MAIDENCREEK TOWNSHIP AUTHORITY
February 18, 2010
MEETING MINUTES

Attending Board Members: Robert Shinn, 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: Mark Koch, Koch & Koch, Diane Hollenbach, manager of Maidencreek Township, John Kosmerl of Kosmerl & Co., Jim Hollenbach & Jason Nix of Hollenbach Construction.

Mr. Shinn called the February 18, 2010 meeting of the Maidencreek Township Authority to order at 12:00 PM at the Maidencreek Township municipal building.

PUBLIC COMMENT

Villa at Maidencreek- Mr. Jim Hollenbach, of Hollenbach Construction would like to build an assisted living facility in Maidencreek Township. There will be 126 units in the facility and Mr. Hollenbach is requesting that MTA consider charging the facility as commercial with one meter and not residential with 126 individual meters. The facility will have small kitchenettes and based off usage at another of there facilities, the average use is 65 gallons per day per unit. A master kitchen will be at full commercial scale. The kitchen will feed 123 people twice a day which will use a considerable amount of water.

A motion was made by Donald Keim, seconded by Ken Schnader to have Pat Donovan, Greg Unger and Bob Hobaugh to come back to the Board with a recommendation. All members present voted “Aye.” Motion Carried.

Can Corporation- Mr. Mark Koch, of Koch & Koch for Can Corporation asked if MTA reviewed plans for their warehouse expansion. MTA advised Mr. Koch the plans have not been reviewed at this time.

John Kosmerl- Mr. Kosmerl went over the Annual Audit with the Board. Mr. Kosmerl made some suggestions to MTA as follows:

1. Bill list could be generated directly from quickbooks.
2. A monthly financial statement should be available to the Board members.
3. Payroll should track vacation days, personal days, holidays, etc.

A motion was made by Earl Rothermel, seconded by Donald Keim to accept the Annual Audit. All members present voted “Aye.” Motion Carried.

A motion was made by Earl Rothermel, seconded by Donald Keim approved a

Letter of Engagement for 2010 for Kosmerl & Co. All members present voted "Aye." Motion Carried.

EXECUTIVE SESSION- An executive session for Acquisition of Real Estate was called at 2:03pm. Reconvened at 2:33pm.

PLAN REVIEW STATUS

1. Villa at Maidencreek - Please see Public Comment Period.

2. Excelsior Industrial Park Dedication – No action taken at this time.

3. Can Corporation Warehouse Expansion –

A motion was made by Earl Rothermel, seconded by Donald Keim to have the Solicitor & Engineer review and submit comments. All members present voted "Aye." Motion carried.

DEVELOPMENT CLOSE OUT STATUS

No action this month.

APPROVAL OF MINUTES

A motion was made by Earl Rothermel, seconded by Ken Schnader to approve the January 13, 2010 regular minutes of the Maidencreek Township Authority meeting as presented. Hearing no public comment, all members present voted "Aye." Motion carried.

NEW BUSINESS

None

UNFINISHED BUSINESS

OLD BLANDON METER REPLACEMENT – Mr. Donovan advised the Board that meter replacements have gone well in Old Blandon and are just about done. Mr. Donovan would like to move onto the next area to be replaced. The Board was in consensus to continue meter replacement.

Mr. Donovan also discussed a meeting he had with Exeter Supply about Master Meters. The meters are waterproof. Mr. Donovan will discuss the options next month with the Board.

INSPECT COMMERCIAL USERS – Mr. Donovan explained to the Board there is a loss of 125,000 gallons per day of unaccounted water. Mr. Donovan would like to send SDE

and a Township inspector to inspect the large industrial users to see if he can find the missing water.

A motion was made by Ken Schnader, seconded by Donald Keim to authorize SDE and a Township Inspector to inspect the large industrial users. All members present voted "Aye." Motion carried.

LEAK REDUCTION

None at this time.

SOLICITOR'S REPORT

Mr. Hobaugh submitted a written report.

Mr. Hobaugh provided a bill of sale and deed of easements from BHR Realty already signed by BHR Realty. The President and Secretary signed it and asked Mr. Hobaugh to file it with the Berks County Recorder of Deeds. Mr. Hobaugh also delivered a copy of Resolution #01-01-2010 dedications for roads was filed to No. CP-06-MD-0000202-2010 in the office of the Berks County Clerk of Courts.

ENGINEER'S REPORT

Mr. Unger has not submitted a written report.

Mr. Unger advised the Board the Chapter 94 Report has been done and our hydraulic and organic load look good.

A motion was made by Ken Schnader, seconded by Pat Hecker to allow Mr. Donovan to sign the 94 Report so it may be forwarded to DEP. All members present voted "Aye." Motion carried.

MANAGER'S REPORT

Mr. Donovan submitted a written report.

PAYMENT OF BILLS

A motion was made by Earl Rothermel, 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 January 2010 after meeting checks and the February 2010 Bill List in the amount of $97,284.98, the additional February 2010 Bill List submitted at the February 18, 2010 meeting in the amount of $32,247.89, to approve the payment of the following from the Review Fee Accounts or billed directly to the Developer: the engineer's reimbursable expenses of $251.96, the solicitor's reimbursable expenses of $0. All members present voted, "Aye." Motion carried.

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MEETING MINUTES

EXECUTIVE SESSION

An executive session was called to order at 2:57 PM to discuss Personnel Issues.

RECONVENED

The Board reconvened the meeting at 3:10pm.

ADJOURNMENT

At 3:11PM, 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 – February 18, 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