MAIDENCREEK TOWNSHIP AUTHORITY

May 2, 2011

MEETING MINUTES

Attending Board Members: Robert Shinn, Earl Rothermel, Marie Coraluzzi and Kim Rossetti.

Pat Hecker was absent

Also Attending: Greg Unger P.E., Authority Engineer, Robert Hobaugh, Authority Solicitor, Patrick Donovan, Authority General Manager and Tammy L Deysher.

Mr. Shinn called the May 2, 2011 meeting of the Maidencreek Township Authority to order at 12:04 PM at the Maidencreek Township municipal building.

330 MAIN STREET

The General Manager reported that Mr. Shuman paid $600.00 of the $1,695.48 owed to the Authority as of April 30, 2011. The Solicitor advised that both the husband and the wife on this account should receive a certified delinquent account notice. The Board directed the General Manager to start the collection process over.

A motion was made by Kim Rossetti, seconded by Marie Coraluzzi to start the collection process over by sending out a notice to both husband and wife. All members present voted “Aye.” Motion carried.

The Manager was directed to post two shut off notices on the door. The Manager was instructed to post the shut off notice without further Board approval, provided the required time was allotted per the Authority’s rules and regulations.

JAMES HARDIE LEAK REDUCTION

The Board reviewed a leak request dated April 29, 2011 from James Hardie. The building pipes froze this past winter. The bill for the past quarter was approximately $15,000.00. After careful consideration, the Board took action as follows:

A Motion was made by Earl Rothermel, seconded by Kim Rossetti to authorize the standard policy of a one-time reduction of 75 %. All members present voted “aye.” Motion carried.

MANDATORY SPRINKLER REGULATIONS

Mr. Hobaugh reported to the Board that the State repealed the mandatory sprinkler regulations. He advised the Board that they may want to revise the regulations to reflect the changes the new regulations have on the Authority’s rules and regulations. The Board opted not to revise the regulations at this time.

The General Manager was excused from the meeting at 1:10 PM to deal with an emergency at Well # 5. He was not present for the discussion of the Village of Summit Crest III and the Authority's Insurance requirements.

VILLAGE OF SUMMIT CREST III

The Board reviewed a written counter offer dated April 29, 2011 from Mr. Christopher Bradley. Mr. Bradley proposed a 48 month maintenance period for Summit Crest Drive and a one time payment of $30,000. The Board had a lengthy discussion on the counter offer. It was agreed that the Authority should continue to pursue ownership of all off site easements that were acquired in the past for phases I and II. The new Board members were given a history of the project by Mr. Hobaugh, Mr. Unger and Mr. Shinn. Metering of phase three was discussed, and will be revisited at a later date. The Board discussed the type of ownership Mr. Bradley suggested in his written counter offer. The Board was unclear on the type of ownership of the new development Mr. Bradley was proposing.

A motion was made by Earl Rothermel, seconded by Kim Rossetti to not take dedication of Phase III of the Villages of Summit Crest, and to continue with the process of acquiring all off site easements for all past phases. All members present voted "Aye." Motion carried.

PROPOSED CHANGES TO INSURANCE REQUIREMENTS

Mr. Hobaugh presented a red line version of the existing outdated insurance requirements the Authority currently requires verses the new proposed language recommended by our insurance agent Keith Beirs. The Board was in agreement to accept the language recommended by Mr. Beirs for (i) Workers Compensation, (ii) Comprehensive General Liability, (iii) Umbrella Liability, (iv) Automobile, and (vi) Builder's risk.

Mr. Beirs also recommended that (v) Principal Owners Protective and (vii) Pollution Liability is optional and if elected could be decided on a case by case basis.

After a lengthy discussion which included an attempt to distinguish between developer's requirements verses general contractor requirements, the Board appeared to be in agreement to also require (v) Principal Owners Protective for all projects. After considerable discussion among the Board a consensus was reached to make (vii) Pollution Liability insurance the only optional insurance requirement.

A motion was made by Earl Rothermel, seconded by Marie Corraluzzi to require all developers and ***contractors*** to carry insurance as outlined in the Stevens and Lee document 05/02/2011 / SL1 1069737v1(i) Workers' Compensation, (ii) Comprehensive General Liability, (iii) Umbrella Liability, (iv) Automobile, (v) Principal Owners Protective, (vi) Builder's Risk. (See Attached) The professional staff will make a recommendation to the Board on a case by case basis for the need for (vii) Pollution Liability. All members present voted "Aye." Motion carried.

ADJOURNMENT

At 2:41 PM, Earl Rothermel moved to adjourn the meeting, Kim Rossetti seconded the motion and it passed unanimously

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

Patrick R. Donovan, General Manager – May 4, 2011

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
Lorraine Sheipe	