

Maidencreek Township Authority
March 19, 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 March 19, 2026, meeting of the Maidencreek Township Authority (MTA) to order at 11:05 a.m. at the Maidencreek Township Municipal Building.

PUBLIC COMMENTS: None

DEVELOPMENT REVIEW

Crossing at Maidencreek

Ty Leinneweber has finalized the Fourth Review Letter to the Developer and has not yet received a response. Nicolas Volk redrafted the Will Serve Letter to the Developer to confirm the availability of water and sewer services for the project. Nicolas Volk requested authorization from the Board to issue the redrafted Will Serve Letter to the Developer.

A motion was made by Jack May to authorize the General Manager to issue the redrafted Will Serve Letter to the Developer. The motion was seconded by Jim Nothwehr and hearing no questions on the motion, it passed unanimously.

Meadowbrook Phase IV Lot 37

Ty Leinneweber received the Third Plan Review and reported that all technical comments have been satisfied. Ty Leinneweber requested the Board to approve the Plan contingent upon the conditions of the Review Letter and receipt of the Written Certification for Sewage Facilities Planning Exemption Application Mailer.

A motion was made by Jim Nothwehr to approve the Plan contingent upon satisfying all conditions of the Engineer's Review Letter and receipt of the Written Certification for Sewage Facilities Planning Exemption Application Mailer from DEP. The motion was seconded by Roger Sensenig and hearing no questions on the motion, it passed unanimously.

Schlouch Excavating, Inc.

Ty Leinneweber reported that Schlouch Excavating, Inc. has addressed all of SDE's technical comments, and the Plans are now ready for the Authority's signature. He is requesting to ratify the issuance of SDE Review Letter #2, approve the Plans, and authorize the Authority's staff to proceed with executing the required Water Permit and Service Agreement with the Applicant.

A motion was made by Roger Sensenig to ratify the issuance of SDE Review Letter #2, approve the Plans, and authorize the Authority's staff to proceed with executing the required Water Permit and Service Agreement with the Applicant. The motion was seconded by Jack May and hearing no questions on the motion, it passed unanimously.

APPROVE MINUTES

A motion was made by Jack May to waive the reading of the minutes and approve the February 19, 2026, regular monthly meeting minutes as requested. The motion was seconded by Tracey Cook and hearing no questions on the motion, it passed unanimously.

New Business

WWTP Emergency Control Panels

Nicolas Volk reported that the two (2) control panels are the remaining repair items at the WWTP associated with the flood. Alltek Industrial Services would install one (1) panel for the sludge dewatering pump station and one (1) panel for the clarifiers.

A motion was made by Roger Sensenig to approve the Alltek Industrial Services, Inc. WWTP Emergency Control Panel quotation for \$14,407.67, and authorize Alltek Industrial Services, Inc. to install the panels as an emergency. The motion was seconded by Jim Nothwehr and hearing no questions on the motion, it passed unanimously.

Phillips' Farm Water Treatment Facility Project

Ty Leinneweber reported that Blooming Glen Contractors requested payment for their work completed in 2025.

A motion was made by Jim Nothwehr to review and approve payment of Requisition No. 38, Payment Application No. 16, to the General Contractor, Blooming Glen Contractors, Inc., for a total amount of \$26,617.42. After Payment Application No. 16, the balance to finish will be \$524,338.78. The motion was seconded by Roger Sensenig and hearing no questions on the motion, it passed unanimously.

Ty Leinneweber reported that W.C. Eshenaur & Son, Inc. requested payment of \$19,800.29. He does not recommend paying the contractor until the installed equipment is started up. The Board discussed the matter, and no action was taken.

Annual Chapter 94 Report

Ty Leinneweber provided a detailed review of the 2025 Chapter 94 Report. Ty Leinneweber stated that the report indicates the Wastewater Treatment Plant (WWTP) is in good condition at this time. SDE recommends accepting the 2025 Chapter 94 Report as presented and authorizing SDE to submit it to DEP by March 31, 2026.

A motion was made by Jim Nothwehr to authorize the signing and submission of the Annual Chapter 94 Report to PA DEP by March 31, 2026, as recommended by SDE. The motion was seconded by Jack May and hearing no questions on the motion, it passed unanimously.

Pagoda Electrical Proposal

Nicolas Volk asked the Board to approve the Pagoda Electrical proposal for \$1,716.00 to supply and install the electrical conduit needed to power the Base Station Control Panel for the FlexNet Radio Meter Reading System.

A motion was made by Roger Sensenig to approve the Pagoda Electrical Proposal for \$1,716.00 to furnish and install electrical conduit to power the Base Station Control Panel for the FlexNet Radio Meter Reading System. The motion was seconded by Tracey Cook and hearing no questions on the motion, it passed unanimously.

Cyber Security Insurance Proposal

Nicolas Volk informed the Board that cyber insurance was added to PIRMA five years ago. He and Jen Blatt held a meeting with the insurance broker to review the current coverage. Nicolas Volk explained that MTA's current cyber insurance policy is basic and leaves the Authority with several financial exposures in the event of a cyber incident. He requested the Board to seek other proposals that would offer more comprehensive cyber coverage for MTA. Additionally, Nicolas Volk asked the Board to revoke the previous authorization for the Beazley Cyber Insurance Proposal, approved at the February 19, 2026, Board Meeting.

A motion was made by Jack May to revoke the previous Beazley Cyber Insurance Proposal authorization passed at the February 19, 2026 Board Meeting. The motion was seconded by Roger Sensenig and hearing no questions on the motion, it passed unanimously.

