

Maidencreek Township Authority

November 20, 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, Russ Stoudt, Jen Blatt, Tania Beerman of the Maidencreek Township Authority.

Jack May called the November 20, 2025 meeting of the Maidencreek Township Authority (MTA) to order at 11:04 a.m. at the Maidencreek Township Municipal Building.

Guests: Gregg Bogia, owner of Bogia Engineering for Meadowbrook Phase IV. Larry Grybosky, Project Manager for Crossing at Maidencreek.

**PUBLIC COMMENTS:** None

**DEVELOPMENT REVIEW**

**Meadowbrook Phase IV Lot 37**

Gregg Bogia, owner of Bogia Engineering, spoke at the Board Meeting to explain that he had submitted plans to SDE for review of the single lot at Sandhurst Blvd. Ty Leinneweber stated that he needed to see the details regarding the water and sewer connection for the lot. He clarified that the water and sewer connection should come from Sandhurst Blvd, not from the easement. Ty Leinneweber mentioned that MTA would issue the sewer and water permits once the Plans are approved and the connection fees are paid. He also explained that the Board will sign the Plan once he receives all the requested information and the Plan is ready for final approval.

A motion was made by Roger Sensenig to authorize SDE to issue a review letter contingent upon final review and approval from the General Manager and Solicitor. The motion was seconded by Tom Evanosky and hearing no questions on the motion, it passed unanimously.

**Crossing at Maidencreek**

Larry Grybosky, Project Manager for Crossing at Maidencreek, spoke at the Board Meeting, confirming that the Easement Agreements have been secured and recorded. Nicolas Volk requested that the Easement Agreements be emailed to him. Ty Leinneweber received the Plans on November 17, 2025, and he will review them to address any issues. Ty Leinneweber inquired whether the letter he received in June 2025, requesting to relocate a portion of the sanitary line, was based on the Plans received. He also recommended that the property be connected to the water system, given the existing well's proximity to the sewer line.

A motion was made by Tom Evanosky to authorize SDE to issue a review letter contingent on final review and approval from the General Manager and Solicitor. The motion was seconded by Jim Nothwehr and hearing no questions on the motion, it passed unanimously.

### **130 Dries Road**

Ty Leinneweber explained that the Executrix for the estate is modifying the plumbing inside the house to bring the sewer outside in front of the house and have it flow by gravity into the Authority's sanitary sewer system. He also stated that he will review the Plan with the details provided by the engineers. Ty Leinneweber requested authorization to issue the review letter and approve the Plan on the condition that it meets the Authority's Rules and Regulations, is approved by SDE and the General Manager, and that the agreements are in place by the Solicitor.

A motion was made by Roger Sensenig to authorize SDE to issue any review letters and to approve Plans to connect to the Authority's sanitary sewer main, contingent on final review and approval from the General Manager and Solicitor.

### **APPROVE MINUTES**

A motion was made by Jim Nothwehr to waive the reading of the minutes and approve the October 16, 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**

#### **Sludge Hauling Contract**

Ty Leinneweber explained that the current three-year sludge hauling contract with HydroTech Environmental, LLC for the Wastewater Treatment Plant expires on February 2, 2026. Ty Leinneweber will begin preparing bid documents and soliciting bids in December or early January for a new sludge hauling contract.

A motion was made by Roger Sensenig to authorize SDE to prepare bid documents and solicit bids for a new sludge hauling contract. The motion was seconded by Dawn Geschwindt and hearing no questions on the motion, it passed unanimously.

#### **GALCO Business Communications**

Nicolas Volk explained that the outdated phone system at the office, used by the Authority and Township, went down a few months ago. He mentioned that replacement parts and service were difficult to find during the phone outage. Nicolas Volk presented a GALCO Business Communication quote for \$1,792.00 as a one-time fee covering hardware and installation costs. The GALCO phone system is an IP/cloud-based system. The monthly recurring fee is \$162.00, which is lower than our current plan. Nicolas Volk stated that the Township approved the GALCO phone system at their Board Meeting on November 13, 2025.

