

Maidencreek Township Authority

July 16, 2026

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

Also Attending: Ty Leinneweber of Systems Design Engineering (SDE), Daniel Becker of Kozloff Stoudt, Nicolas Volk, Russell Stoudt, Jen Blatt, Tania Beerman of the Maidencreek Township Authority.

Tom Evanosky called the July 16, 2026, meeting of the Maidencreek Township Authority (MTA) to order at 11:15 a.m. at the Maidencreek Township Municipal Building.

PUBLIC COMMENTS: None

DEVELOPMENT REVIEW

Crossing at Maidencreek

Ty Leinneweber reported that revised plans have not been received.

8688 Allentown Pike, Lot 2 Residential

Ty Leinneweber received the Plan and Application for the Maidencreek residential 58 single-lot subdivision on June 16, 2026. Ty Leinneweber will review the proposed Plan to provide water and sanitary sewer to the subdivision. Ty Leinneweber will complete the Review Letter by the next Board Meeting.

APPROVE MINUTES

A motion was made by Jack May to waive the reading of the minutes and approve the June 18, 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

Water & Sewer Routine & Emergency Repair Services Contract Bids.

Ty Leinneweber and Nicolas Volk received two (2) bids on July 14, 2026, from M&A Excavating, LLC and Barrasso Excavation, Inc. Ty Leinneweber compared both contractors' bid tabulations with the breakdown of labor, equipment, material, and random equipment/labor combined rates renewable for either a one (1), two (2), or three (3)-year contract. Ty Leinneweber recommended renewing the contract with M&A Excavating, LLC for a three (3)-year contract.

A motion was made by Jim Nothwehr to award a new three (3)-year contract from 2026 to 2028 to M&A Excavating, LLC, contingent upon final review and approval of the bid documents by the Engineer and Solicitor. The motion was seconded by Roger Sensenig and hearing no questions on the motion, it passed unanimously.

Ratify Approval of WWTP Fine Screen Emergency Repair Estimates from Alltek Industrial Services, Inc. and Approval of Resolution

Nicolas Volk reported that immediate action was required for an emergency repair of the fine screen system and screenings washer-grinder unit at the Waste Water Treatment Plant (WWTP). Russell Stoudt explained that the stack on the screenings washer-grinder unit had collapsed. A new fine screen cutter assembly was required to be purchased from the manufacturer to properly fix the issue. The timeline to receive the new unit from the manufacturer will be six (6) to eight (8) weeks after the order.

A motion was made by Jim Nothwehr to approve a Resolution of the Maidencreek Township Authority (MTA) declaring the existence of an emergency with respect to the fine screen and screenings washer-grinder unit at the WWTP based on the following criteria: The determination of an immediate and existing emergency, sole-source finding as the cutter assembly is a proprietary, manufacturer-supplied product and system under Section 5614(b) of the Municipal Authorities Act, and exemption from public bidding due to the above reasons. The authorization is hereby ratified to Alltek Industrial Services, Inc. to procure and install said cutter assembly. The motion was seconded by Tracey Cook and hearing no questions on the motion, it passed unanimously.

A motion was made by Jack May to ratify approval of the emergency repair estimates from Alltek Industrial Services, Inc. for the WWTP Fine Screen in the amount of \$22,706.98 for material and \$2,200.00 for installation. The motion was seconded by Roger Sensenig and hearing no questions on the motion, it passed unanimously.

Excess Usage Invoices for Giorgi Building 13 – Park Road

Nicolas Volk reported that Kevin Manmiller from Giorgi Companies, Inc., requested that MTA waive the Excess Actual Usage Fee of \$1,075.62, which was mailed on June 5, 2026. Nicolas Volk explained that Giorgi's quarterly usage of 16,000 GPQ exceeded their Sewer Purchased Capacity of 12,500 GPQ. Nicolas Volk reported that Kevin Manmiller provided a work order documenting a leak in the main water distribution line to the plant during the billing quarter. Nicolas Volk stated that sufficient evidence was presented showing the leak was resolved, and he recommended waiving the excess usage fee of \$1,075.62.

A motion was made by Jim Nothwehr to approve the Owner's request to waive the excess usage fee due to a leak in the distribution line with the understanding that if future exceedances occur, the Owner may or may not be granted any exception from the Authority. The motion was seconded by Roger Sensenig and hearing no questions on the motion, it passed unanimously.

Excess Usage Invoice for Maidencreek Plaza LLC – 108 Plaza Drive

Nicolas Volk reported that Kevin Manmiller from Giorgi Companies, Inc., requested that MTA waive the Excess Actual Usage Fee of \$3,028.04, which was mailed on June 5, 2026. Nicolas Volk explained that Giorgi's quarterly usage of 69,000 GPQ exceeded their Sewer and Water Purchased Capacity of 62,500 GPQ. Nicolas Volk reported that Kevin Manmiller resolved the issues with the leaking urinal and toilet. Nicolas Volk stated that sufficient evidence was presented of the bathroom leak issues, and he recommended waiving the excess usage fee of \$3,024.04.

A motion was made by Roger Sensenig to approve the Owner's request to waive the excess usage fee due to a toilet and urinal leak with the understanding that if future exceedances occur, the Owner may or may not be granted any exception from the Authority and that periodic pressure washing of the building does not qualify as an exception from the requirement to purchase additional capacity in the future. The motion was seconded by Jim Nothwehr and hearing no questions on the motion, it passed unanimously.

ID Badges for Operations Staff

Nicolas Volk presented an example ID badge for the Board Members to consider approving for himself and MTA operators when entering owners' residences and buildings. Nicolas Volk reported that residents are sometimes apprehensive about allowing MTA staff into their homes to replace a meter or troubleshoot an issue. Nicolas Volk requested that the Board authorize the purchase of two (2) MTA ID badges for each Operator and for himself, not to exceed \$200.00.

