Maidencreek Township Authority
December 14, 2017

Present: Daniel Novakovich, Karl Bolognese, James Nothwehr, Jack May, Jerry Hartman, Patrick Donovan – General Manager, Pamela Stevens – Systems Design Engineering Inc., Daniel Becker – Kozloff Stoudt and Meagan Dompkowski – recording secretary

Guests: Diane Hollenbach, Cody Rhoads, Russell Stoudt

James Nothwehr called the December 14, 2017 meeting of the Maidencreek Township Authority to order at 5:00 p.m. in the Maidencreek Township Municipal Building and asked everyone to rise for the Pledge of Allegiance to the Flag.

PUBLIC COMMENT – None.

PLAN REVIEW STATUS –
Folino Commerical Property – The Authority received plans for Berkshire Building Services. The property is located along W. Wesner Road and proposes a warehouse with an office, a macadam parking lot and a stone lot area. SDE had presented their comments in a review letter.

The grading/utility plan shows a sewer lateral, but does not specify the pipe material, thickness, diameter, or if it is gravity or low pressure sanitary sewer. The missing components must be illustrated in order for a proper review to be conducted. The proposed flow needs to be submitted in order for the Authority to calculate the tapping fee. It is recommended the plan show a note stating the proposed sewage flows for this facility will contain domestic sewage only. If the discharge will contain non-domestic sewage, then details must be submitted to the Authority for review and approval. The proposed lateral would be private and would be the sole responsibility of the property owner.

SDE made note that a proposed water line from a well to the warehouse was not shown. The plan view of the water line, the pipe size and material must be provided. The proposed detail of the wellhead protection cover and concrete leveling pad should be shown. It is recommended to have a backflow prevention device in order to protect the ground water source.

The review by SDE is considered to be preliminary due to the lack of information on the plan presented at this time.

A motion was made by Dan Novakovich to authorize SDE to send the review letter to the appropriate party for comment. The motion was seconded by Karl Bolognese and hearing no questions on the motion, it passed unanimously.

GSP Commercial Property – The Authority received plans for a business park at Maidencreek along Allentown Pike adjacent to Independence Court. The intent is to build 11 semi-detached office buildings for a total of 22 office units that are 1,479 S.F. each.

The estimated sewage flow in gallons per day for the facility needs to be provided to the Authority. The plan should note that no floor drains will be connected to the Maidencreek Township Authority sanitary sewer system and that the facility will contain only domestic sewage. Details must be submitted to the Authority for review and approval if it will be non-domestic sewage.

The sewer extension ownership and maintenance must also be clarified. The proposed utility plan shows a proposed 8-inch sanitary sewer main that would connect to the Authority's existing sanitary sewer system with a new manhole. The sewer main extension shows laterals that cross below the proposed infiltration basin 4 times; multiple laterals that are combined before reaching the main, and 4 of the units connect directly to the Authority's existing sanitary sewer main. The 4 units cannot connect directly to the Authority's interceptor because this line receives large flows which could cause a potentially catastrophic backup to the offices. The Authority's Rules and Regulations state sanitary sewer laterals may not be combined before reaching a sewer main and must be served by their own individual lateral and connection to the main. The utilities should not cross under the proposed stormwater infiltration basin to avoid potential maintenance and basin integrity issues. SDE recommends two sanitary sewer mains be installed, one on each side of the basin before connecting to the Authority's existing sewer system. It is recommended the utility trenches should not be backfilled with clean stone due to the close proximity of the sanitary sewer mains to the basin. It should be revised to 2A aggregate or 2RC aggregate.

The plan needs to display clearly all proposed water lines and valves with their respective sizes and types. SDE is recommending the Developer use the existing 20' waterline easement at the southeast corner of the tract to connect into the Authority's existing water system. The water service would then connect to the proposed fire hydrant and tee into two separate water mains on each side of the infiltration basin. The two mains would reconnect to create a loop to prevent excess stagnant water. The ownership and maintenance of the water main needs to be stated clearer.

A motion was made by Dan Novakovich to authorize SDE to send the review letter to the appropriate party for comment. The motion was seconded by Karl Bolognese and hearing no questions on the motion, it passed unanimously.

DEVELOPMENT CLOSEOUT STATUS

Melrose Place – Mr. Becker advised he heard from Jill Nagy. Ms. Nagy said she commenced the title work for the revised deeds for Melrose Place and Kozloff should have the deeds the next day. Mr. Becker will advise the Board next month if there is anything new.