A motion was made by Dawn Geschwindt to approve the GALCO Business Communications quotation with a one-time fee of \$1,792.00 for hardware and installation costs, and a monthly recurring fee of \$162.00 per month. The motion was seconded by Roger Sensenig and hearing no questions on the motion, it passed unanimously.

**New Docking System/New Email**

Nicolas Volk explained that the operations staff currently has one laptop for meter reading and other tasks. He proposed purchasing a new Lenovo docking station for \$243.00 to be used by the staff. This will enable the staff operators to view the GIS System, help prepare monthly reports to DEP, and perform various miscellaneous tasks.

A motion was made by Dawn Geschwindt to approve purchasing a new Lenovo docking station for \$243.00. The motion was seconded by Tom Evanosky and hearing no questions on the motion, it passed unanimously.

Nicolas Volk requested approval to create a new Microsoft 365 email account for the Authority's staff operator, Angel Roldan. The recurring cost for the email account is \$156.00 per month for IT support and Microsoft 365 fees. Nicolas Volk explained that the Operations Manager has been teaching Angel Roldan to prepare the monthly reports submitted to DEP, and another email account would improve operations and allow for more redundancy in completing administrative tasks.

A motion was made by Jim Nothwehr to approve the creation of a new Microsoft 365 Authority email account for Angel Roldan for a maximum monthly recurring cost of \$156.00 per month for IT support and Microsoft 365 fees. The motion was seconded by Roger Sensenig and hearing no questions on the motion, it passed unanimously.

**Berks County Conservation District**

A motion was made by Roger Sensenig to ratify approval and submission of the Berks County Conservation District GP-3 Permit Application Fee of \$780.00. The motion was seconded by Jim Nothwehr and hearing no questions on the motion, it passed unanimously.

**LSA Grant Resolutions**

Resolutions for the Grant Applications for the following projects have been prepared by Ty Leinneweber to be approved and signed by the Board Members: (a) Grove Road Water Main Replacement Project; (b) Guldin Road Water Main Extension Project; (c) SCADA Upgrades Project; and (d) WWTP Oxidation Ditch Painting and Renovations Project.

A motion was made by Jim Nothwehr to approve and sign Resolution No. 2025-11-01, Grove Road Water Main Replacement Project in the amount of \$955,000.00. The motion was seconded by Roger Sensenig and hearing no questions on the motion, it passed unanimously.

A motion was made by Roger Sensenig to approve and sign Resolution No. 2025-11-02, Guldin Road Water Main Extension Project in the amount of \$1,000,000.00 and Funding Commitment Letter. The motion was seconded by Tom Evanosky and hearing no questions on the motion, it passed unanimously.

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A motion was made by Tom Evanosky to approve and sign Resolution No. 2025-11-03, SCADA Upgrades Project in the amount of \$455,764.00. The motion was seconded by Jim Nothwehr and hearing no questions on the motion, it passed unanimously.

A motion was made by Roger Sensenig to approve and sign Resolution No. 2025-11-04, WWTP Oxidation Ditch Painting and Renovations Project in the amount of \$518,750.00. The motion was seconded by Dawn Geschwindt and hearing no questions on the motion, it passed unanimously.

**Christmas Holiday**

Nicolas Volk requested approval for the full-time MTA employees to close the office on December 26, 2025, and January 2, 2026. The operators would be able to float the day off based on staffing needs.

A motion was made by Roger Sensenig to authorize closing the office on December 26, 2025, and January 2, 2026, for the full-time MTA employees. The motion was seconded by Tom Evanosky and hearing no questions on the motion, it passed unanimously.