A motion was made by Jim Nothwehr to authorize Nicolas Volk to purchase two (2) ID badges for each Operator and for himself at a cost not to exceed \$200.00. The motion was seconded by Tracey Cook and hearing no questions on the motion, it passed unanimously.

Approve and Sign Resolution No. 2026-07-01 for Appointment of Representative

Nicolas Volk reported that the Director of the Center for Excellence in Local Government recommended amending the existing Resolution to list the position rather than the specific name of an individual. Nicolas Volk stated the previously signed Resolution dated March 12, 2012, listed the previous General Manager's name. Nicolas Volk recommended that the Authority's Office Administrator be added as an alternate representative of the Authority. Mr. Becker explained how the Authority can benefit from being a member by obtaining goods and services at the right price and quality using the most up-to-date resources, promoting fairness and competition among vendors.

A motion was made by Jim Nothwehr to approve the revised Resolution for Appointment of Representative to the Berks County Cooperative Purchasing Council. The motion was seconded by Roger Sensenig and hearing no questions on the motion, it passed unanimously.

July Shut-Off List

A motion was made by Jack May to approve the July 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.

None

Personnel

Tabled to Executive Session.

UPDATES:

Phillips' Farm Water Treatment Facility Construction Project.

Ty Leinneweber reported that SDE will not release payment to Blooming Glen Contractors until the chlorine contact pipe passes the hydrostatic test. Ty Leinneweber reported that the internet service has been connected to the Control Building. Ty Leinneweber stated that SDE will coordinate with Alarm Tech to schedule the start-up of the fire alarm and security system.

Phillips' Farm Stormwater Basin Project.

Ty Leinneweber prepared the Bid Documents for the construction of the proposed basin and the modifications to the existing basin, approved under the Individual NPDES Permit. Ty Leinneweber reported the project will be posted on PennBID on Friday, July 17, 2026, and advertised on Monday, July 20, 2026. Ty Leinneweber stated the results will be presented to the Board at the next meeting.

Route 73 New Water Line Installation Project.

Ty Leinneweber reported that the new 12-inch water main on Main Street is now in operation. Service connections on Main Street are currently being connected to the new 12-inch main. Service lines on Adele Avenue have been connected to the 12-inch water main. Ty Leinneweber reported that the water mains from the side streets are to be connected to the new water main, and the six (6)-inch water main on Main Street will be abandoned once all services are connected to the new water main.

Cornerstone Drive Waterline Relocation Project

Nicolas Volk reported at the June Board of Supervisors Meeting the Township opened bids for the Cornerstone Drive Bridge Project, which lists MTA's Waterline Relocation Project as a separate contract in the bidding documents. Nicolas Volk explained that the Township received two bids, but both were incomplete. The Township will rebid the Project, and more information will follow at the next Board Meeting.

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

Nicolas Volk had no further updates. Nicolas Volk reported that the dam will be drained in the fall, after Wells 6 and 7 are operational. Ty Leinneweber reported that the Project will begin no earlier than Spring 2027, contingent on the availability of Authority funding.

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Sewer Collection System Inspection Project.

Ty Leinneweber reported the sanitary sewer and manhole inspections have been completed. Ty Leinneweber stated the Report will be ready at the August Board Meeting, and a budget for the next phase will be included in the Report.

WWTP Raising of the Berm – Phase 2.

Ty Leinneweber reported the site survey has been completed and sent to the developer, Seven Development, for their review and comments.

Discuss Sale of Real Estate and Negotiations Matter.

Ty Leinneweber reported the site survey has been completed and sent to the developer, Seven Development, for their review and comments. The developer is preparing a preliminary site plan for the Authority's review.

Radio Meter Reading System Project.

Nicolas Volk reported the new meter reading system will go live on October 1, 2026, starting with the third quarterly billing cycle.

General Manager's Updates.

Maidencreek Township Authority's Website.

Nicolas Volk reported that MTA's website is being updated for ADA compliance and will be completed before the 2028 deadline required by law.

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 - \$59,459.40, Construction in Progress - \$22,523.93, Reimbursable Expenses Paid by Developer - \$3,707.00, CIP Account Transfer from Operator Acct - \$22,500.00, Payroll Account Transfer from Operator Acct - \$50,000.00, Developer Review from Operator Acct. - \$0, Emergency Account Transfer from Operator Acct - \$10,000.00, Petty Cash Transfer from Operator Acct. - \$0.00, Operator Account Transfer from Money Market Acct - \$100,000.00, Validate Checks Signed Between Meetings – \$0.00, Special Checks Requiring Special Handling - \$15,228.84. Additional Checks after Board Book Delivery - \$1,467.18 for a total amount of \$102,386.35. Jim Nothwehr 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 #2015 in the amount of \$2,686.75. 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 Professional Staff Reimbursable Expenses for SDE Invoice #2005 in the amount of \$794.70. The motion was seconded by Tracey Cook 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 #2010 in the amount of \$155.00. 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 #2008 in the amount of \$70.55. 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 12:37 PM to discuss personnel. The MTA Board came out of executive session at 12:43 PM and took the following action:

Part-Time Office Assistant Retirement – Transition Work/Phone Compensation.

A motion was made by Jim Nothwehr to provide continued cell phone service to Debra Kline through the end of 2026 to be available to assist MTA staff during the work transition. This shall represent Debra Kline's final compensation from the Authority. The motion was seconded by Roger Sensenig, and hearing no questions on the motion, it passed unanimously.

A motion was made by Roger Sensenig and seconded by Tracey Cook to adjourn the Board Meeting on July 16, 2026, at 12:44 PM.

Respectfully Submitted,

Tania Beerman

Tania Beerman,
Recording Secretary

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