

Maidencreek Township Authority
January 15, 2026

Attending Board Members: Jack May, Jim Nothwehr, Tom Evanosky, Tracey Cook, 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.

Tom Evanosky called the January 15, 2026, meeting of the Maidencreek Township Authority (MTA) to order at 11:13 a.m. at the Maidencreek Township Municipal Building.

PUBLIC COMMENTS: None

DEVELOPMENT REVIEW

Crossing at Maidencreek

Ty Leinneweber reported that the project has been under review for several years and is a major land development project to construct forty-nine (49) single-family homes. Ty Leinneweber plans on starting the Review Letter and having it completed before the next Board Meeting. The Easement Agreements are ready, allowing construction of the gravity sewer system on Hill Road.

Meadowbrook Phase IV Lot 37

Ty Leinneweber issued a Review Letter on December 18, 2025, and received the revised Plans on January 7, 2026. Ty Leinneweber plans on completing his review of the Plans before the next Board Meeting.

Schlouch Excavating, Inc.

Ty Leinneweber is reviewing the Plans requesting a privately owned yard fire hydrant providing water for their construction vehicles. Ty Leinneweber requested authorization from the Board to approve SDE to issue the Review Letter to Schlouch Excavating, Inc.

The motion was made by Roger Sensenig to authorize SDE to issue the Review Letter contingent upon final review by the Authority's General Manager and Solicitor. The motion was seconded by Jim Nothwehr and hearing no questions on the motion, the motion was passed unanimously.

130 Dries Road

Ty Leinneweber reported that he has not received the Final Plans for signature. Ty Leinneweber stated he has not received a copy of the Planning Module Exemption approval from DEP.

APPROVE MINUTES

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

NEW BUSINESS

Health Insurance Surplus

A motion was made by Roger Sensenig to authorize allocating the health insurance surplus funds to employees' HSA accounts. 70% of the total shall be allocated to non-single employees, and 30% shall be allocated to single employees. Non-single employees shall receive \$337.53, and single employees shall receive \$241.09. The motion was seconded by Jim Nothwehr and hearing no questions on the motion, the motion was passed unanimously.

Board Member iPad Policy

Nicolas Volk proposed a policy that allows Board Members, upon leaving the Authority Board after serving a full five (5)-year term, to keep their iPad provided by the Authority, or, with the Authority Board's approval. Daniel Becker recommended that Nicolas Volk develop a Board Member iPad policy to be incorporated into the Authority Employees' Handbook.

A motion was made by Jim Nothwehr to authorize the General Manager to develop a policy for the Board Members' iPads and incorporate it into the Authority Employees' Handbook. The motion was seconded by Tracey Cook and hearing no questions on the motion, the motion was passed unanimously.

January Shut-Off List

A motion was made by Jack May to approve the January Shut-Off list as presented. The motion was seconded by Roger Sensenig and hearing no questions on the motion, it passed unanimously.

Leak Reduction Request

Frederick Wilson, 310 Cornerstone Drive, Blandon

A motion was made by Jim Nothwehr to authorize a one-time leak reduction per MTA policy for Frederick Wilson, 310 Cornerstone Drive. The motion was seconded by Jack May and hearing no questions on the motion, it passed unanimously.

Patricia Moyer, 102 Colonial Court, Blandon

A motion was made by Jim Nothwehr to authorize a one-time leak reduction per MTA policy for Patricia Moyer, 102 Colonial Court. The motion was seconded by Jack May and hearing no questions on the motion, it passed unanimously.

Mary Rivera, 309 Sooner Lane, Blandon

A motion was made by Jim Nothwehr to authorize a one-time leak reduction per MTA policy for Mary Rivera, 309 Sooner Lane. The motion was seconded by Jack May and hearing no questions on the motion, it passed unanimously.

