MAIDENCREEK TOWNSHIP AUTHORITY
December 9, 2009
MEETING MINUTES

Attending Board Members: Robert Shinn, Earl Rothermel, Pat Hecker, Donald Keim and Ken Schnader

Also attending: Robert Hobaugh, Stevens & Lee, Greg Unger, SDE and Tammy Deysher as recording secretary.

Also in the audience: Henry Koch, Koch & Koch, Andrea Stover, a resident of Maidencreek Township, Diane Hollenbach, manager of Maidencreek Township and Tim Krall of Spotts, Stevens and McCoy.

Mr. Shinn called the December 9, 2009 meeting of the Maidencreek Township Authority to order at 6:00 PM at the Maidencreek Township municipal building.

PUBLIC COMMENT

Andrea Stover, a resident of Maidencreek Township requested a waiver from the Authority's rules and regulations for a cookie business in her home. Mr. Unger advised that Mr. Donovan is recommending the Board consider the waiver. Ms. Stover has met USDA requirements and will be baking cookies as a hobby. Ms. Stover is a residential user and uses around 6,500 gallons a quarter. Mr. Donovan would like the additional meter that would need to be installed waived until such time that Ms. Stover goes over the 9,000 gallons allotted or starts using commercial type usage.

A motion was made by Earl Rothermel, seconded by Ken Schnader to permit the waiver. All members present voted "Aye." Motion carried.

PLAN REVIEW STATUS

1. – Excelsior Industrial Park Dedication – Mr. Hobaugh advised the Board that comment has not been received from Giorgio yet and more stipulations have been added to the waiver.

Mr. Koch advised the Board that Giorgio is negotiating an easement with the Township to see if Giorgio can use it as a common easement. And therefore there may not be a need for further discussion with MTA. Mr. Koch also advised his client will not be helping to get any easements for the Authority.

There will be more follow up at the next meeting.

2. – Executive Session

An executive session was called to order at 6:13PM to discuss Acquisition of Real Estate as it relates to the Excelsior Industrial Park Dedication.

3. – Letter to Township – The letter to the Township will read as follows per Mr. Hobaugh:

Officers and their delegates are authorized to waive the right to receive dedication of water and sewer lines and easements from F & P Holding, Giorgi and McIntyre Partnership plus Can Corp.

This is to the extent it is granted under Maidencreek Township letter of November 13, 2009 addressed to Kozloff Stoudt council for James Hardie Building Products open the deterrent of the Chairman to effect such waiver.

A motion was made by Earl Rothermel, seconded by Pat Hecker to write a letter to the Township stating the facts listed above. All members present voted "Aye." Motion carried.

DEVELOPMENT CLOSE OUT STATUS

Heffner Tract – Approve the release of the Letter of Credit in the amount of $26,604.34.

A motion was made by Earl Rothermel, seconded by Ken Schnader to permit the waiver. All members present voted "Aye." Motion carried.

APPROVAL OF MINUTES

A motion was made by Earl Rothermel, seconded by Donald Keim to approve the November 11, 2009 regular minutes of the Maidencreek Township Authority meeting as presented. Hearing no public comment, all members present voted "Aye." Motion carried.

NEW BUSINESS

Mr. Unger advised the Board the Scada System has been contracted by Keystone Engineering and a pre construction meeting will occur the week of December 14th. The need to approve the contract for professional services for the Scada System.

A motion was made by Ken Schnader, seconded by Earl Rothereml to approve the professional services contract to Keystone Engineering. All members present voted "Aye." Motion carried.

UNFINISHED BUSINESS

January Reorganization Meeting – The meeting will be on Wednesday, January 13, 2010.

LEAK REDUCTION

210 Independence Court: Acct #0255 –

Mrs. Deysher advised the Board that there was a leak in the bathroom and has since been repaired.

A motion was made by Donald Keim, seconded by Earl Rothereml to approve the leak reduction per standard conditions. All members present voted "Aye." Motion carried.

SOLICITOR'S REPORT

Mr. Hobaugh submitted a written report.

Mr. Hobaugh advised Greta Seyler's bankruptcy judge has entered an order to let Mrs. Seyler out of bankruptcy.

A motion was made by Pat Hecker, seconded by Earl Rothereml to put a lien against Mrs. Seyler for what hasn't been paid to MTA. All members present voted "Aye." Motion carried.

OTMA – Mr. Hobaugh advised the Board that OTMA has asked for a meeting with The Maidencreek Township Authority to discuss buying back the EDU'S available.

A motion was made by Ken Schnader, seconded by Earl Rothermel that MTA declines any interest in purchasing back the EDU'S. All members present voted "Aye." Motion carried.

ENGINEER'S REPORT

Mr. Unger submitted a written report.

Mr. Unger advised the Board SDE will be holding their billing rates for 2010 if the Board wishes to reappoint SDE with reappointment.

MANAGER'S REPORT

Mr. Donovan submitted a written report.

PAYMENT OF BILLS

A motion was made by Ken Schnader, seconded by Earl Rothermel to pay all the bills at once and approved to pay the bills and to approve inter-account transfers, the payment of the November 2009 after meeting checks and the December 2009 Bill List in the amount of $100,662.66, the additional December 2009 Bill List submitted at the December 9, 2009 meeting in the amount of $1,190.62, to approve the payment of the following from the Review Fee Accounts or billed directly to the Developer: the engineer's reimbursable expenses of $384.20, the solicitor's reimbursable expenses of $0. All members present voted, "Aye." Motion carried.

EXECUTIVE SESSION

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An executive session was called to order at 6:13 PM to discuss Acquisition of Real Estate.

RECONVENED

The Board reconvened the meeting at 7:12 PM.

ADJOURNMENT

At 7:51 PM, Earl Rothermel moved to adjourn the meeting, Ken Schnader seconded the motion and it passed unanimously.

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

Tammy L Deysher, Assistant Office Administrator – December 9, 2009

CC:

Authority Board	Board of Supervisors
Patrick Donovan	Planning Commission
SDE Inc.	Roland & Schlegel
Stevens & Lee	Maidencreek Township
Kosmerl & Co	Ontelaunee Township
JoAnn Schaeffer	Plant Operators