MAIDENCREEK TOWNSHIP AUTHORITY
April 14, 2010
MEETING MINUTES

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

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

Also in the audience: Susanne Schlegal, a resident of Maidencreek Township, Jason Nix of Hollenbach Construction, Lon L. Seitz of Lon Seitz Inc., and Angelo Corrado of Corrado Development.

Mr. Shinn called the April 14, 2010 meeting of the Maidencreek Township Authority to order at 6:00 PM at the Maidencreek Township municipal building.

PUBLIC COMMENT

Mr. Donovan advised that two years ago, 15 W. Wesner Road, was to be shut off for non-payment. The account was put to an off status, meanwhile the renter paid the bill but the account was not put back to on status. The account was off from 1/17/08 thru 3/30/10, using 102,000 gallons for a total of $943.00. Mr. Donovan recommended a 10% discount and time to pay the bill.

A motion was made by Donald Keim, seconded by Earl Rothermel to give $100.00 credit off the account also with time to pay it. All members present voted “Aye” unanimously. Motion carried.

PLAN REVIEW STATUS

Villa at Maidencreek- Mr. Donovan advised the Board he came up with a proposed rate system for the Villa’s at Maidencreek. This would be to get rid of the $1.75 fee and make everyone pay $4.00 per 1000 gallons used. Mr. Donovan went over what the annual revenue would be and the rates to consider:

Water

1. Existing residential water rates - $18.203.20 annually
2. Existing commercial water rates - $7357.80 (with the $1.75 rate included)
3. Proposed commercial water rates - $12986.40 (with the $4.00 rate included)
4. Hybrid combination water method - $14582.40

Sewer

1. Existing residential sewer rates - $26486.40
2. Existing commercial sewer rates - $14588.00
3. Proposed commercial sewer rates - $14588.00
4. Hybrid combination sewer method - $18746.00

The combined water/sewer quarterly fees will be as such:

Total annual water & sewer existing residential	$44689.60
Total annual water & sewer existing commercial	$21945.80
Total annual water & sewer proposed commercial	$27574.40
Total annual combined hybrid sewer & water	$33328.40

Tapping Fee Calculations

1. Residential water dwelling units - $203185.00
2. Commercial water calculation - $64318.80
   Annual Difference - $138866.20
3. Residential sewer dwelling units - $363653.50
4. Commercial sewer calculation - $110986.20
   Annual Difference - $252667.30

Combined water and sewer totals are as follows:

Total tapping water and sewer residential - $566838.50
Total tapping water and sewer commercial - $175305.00
Total one time tapping fee difference - $391533.50

Mr. Donovan recommends to get rid of the $1.75 rate and provide the proposed commercial rate with one master meter.

Mr. Shinn would like to make sure in the future if the Villa's ever change over to apartments, the availability to meter each individual residence can be done and the language is included.

Mr. Schnader asked the questions, what is in the future the location goes to apartments and there is not enough edu's available? Mr. Donovan advised that would be a problem. The other question was,how does MTA track the usage? Mr. Donovan advised when the Villa converts anything over, MTA will be about to see that on the usage report for commercial properties.

A motion was made to use the proposed commercial rate as long as the Villa's are aware in the future, MTA must be able to install individual meters if needed. Also, the Board wants Mr. Hobaugh to amend the sewer and water rate resolution. All members present voted "Aye." Motion carried.

Crossing at Maidencreek – Mrs. Jess Lichman, of SDE advised the Board that she has a review letter for the Crossings, all concerns were addressed and SDE is satisfied. The project is being phased into three phases,however Phase 1 must be absolutely complete before Phase two can start and the same for Phase three.

Mr. Sietz has explained they will follow the guidelines and Mr. Corrado has a letter of credit for the project.

A motion was made by Earl Rothermel, seconded by Ken Schnader to move forward on the project. All members present voted "Aye." Motion carried.

Mr. Hobaugh advised a resolution granting conditional approval to Corrado Development for a water main extension and a low pressure sanitary sewer main extension.

A motion was made by Earl Rothermel, seconded by Ken Schnader to approve the Resolution No. 01-04-2010. All members present voted "Aye." Motion carried.

James Hardie Plans – Mrs. Lichman advised the Board, SDE reviewed James Hardie Plans and only had two comments. One being all water lines and sanitary sewer construction, relocation and or crossings shall be done in accordance with MTA's rules, regulations and specifications.

