Maidencreek Township Authority
June 21, 2018

Attending: Karl Bolognese, Dan Novakovich, James Nothwehr, Jack May, Jerry Hartman, Meagan Dompkowski – Recording Secretary, Patrick Donovan – Manager, Dan Becker – Kozloff Stoudt/Solicitor, Pamela Stevens – Systems Design Engineering/Engineer

Guests: Diane Hollenbach, Steve Bensinger, Russ Stoudt

Jerry Hartman called the June 21, 2018 regular 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

GSP Commercial Property – The Authority received revised plans and the plans were reviewed by SDE. Pamela Stevens had a concern about the lack of detail on the plan in regards to whether the detention basin system was lined or not. Another concern is DEP's new Chapter 109 rules for testing chlorine residuals. Chapter 109 focuses on chlorine residuals at the dead ends of a system. Pamela's concern is if the Authority does not take dedication of the water lines, then who would be responsible to conduct these tests on the GSP line. If the Authority takes dedication, then there would be no issue in regards to the Chapter 109 rules.

The Board agreed with the concerns and is granting conditional approval and accept dedication of the water and sewer systems.

A motion was made by Dan Novakovich to grant conditional plan approval to GSP Properties and accept dedication of the water and sewer systems with the conditions as follows:

1. The proposed detention basin liner must be acceptable to SDE and if it is not, then a double line could be required.
2. All sanitary sewer pipe, lateral, building sewer and fittings until the pipe enters the building will be SDR 26.
3. The proposed water main tying in from Independence Court must also tie into the 12-inch main on SR 222 to create a loop. The loop will avoid Chapter 109 requirements.
4. The developer will put into escrow the costs associated with the 12-inch main loop. The costs are dependent on the PennDot project.

The motion was seconded by James Nothwehr and hearing no questions on the motion, it passed unanimously.

Folino Commercial Property – Diane Hollenbach advised Folino will be coming to Planning Commission in July and is moving forward now with the plan.

Maidencreek TV & Appliance – Diane Hollenbach advised Maidencreek TV will no longer be constructing the plan that was originally presented. The site was more than an acre and fell under

the Berks County Conservation District rules and they needed an NPDES permit and an Erosion and Sediment Plan. The plan and permit would have taken 60-90 days to obtain. PennDot said Maidencreek TV needed to be out by December. Maidencreek TV has decided to tear down the house portion of the building, build onto the back and abandon the original plan. The new plan only requires a building permit and no official plan.

DEVELOPMENT CLOSEOUT STATUS

Melrose Place – Mr. Becker said he is working Sal Folino on the mortgage releases on the property.

APPROVAL OF THE MINUTES

A motion was made by James Nothwehr to waive the reading of the minutes and approve the May 17, 2018 regular meeting minutes as presented. The motion was seconded by Jack May and hearing no questions on the motion, it passed unanimously.

NEW BUSINESS

June Shut-Off List

A motion was made by Jack May to approve the June shut-off list as presented. The motion was seconded by James Nothwehr and hearing no questions on the motion, it passed unanimously.

Door Hanger Fee Resolution – The Board was presented with a door hanger fee resolution for approval.

A motion was made by James Nothwehr to approve and sign Door Hanger Fee Resolution No. 03-06-18. The motion was seconded by Dan Novakovich and hearing no questions on the motion, it passed unanimously.

COBRA – Mr. Becker spoke briefly about COBRA being available for 18 months to Authority employees once they retire or leave. The statement was incorrect and the Authority is under the threshold for Federal COBRA to apply. Pennsylvania has mini-COBRA and employees are required to be covered for 9 months. The Authority can extend the benefits to 18 months, but it would be at the Authority's cost. The cost is minimal to the Authority.

A motion was made by Dan Novakovich to authorize the Authority to offer COBRA benefits for 18 months instead of 9 months. The motion was made by James Nothwehr and hearing no questions on the motion, it passed unanimously.

Safety Policy – Mr. Donovan presented a safety policy for the Board's review and approval.

A motion was made by Dan Novakovich to adopt the safety policy as presented. The motion was seconded by Jack May and hearing no questions on the motion, it passed unanimously.

UNFINISHED BUSINESS

123 Cornerstone Drive Additional Dwelling Unit – The Board discussed the matter with Mr. Becker and felt it was best to let the matter rest. The Board advised the office staff to monitor the account for unusual usage.

OTMA – The Board asked if there was an update from OTMA regarding the agreement with the Authority. Mr. Becker and Mr. Donovan advised they have not heard from OTMA since they dissolved.