**July 2023 Flood Damage**

A motion was made by Dawn Geschwindt to approve Alltek Industrial Services, Inc. emergency repair quotation for \$35,617.22 for the new Wastewater Treatment Plant Flood Pump Panel. The motion was seconded by Tom Evanosky and hearing no questions on the motion, it passed unanimously.

**Leak Reduction Request.**

**Cindy Jarsocrak, 135 S. View Road, Blandon**

A motion was made by Tom Evanosky to authorize a one-time leak reduction per MTA policy for Cindy Jarsocrak, 135 S. View Road. The motion was seconded by Roger Sensenig and hearing no questions on the motion, it passed unanimously.

**Geovannie Oliveras-Davila, 12 Adele Avenue, Blandon**

A motion was made by Dawn Geschwindt to authorize a one-time leak reduction per MTA policy for Geovannie Oliveras- Davila, 12 Adele Avenue. The motion was seconded by Tom Evanosky and hearing no questions on the motion, it passed unanimously.

**Personnel**

General Manager Performance Evaluation. Tabled to Executive Session.

**UPDATES:**

**Phillips' Farm Water Treatment Facility Construction Project**

Ty Leineweber inquired with the Berks County Conservation District (BCCD) on October 31, 2025, for an update on the MTA permits. The engineer reported that he was currently working on the MTA review; however, DEP ruled another project a priority and directed BCCD to place the

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project at the top of their review queue. Ty Leinneweber reported that Alarm Tech installed the fire alarm and security system at the site, and a meeting will be scheduled with Alarm Tech to train the operations staff in order to approve the final payment.

**Route 73 New Water Line Installation Project**

Ty Leinneweber reported a conversation with PennDOT explaining that work for the water line will commence once the NPDES Permit is released.

**New Office Building Project.**

Nicolas Volk reported that the Township approved a motion at their Board Meeting on November 13, 2025, to terminate discussions of the New Office Building at the Well 6/7 site. Nicolas Volk stated that the Township will pursue options for renovating the existing building on their side.

**Peter's Spring Reservoir Dam Removal & Spillway Repair Project**

Ty Leinneweber received informal comments from DEP on the removal of the reservoir. Ty Leinneweber reported SDE is in the process of revising the Plans.

**Sale of Real Estate and Negotiations**

Mr. Becker is waiting on the review of the Professional Service Agreement (PSA) from the developer's Solicitor. The Solicitor will contact Mr. Becker with comments once he reviews the PSA with his client.

**WWTP Raising of the Berm – Phase 2**

Ty Leinneweber reported that SDE is working on the design. Ty Leinneweber will update the Board at the next meeting.

**Update from General Manager**

**Maidencreek Township Authority's Logo**

Nicolas Volk reported that the decals on the utility trucks will be installed on December 2, 2025. Nicolas Volk is researching shirts with the new logo for meetings and special events.

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 - \$98,520.26, Construction in Progress - \$7,615.85, Reimbursable Expenses Paid by Developer - \$6,065.74,

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CIP Account Transfer from Operator Acct - \$7,000.00, Payroll Account Transfer from Operator Acct - \$50,000.00, Developer Review from Operator Acct. - \$0, Emergency Account Transfer from Operator Acct - \$18,000.00, Petty Cash Transfer from Operator Acct. - \$, Operator Account Transfer from Money Market Acct - \$0.00, Validate Checks Signed Between Meetings – \$33,066.67, Special Checks Requiring Special Handling - \$47,634.23. Additional Checks after Board Book Delivery - \$5,435.00 for a total amount of \$165,271.08. Jim Nothwehr 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 #125893 in the amount of \$1,825.30. The motion was seconded by Jim Nothwehr 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 #206331 in the amount of \$1,740.44. 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 12:45 to 1:25 p.m. to discuss personnel.

The MTA Board came out of executive session at 1:25 p.m. No action was taken.

The MTA Board adjourned the meeting at 1:25 p.m.

Respectfully Submitted,

*Tania Beerman*

Tania Beerman,  
Recording Secretary

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