Personnel

None

UPDATES:

Phillips' Farm Water Treatment Facility Construction Project

Ty Leinneweber reported that SDE will resubmit the Plan to DEP and the Berks County Conservation District (BCCD) based on revisions to the Review Letter discussed at the December meeting. Ty Leinneweber anticipates construction by February, assuming the agencies follow their review process and respond within two (2) weeks of receiving the resubmitted Plan.

Route 73 New Water Line Installation Project

Ty Leinneweber reported that the project is on hold due to its association with the NPDES Permit. Ty Leinneweber's main goal is to have the pipelines installed at the intersection so that the new Wells can be placed into operation. Ty Leinneweber will need to hold a second pre-construction meeting with PennDOT to determine when construction can begin.

Peter's Spring Reservoir Dam Removal & Spillway Repair Project

Ty Leinneweber will submit a GP-5 Permit to the BCCD to perform repairs to the stream that are not covered by the dam removal. Ty Leinneweber resubmitted the Plans to DEP for the dam removal for their review and comment.

WWTP Raising of the Berm – Phase 2

Ty Leinneweber reported he will begin with the Plans once the surveying is completed.

Sanitary Sewer Collection System Maintenance Project

Ty Leinneweber received the signed Agreement from the contractor. Mr. Becker will review the Agreement and will recommend signature once it is approved. Ty Leinneweber reported that work is anticipated to commence in the first quarter of 2026.

Sale of Real Estate and Negotiations

Nicolas Volk reported that the developer's representative dropped off a signed copy of the Professional Services Agreement (PSA) and a \$20,000.00 check to be placed in escrow. Nicolas Volk will discuss the next steps with SDE and the Solicitor to execute the site survey and provide the data to the developer for incorporation into their proposed site-plan/feasibility analysis.

Radio Meter Reading System Project

Nicolas Volk reported that the base station has been ordered and will be shipped by mid-January. Nicolas Volk stated that LB Water will keep the Authority updated upon delivery and will provide an installation schedule once all items have been delivered.

Update from General Manager

Tour of Waste Water Treatment Plant and Water System

Nicolas Volk will schedule a tour for the Board Members to visit the Waste Water Treatment Plant (WWTP) and Water System. Nicolas Volk will email the Board Members a convenient date and time. The Board Members will not deliberate or discuss any Authority business during the tour.

Pennsylvania Municipal Authority Association Board Members Training

Nicolas Volk announced that the Pennsylvania Municipal Authority Association (PMAA) will host a training workshop for Board Members and Authority Staff on March 11, 2026, at the Delta Hotels in Breinigsville. The workshop will equip Board Members with the fundamental knowledge needed to navigate financial responsibility, legal requirements, and the Authority's Rules and Regulations.

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 - \$55,232.90, Construction in Progress - \$15,929.10, Reimbursable Expenses Paid by Developer - \$1,125.00, CIP Account Transfer from Operator Acct - \$16,000.00, Payroll Account Transfer from Operator Acct - \$50,000.00, Developer Review from Operator Acct. - \$0, Emergency Account Transfer from Operator Acct - \$12,200.00, Petty Cash Transfer from Operator Acct. - \$0.00, Operator Account Transfer from Money Market Acct - \$50,000.00, Validate Checks Signed Between Meetings – \$0.00, Special Checks Requiring Special Handling - \$44,249.88. Additional Checks after Board Book Delivery - \$8,269.85 for a total amount of \$124,806.73. Roger Sensenig seconded the motion and hearing no questions on the motion, it passed unanimously.

PROFESSIONAL STAFF REIMBURSABLE EXPENSES:

A motion was made by Jack May to approve Professional Staff Reimbursable Expenses for SDE Invoice #126590 in the amount of \$1,125.00. The motion was seconded by Roger Sensenig and hearing no questions on the motion, it passed unanimously.

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Executive Session – None

A motion was made by Jim Nothwehr and seconded by Tracey Cook to adjourn the Board Meeting on January 15, 2026, at 12:20 p.m.

Respectfully Submitted,

Tania Beerman
Tania Beerman,
Recording Secretary

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