A motion was made by Karl Bolognese to authorize Mr. Becker to touch base with OTMA's solicitor for an update. The motion was seconded by Dan Novakovich and hearing no questions on the motion, it passed unanimously.

Withers Request to Remove EDU – The Board reviewed Mr. Withers request to remove a unit from his account.

A motion was made by Dan Novakovich to authorize one unit be removed from his account. The motion was seconded by James Nothwehr and hearing no questions on the motion, it passed unanimously.

LEAK REDUCTION REQUESTS – None.

ROUTE 222 PROJECT

Notice to 222 Homeowners – Mr. Donovan presented the Board with a draft letter for the residents who will be impacted during the Route 222 project. The letter details the costs of connecting to the Authority's system during the project and after the project. The Board agreed the letter needed to be cleaned up some and Mr. Donovan should consider having a meeting with these homeowners to discuss any questions. Mr. Donovan also re-addressed the plan to install 2-inch taps along the 222 corridor. The costs have been discussed and the plan is being worked on.

A motion was made by James Nothwehr to approve the 2-inch taps and to revise the letter to the homeowners. The motion was seconded by Karl Bolognese and hearing no questions on the motion, it passed unanimously.

SOLICITOR'S REPORT

Well 6 & 7 Met-Ed Easement – The right of way easement agreement with Met-Ed for the electric pole was presented to the Board for approval and signature.

A motion was made by Karl Bolognese to approve and sign the Well 6 and 7 easement. The motion was seconded by James Nothwehr and hearing no questions on the motion, it passed unanimously.

Park Road Property – The Authority will be purchasing the property along Park Road and East Wesner Road. Mr. Becker is looking for authorization for execution of the agreement of sale, a resolution authorizing the purchase of the property, a resolution authorizing the acceptance of the deed in lieu of condemnation, authorization for Mr. Becker to execute the realty statement of value, and a resolution authorizing Jerry Hartman and Meagan Dompkowski in the absence of Jerry Hartman to sign any documents necessary for closing.

A motion was made by James Nothwehr to authorize the execution of the agreement of sale, Resolution 01-06-18 authorizing the purchase of the property, Resolution 02-06-18 authorizing the acceptance of the deed in lieu of condemnation, authorization for Mr. Becker to execute the realty statement of value, and a resolution authorizing Jerry Hartman and Meagan Dompkowski in the absence of Jerry Hartman to sign any documents necessary for closing. The motion was seconded by Jack May and hearing no questions on the motion, it passed unanimously.

ENGINEER'S REPORT

Abel Recon Payment App. 1 – Abel Recon submitted a payment application in the amount of $3,204.90.

A motion was made by Jack May to approve Payment App. 1 to Abel Recon in the amount of $3,204.90. The motion was seconded by James Nothwehr and hearing no questions on the motion, it passed unanimously.

Well 6 & 7 SWIP Test Bids – Mr. Donovan spoke to Mr. Unger and discussed the bids received for the SWIP test. Mr. Donovan and the engineers were not comfortable with the bid numbers. The Board agreed with the professional staff and the General Manager to reject all bids and re-bid the project.

A motion was made by Dan Novakovich to reject all bids and re-bid the project. The motion was seconded by James Nothwehr 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

Jack May reported that everything appears to be in good standing and had nothing further to report.

A motion was made by Karl Bolognese to authorize the following payments: Routine/Regular Bill List - $39,087.70, Construction in Progress - $20,978.30, Reimbursable Expenses Paid by Developer – $118.36, Payroll Transfer from Operator Acct - $70,000.00, Validate Checks Signed Between Meetings - $0.00, Special Checks Requiring Special Handling - $24,924.00, Additional Checks after Board Book Delivery - $164,955.95. James Nothwehr seconded the motion and hearing no questions on the motion, it passed unanimously.

SOLICITOR'S REIMBURSABLE EXPENSES:

A motion was made by James Nothwehr to approve Developer Invoices dated 4-30-18 in the amount of $2,704.00. The motion was seconded by Dan Novakovich and hearing no questions on the motion, it passed unanimously.

ENGINEER'S REIMBURSABLE EXPENSES:

A motion was made by James Nothwehr to approve Developer Invoices dated 4-30-18 in the amount of $118.36. The motion was seconded by Dan Novakovich and hearing no questions on the motion, it passed unanimously.

CORRESPONDENCE – None.

The Board had nothing further to discuss and the meeting was adjourned at 7:10 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