The other being, MTA requires inspections on all water lines and sanitary sewer construction, relocation and or crossings, therefore a minimum of three days notification shall be given to MTA. All engineering issues have been addressed and SDE is recommending approval of the plans.

Mr. Hobaugh advised the Board he has deeds of easement and a bill of sale from James Hardie to be signed.

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

Can Corporation Warehouse Expansion – Mr. Donovan advised the Board a letter was written to the Maidencreek Township advising them MTA does not want to review Can Corporation's plans. Mr. Donovan recommended the Board sign the plans.

A motion was made by Ken Schnader, seconded by Earl Rothermel to sign the plans. All member present voted "Aye." Motion carried.

Excelsior Industrial Park Dedication – Mr. Donovan advised the Board the meeting with Dr. Hanna and several of the Board members went well. An agreement was reached between both parties that Giorgio will dedicate everything in the industrial park to MTA. New lines will be installed per DEP regulations near Ina Avenue.

Mr. Hobaugh advised he has done the title search and found MTA to own more than they think. He is still in the process of this search.

DEVELOPMENT CLOSE OUT STATUS

Lords and Ladies- Mr. Donovan advised the Board the project is 100% complete.

A motion was made by Donald Keim, seconded by Ken Schnader to release the escrow funds. All members present voted "Aye." Motion carried.

APPROVAL OF MINUTES

A motion was made by Ken Schnader, seconded by Earl Rothermel to approve the March 10, 2010 minutes of the Maidencreek Township Authority meeting as presented. Hearing no public comment, all members present voted "Aye." Motion carried.

NEW BUSINESS

1. **Shut Off List –**

   A motion was made by Ken Schnader, seconded by Earl Rothermel to Approve the April shut-off list. All members present voted "Aye." Motion carried.

2. **Eye and Dental –** Mr. Donovan advised the Board, the auditor wants to keep everything on the books. MTA has an accounting system to help do this. The eye and dental are currently January to December, but to be consistent with the auditor, it would make sense to make eye and dental October thru September.

   A motion was made by Ken Schnader, seconded by Donald Keim to change the reimbursements of eye and dental to an Oct 1 fiscal year. All members present voted "Aye." Motion carried.

3. **Well 2 Change Order –** Mr. Donovan met with Mr. Unger and the contractors doing the Scada project. Mr. Unger advised it would make more sense to install a new electrical system prior to installing the Scada system. A change order was put in place by Mr. Unger.

   Mr. Rothermel questioned if this should be put out to bid. Mr. Donovan advised it did not need to because it did not exceed the price of the change order.

   A motion was made by Ken Schnader, seconded by Pat Hecker to allocate the change order. All members present voted "Aye." Motion carried.

   A motion was made by Earl Rothermel, seconded by Ken Schnader to not bid electrical system out due to recommendation from the engineer. All members present voted "Aye." Motion carried.

Unfinished Business

OTMA response to commercial metering – Mr. Donovan advised the Board OTMA does not want to meter their commercial users. MTA did not know these commercial users were even hooked up. It is important to know what our commercial customers are using and OTMA needs to abide by MTA's rules and regulations.

Mr. Shinn advised Mr. Hobaugh to send a letter to OTMA to abide by MTA's regulations and if not, there will be action taken by OTMA.

LEAK REDUCTION

None

SOLICITOR'S REPORT

Mr. Hobaugh submitted a written report.

.ENGINEER'S REPORT

Mr. Unger submitted a written report.

Mrs. Lichman has an application for payment in the amount of $66,877.14.This amount is for equipment that is on site. SDE recommends 1st payment be approved.

A motion was made by Donald Keim, Earl Rothermel to pay the 1st installment of $66,877.14. 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 Donald Keim to pay all the bills at once and to pay the bills and to approve inter-account transfers, the payment of the March 2010 after meeting checks and the April 2010 Bill List in the amount of $158,476.72, the additional April 2010 Bill List submitted at the April 14, 2010 meeting in the amount of $5,919.93, to approve the payment of the following from the Review Fee Accounts or billed directly to the Developer: the engineer's reimbursable expenses of $766.78, the solicitor's reimbursable expenses of $None. All members present voted, "Aye." Motion carried.

Executive Session

ADJOURNMENT

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

Authority.

Tammy L Deysher, Assistant Office Administrator – April 14, 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