fiscal year by opening a new PLGIT account earning 4.4% interest. Nicolas Volk explained that the current money market account at Fleetwood earns 3.2% interest. Nicolas Volk explained that the new PLGIT Account would be separated from the PLGIT account that contains the Well 6 & 7 Project funds. The new PLGIT Account would allow for two transfers per month without charge.

A motion was made by Tom Evanosky to authorize the MTA staff to open a new PLGIT Account titled Investment Growth and transfer funds from the Authority's existing Fleetwood Bank accounts to the new PLGIT Account. The Office Administrator and General Manager will be granted access permission to the new account, as well as all current MTA Board Members. The motion was seconded by Jim Nothwehr and hearing no questions on the motion, it passed unanimously.

Maidencreek Township Authority
October 16, 2025

October Shut-Off List

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

Township Holiday Party

Nicolas Volk reported that the Township holiday party has been scheduled for Friday, December 19, 2025, from 11:00 a.m. to 2:00 p.m. Nicolas Volk recommended a \$700.00 donation towards the holiday party.

A motion was made by Jim Nothwehr to donate \$700.00 to the Township for the holiday party. The motion was seconded by Dawn Geschwindt and hearing no questions on the motion, it passed unanimously.

Donation to Gideons International Auxiliary/Trinity Bible Fellowship Church

Nicolas Volk recommended a \$100.00 donation to the charity of the late Debbie Mills, Gideons International Auxiliary or to Trinity Bible Fellowship Church, in her honor.

A motion was made by Tom Evanosky to authorize a donation of \$100.00 to Trinity Bible Fellowship Church in Debbie Mill's honor. The motion was seconded by Dawn Geschwindt and hearing no questions on the motion, it passed unanimously.

New Authority Logo

A motion was made by Dawn Geschwindt to approve the MTA Logo discussed and to approve putting the new logo on the Authority's letterhead, email, website, utility trucks, and shirts/uniforms at a cost not to exceed \$3,000.00. The motion was seconded by Jim Nothwehr and hearing no questions on the motion, it passed unanimously.

Leak Reduction Request

Kira Schwalenberg, 204 Anna Avenue, Blandon, PA

A motion was made by Jim Nothwehr to authorize a one-time leak reduction per MTA Policy for Kira Schwalenberg, 204 Anna Avenue. The motion was seconded by Tom Evanosky and hearing no questions on the motion, it passed unanimously.

UPDATES:

Delaware River Basin Commission (DRBC)

Nicolas Volk received the draft DRBC Groundwater Withdrawal Docket from DRBC on October 10, 2025. Nicolas Volk and SDE are reviewing the draft Docket, and will forward it to Muhlenberg Township Authority for their review and comment.

Phillips' Farm Water Treatment Facility Construction Project

Ty Leinneweber reported he is still waiting for the Berks County Conservation District to issue the NPDES Permit. Ty Leinneweber contacted PennDOT, notifying them that the work will be delayed for at least another 30 days. PennDOT will request another meeting with SDE Engineering. Ty Leinneweber reported that 90 percent of the work has been completed.

Route 73 New Water Line Installation Project

Ty Leinneweber reported that the Individual NPDES Permit Application for the Well 6 & 7 and Route 73 Waterline Replacement Projects are currently under review by the Berks County Conservation District.

New Office Building Project.

Ty Leinneweber explained SDE's revised project cost to increase the square footage of the building's floor plan. Nicolas Volk explained that the cost for a larger office building is out of the Authority and Township's budget. Nicolas Volk stated he will discuss with the Township if a smaller office building would be desired before proceeding further with the project.

Peter's Spring Reservoir Dam Removal & Spillway Repair Project

Ty Leinneweber submitted the Design Plan to DEP and applied for the required permit.

Sale of Real Estate and Negotiations

Mr. Becker reported that the Professional Service Agreement (PSA) had been forwarded to the Developer's solicitor for review. The solicitor will contact Mr. Becker with comments once he reviews the PSA with his client.

WWTP Raising of the Berm – Phase 2

Mr. Becker deliberated with the Board Members, Ty Leinneweber, and Nicolas Volk on how to handle the Phase 2 Project, with the sale of the real estate transaction still pending. Ty Leinneweber recommended moving forward with Phase 2, raising the road entrance to avoid flooding and other associated protective measures.

A motion was made by Jim Nothwehr to authorize SDE to proceed with the design for Phase 2 of the Dike Modifications Project at the WWTP to address the direct needs of the Authority in protecting the WWTP from future flooding events. The motion was seconded by Tom Evanosky and hearing no questions on the motion, it passed unanimously.

Update from General Manager

Maidencreek Village Apartments.

Nicolas Volk confirmed that new ladders and sump pumps with permanent electricity were installed in all meter pits.

Water and Wastewater Compliance.

The Water and Wastewater Systems were in full compliance with federal and regulatory agencies in the 2024-2025 Fiscal Year.

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 Dawn Geschwindt to accept the Treasurer’s Report and authorize the following payments as presented: Routine/Regular Bill List - \$44,465.77, Construction in Progress - \$17,747.05, Reimbursable Expenses Paid by Developer - \$16,954.55, CIP Account Transfer from Operator Acct - \$18,000.00, Payroll Account Transfer from Operator Acct - \$74,000.00, Developer Review from Operator Acct. - \$0, Emergency Account Transfer from Operator Acct - \$12,000.00, Petty Cash Transfer from Operator Acct. - \$, Operator Account Transfer from Money Market Acct - \$0.00, Validate Checks Signed Between Meetings – \$27,600.00, Special Checks Requiring Special Handling - \$37,763.32. Additional Checks after Board Book Delivery - \$1,716.10 for a total amount of \$118,646.79. Jim Nothwehr 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 #125527 in the amount of \$11,882.30. The motion was seconded by Dawn Geschwindt 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 #125523 in the amount of \$182.25. The motion was seconded by Tom Evanosky 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 #205671-081 in the amount of \$264.00. 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 Kozloff Stoudt Invoice #205671-086 in the amount of \$366.00. The motion was seconded by Tom Evanosky 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 #205671-090 in the amount of \$2,502.00. The motion

Maidencreek Township Authority

October 16, 2025

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 #205671-094 in the amount of \$1,758.00. The motion was seconded by Dawn Geschwindt and hearing no questions on the motion, it passed unanimously.

Executive Session – The MTA Board did not have an executive session.

A motion was made by Tom Evanosky and seconded by Jim Nothwehr to adjourn the meeting at 1:12 p.m.

Respectfully Submitted,

Tania Beerman

Tania Beerman,
Recording Secretary

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