MAIDENCREEK TOWNSHIP AUTHORITY
January 13, 2010
MEETING MINUTES

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

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

Also in the audience: Henry Koch, Koch & Koch, Dr. Robert Hanna of Giorgio, and Diane Hollenbach, manager of Maidencreek Township.

Mr. Rothermel called the January 13, 2010 meeting of the Maidencreek Township Authority to order at 6:00 PM at the Maidencreek Township municipal building.

PUBLIC COMMENT

Mr. Koch, attorney for Giorgio advised the Board he attended the November meeting. At that meeting, we discussed the offer of dedication of the sanitary sewer and water lines at Excelsior Industrial Park. Mr. Hobaugh prepared a summary agreement to the understanding of what was decided as agreement at the November meeting. When Giorgio received the agreement, it was found to be more than originally agreed to. That agreement spurred a series of documents relating to the actual dedication.

Mr. Koch advised the Board that the facilities in discussion are of substantial value and have been utilized by the MTA in the past. Giorgio is not asking to be compensated for the prior use nor are they requesting compensation for turning the lines over to the Authority.

Mr. Koch advised the offer for dedication will not remain on the table for long and Giorgio would like to move this along as soon as possible.

Dr. Hanna stated if Can Corp. was to cut the sewer lines, Maidencreek Township Authority would be out of business.

An executive session was called to order at 6:17 PM to discuss Acquisition of Real Estate as it relates to the Excelsior Industrial Park Dedication.

Mr. Hobaugh advised Mr. Koch that the agreement made by Giorgio has some issues the Board would like addressed.

1- A waiver for existing and future regulations. The Board is unable to grant that request but is able to grant a waiver for the two sections indicated at the November meeting.
2- Standard forms will be used for the dedication process. The Board might be able to make a few provisions for that.
3- Quick claim deed. This is not something the Authority would like to do but could be discussed.

4- Dr. Hanna will not get easements from any other entity for the Authority. The Authority is ok with this and will eliminate it out of the agreement.
5- Five days prior notice before entering the property for non-emergency reasons. The Authority will discuss this matter with Giorgio.

6- Giorgio wants a waiver from connection for facilities in MTA'S water and sewer system to all of Giorgio owned properties. This is something the Authority will not do. Dr. Hanna stated this could be a deal breaker.

A motion was made by Patricia Hecker, seconded by Ken Schnader to authorize Mr. Hobaugh to meet and discuss this matter with Mr. Koch. All members present voted "Aye." Motion carried.

PLAN REVIEW STATUS

1. – Villa @ Maidencreek – No action taken at this time.

2. – Excelsior Industrial Park Dedication – Please see Public Comment Period.

3. – Can Corporation Warehouse Expansion – No action taken at this time.

DEVELOPMENT CLOSE OUT STATUS

No action this month.

APPROVAL OF MINUTES

A motion was made by Donald Keim, seconded by Ken Schnader to approve the December 9, 2009 regular minutes of the Maidencreek Township Authority meeting as presented. Hearing no public comment, all members present voted "Aye." Motion carried.

NEW BUSINESS

1. Approve of the January 2010 Shut-Off List.

A motion was made by Ken Schnader, seconded by Patricia Hecker to approve the January 2010 shut-off list. Hearing no public comment, all members present voted "Aye." Motion carried.

Tauseek Khan acct# 2243 has an outstanding balance of $1051.60 and the account has been shut off since April 2009. After some discussion between the Board members, the members have decided to lien the property.

A motion was made by Ken Schnader, seconded by Patricia Hecker to allow Mr. Hobaugh to lien the property. All members present voted "Aye." Motion carried.

2. Donations for 2010-

Blandon Fire Company……$500.00
Blandon Ambulance…….$500.00

Blandon Fire Police……..$300.00

A motion was made by Ken Schnader, seconded by Patricia Hecker to approve the donations for 2010 in the amounts listed above. All members present voted "Aye." Motion carried.

3. Dedication Resolution 01-01-2010 – Creek Side Manor, Park Place, TT Subdivision, Shadow Ridge and Heffner Tract provided a dedication of easement to Maidencreek Township Authority.

A motion was made by Ken Schnader, seconded by Patricia Hecker to adopt Resolution 01-01-2010 offers of dedication. All members present voted "Aye." Motion carried.

4. OTMA Request to Forego Commercial Meters – Mr. Donovan advised the Board that the Authority has found two commercial users not being accounted for in OTMA territory. The OTMA is requesting that the Authority waive getting meters for the two commercial properties.

A motion was made by Donald Keim, seconded by Patricia Hecker stating OTMA commercial users must have meters. All members present voted "Aye." Motion carried.

5. Insurance Broker – Mr. Donovan reviewed a newspaper article about our current Insurance Brokers. Mr. Donovan did advise the Authorities premiums were paid.

A motion was made by Donald Keim, seconded by Patricia Hecker to go with Keith Biers affliated with Myers & Bell. All members present voted "Aye." Motion carried.

LEAK REDUCTION

None at this time.

SOLICITOR'S REPORT

Mr. Hobaugh submitted a written report.

ENGINEER'S REPORT

Mr. Unger submitted a written report.

MANAGER'S REPORT

Mr. Donovan submitted a written report.

PAYMENT OF BILLS

A motion was made by Donald Keim, seconded by Ken Schnader to pay all the bills at once and approved to pay the bills and to approve inter-account transfers, the payment of the December 2009 after meeting checks and the January 2010 Bill List in

the amount of $129,489.16, the additional January 2010 Bill List submitted at the January 13, 2009 meeting in the amount of $30,828.62, to approve the payment of the following from the Review Fee Accounts or billed directly to the Developer: the engineer's reimbursable expenses of $0, the solicitor's reimbursable expenses of $0. All members present voted, "Aye." Motion carried.

EXECUTIVE SESSION

An executive session was called to order at 7:33 PM to discuss Personnel Issues.

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 – January 13, 2010

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