Stratix Duo MFA

In an effort to improve cybersecurity, Nicolas Volk proposed installing the Duo Multi-Factor Authenticator (MFA) on all six (6) Authority computers for a monthly recurring cost of \$19.50 and a one-time installation fee of \$537.50. The Board Members asked Nicolas Volk to request a quote from Stratix to install Duo MFA on the five (5) Board Members' iPads. To install Duo on the computers, an upgrade to the Microsoft 365 Entra ID P1 Add-On Subscription is required, with a starting monthly recurring cost of \$43.20.

A motion was made by Jim Nothwehr to approve the installation of Duo MFA to all six (6) Authority computers for a monthly recurring cost of \$19.50 and a one-time installation fee of \$537.50. The motion was seconded by Jack May and hearing no questions on the motion, it passed unanimously.

A motion was made by Jim Nothwehr to approve the upgrade to Microsoft 365 Entra ID P1 Add-On Subscription to all six (6) computers for a starting monthly recurring cost of \$43.20. The motion was seconded Jack May and hearing no questions on the motion, it passed unanimously.

A motion was made by Jim Nothwehr to authorize the General Manager to solicit a quotation from Stratix to install Duo MFA on the iPads of all five (5) Authority Board Members. A motion was seconded by Jack May and hearing no questions on the motion, it passed unanimously.

Maidencreek Township Joint Safety Committee

Nicolas Volk announced Maidencreek Township Joint Safety Committee was certified for 2025. This means a savings of \$2,000.00 to the Township and \$564.00 to the Authority in Workman's Compensation premiums.

Leak Reduction Request

None

Personnel

None

UPDATES:

Phillips' Farm Water Treatment Facility Construction Project

Ty Leinneweber received a letter from DEP regarding the NPDES Permit. He reported that the comments were minor and resubmitted the Revised Plans to the Berks County Conservation District and DEP on March 11, 2026.

Route 73 New Water Line Installation Project

Ty Leinneweber explained his main goal is to have the pipelines installed at the intersection so the new wells can be put into operation. This work will be contingent on the Contractor's schedule once the NPDES Permit is issued.

Peter's Spring Reservoir Dam Removal & Spillway Repair Project

No Updates.

WWTP Raising of the Berm – Phase 2

Ty Leinneweber reported the field survey was completed on March 13, 2026. Ty Leinneweber will compile all the data and begin preparing the Plans.

Sanitary Sewer Collection System Maintenance Project

Nicolas Volk reported that the Pre-Construction Meeting was executed on March 18, 2026, with the General Manager, SDE, and the Contractor. Nicolas Volk reported that the Notice of Award and Notice to Proceed Contract Documents will be issued during the meeting, and hard copies of the Contract will be provided to MTA and the Contractor. Nicolas Volk stated the Investigative Phase will be completed in five (5) to six (6) weeks.

Sale of Real Estate and Negotiations

Nicolas Volk reported that the site survey was executed on March 13, 2026. Nicolas Volk stated that SDE will provide the survey data to Seven Development for inclusion in their proposed site plan/feasibility analysis for further review by the Authority.

Muhlenberg Water Interconnection

Nicolas Volk confirmed with a representative at Muhlenberg Water Authority that they are looking to rehabilitate their existing wells and do not anticipate progress on the interconnection in the near future.

Updates from General Manager

Wells 6 & 7 Bond Debt Service

Nicolas Volk reported Jamie Schlesinger, PFM Financial Advisors, LLC, confirmed the Authority can pay down the existing debt, but cannot refinance during the first five (5) years of the bond. Nicolas Volk did not recommend submitting additional payments during the first five (5) years of the bond issuance at this time.

Wolfson Warehouse

Nicolas Volk will represent Maidencreek Township Authority at the Ribbon Cutting Ceremony on April 10, 2026, at 10:00 a.m.

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 for a convenient date and time. The Board Members will not deliberate or discuss any Authority business during the tour.

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 Jack May to accept the Treasurer’s Report and authorize the following payments as presented: Routine/Regular Bill List - \$211,060.96, Construction in Progress - \$2802.75, Reimbursable Expenses Paid by Developer - \$2,248.99, CIP Account Transfer from Operator Acct - \$2,500.00, Payroll Account Transfer from Operator Acct - \$50,000.00, Developer Review from Operator Acct. - \$0, Emergency Account Transfer from Operator Acct - \$11,000.00, Petty Cash Transfer from Operator Acct. - \$0.00, Operator Account Transfer from Money Market Acct - \$100,000.00, Validate Checks Signed Between Meetings – \$234,950.18, Special Checks Requiring Special Handling - \$35,727.16. Additional Checks after Board Book Delivery - \$668.90 for a total amount of \$487,458.94. Tracey Cook seconded the motion and hearing no questions on the motion, it passed unanimously.

PROFESSIONAL STAFF REIMBURSABLE EXPENSES:

A motion was made by Jim Nothwehr to approve Professional Staff Reimbursable Expenses for Kozloff Stoudt Invoice #207978-094 in the amount of \$1,200.00. The motion was seconded by Roger Sensneig 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 Credit #207978-090 in the amount of \$110.01. The motion was seconded by Roger Sensenig and hearing no questions on the motion, it passed unanimously.

A motion was made by Jack May to approve Professional Staff Reimbursable Expenses for Kozloff Stoudt Invoice #207978-086 in the amount of \$384.00. 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 Professional Staff Reimbursable Expenses for SDE Invoice #127196 in the amount of \$697.50. 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 SDE Invoice #127189 in the amount of \$77.50. The motion was seconded by Tracey Cook and hearing no questions on the motion, it passed unanimously.

Executive Session – None

A motion was made by Jack May and seconded by Jim Nothwehr to adjourn the Board Meeting on March 19, 2026, at 12:48 p.m.

Respectfully Submitted,

Tania Beerman

Tania Beerman,
Recording Secretary

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