APPROVAL OF THE MINUTES

A motion was made by Dan Novakovich to waive the reading of the minutes and approve the November 16, 2017 regular meeting minutes and November 21, 2017 special meeting minutes as presented. The motion was seconded by Karl Bolognese and hearing no questions on the motion, it passed unanimously.

NEW BUSINESS

2018 Re-Organization & Regular Meeting – The Board set the January 2018 re-organization meeting and regular meeting for Thursday, January 18, 2018 at 5p.m.

A motion was made by Dan Novakovich to authorize the Recording Secretary to advertise the meeting date. The motion was seconded by Karl Bolognese and hearing no questions on the motion, it passed unanimously.

UNFINISHED BUSINESS

Well 6 & 7 – Pamela Stevens advised that Mr. Donovan and the staff at SDE is coordinating with DEP in regards to the SWIP test. The new policy is to determine if your ground water sources are under the influence of surface water. Temporary or permanent electric will need to be set up for this test along with pumps. Karen Pollock is working on a cost analysis for next month. It will now be a modified SWIP test. The duration of the test is still being determined, but it would be less than the initial six-month test that was proposed. Once the test is analyzed by DEP, then DEP would determine whether the wells are or are not under the influence of surface water. SDE is looking at running the test sometime in the spring or summer.

Water Rules & Regulations – No report.

OTMA Quarterly Billing – Mr. Donovan advised he spoke to Cindy at OTMA and advised her that he was directed to schedule a meeting to discuss the Board's decision. Mr. Donovan and Mr. Becker will schedule a meeting after the holidays.

LEAK REDUCTION REQUESTS

India Gerant 213 N. View Road

A motion was made by Dan Novakovich to authorize a one-time leak reduction for India Gerant of 213 N. View Road. The motion was seconded by Jerry Hartman and hearing no questions on the motion, it passed unanimously.

ROUTE 222 PROJECT

Route 222 Sewer & Water Tie-Ins – The Authority is having a joint meeting on December 14th at 7p.m. with the Board of Supervisors regarding the Route 222 project.

SOLICITOR'S REPORT

Mr. Becker gave a brief update on the purchase of the property adjacent to Well 3.

ENGINEER'S REPORT

Sewer Rehab Project Payment Application No. 5

A motion was made by Jerry Hartman to approve Payment Application No. 5 in the amount of $11,179.35. The motion was seconded by Jack May and hearing no questions on the motion, it passed unanimously.

Sewer Rehab Project Change Order No. 2

A motion was made by Jack May to approve Change Order No. 2 in the amount of minus $26,074.99. The motion was seconded by Karl Bolognese and hearing no questions on the motion, it passed unanimously.

Sludge Hauling Contract Extension
Pamela Stevens advised the Authority's contract for sludge hauling is up for an extension. The contract would be extended for 1 year at a rate of $0.0842 cents per gallon. The current rate is $0.0805 cents per gallon.

A motion was made by Jack May to authorize the extension of the sludge hauling contract for another year at a rate of $0.0842 cents per gallon. The motion was seconded by Karl Bolognese and hearing no questions on the motion, it passed unanimously.

AUTHORITY REPORT

Mr. Donovan had nothing further to add to his report.

TREASURER'S REPORT & PAYMENT OF BILLS

Karl Bolognese reported that everything appears to be in good standing and had nothing further to report.

A motion was made by Dan Novakovich to authorize the following payments: Routine/Regular Bill List - $27,374.72, Construction in Progress - $27,386.05, Reimbursable Expenses Paid by Developer – $0.00, Payroll Transfer from Operator Acct - $50,000.00, Validate Checks Signed Between Meetings - $0.00, Special Checks Requiring Special Handling - $29,100.24, Additional Checks after Board Book Delivery - $10,285.46. Jack May seconded the motion and hearing no questions on the motion, it passed unanimously.

CORRESPONDENCE – None.

Having no further business, the meeting was adjourned at 6:15 p.m.

Respectfully Submitted,

Meagan Dompkowski

Meagan Dompkowski
Recording Secretary

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

cc: Maidencreek Township Authority Board
Patrick Donovan, Maidencreek Township Authority General Manager
Greg Unger, Systems Design Engineering, Inc., MTA Engineer
Daniel Becker, Kozloff Stoudt, MTA Solicitor
Meagan Dompkowski, Maidencreek Township Authority Secretary
Maidencreek Township Authority Plant Operators
Maidencreek Township Board of Supervisors
Maidencreek Township Planning Commission
Eugene Orlando, Esq., Orlando Law Firm, Solicitor
Diane Hollenbach, Maidencreek Township Manager
Ontelaunee Township
Kosmerl & Company