Maidencreek Township Authority
September 20, 2018

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

Guests: Diane Hollenbach, Greg Unger, Marria Mladjen

Jerry Hartman called the September 20, 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 – Marria Mladjen of 8497 Allentown Pike expressed her concern about access in and out of her property during the construction of the roundabout. Pamela Stevens advised PennDot's contractor will hopefully have these types of concerns addressed in their traffic plans.

PLAN REVIEW STATUS

GSP Commercial Property – Mr. Becker advised he reviewed the easement concerns, and he believed the language was adequate for the plan. Mr. Donovan was concerned about the blanket easement and the potential problems the Authority may encounter. A blanket easement allows the Authority to cross over any part of the property to access the Authority lines. Mr. Donovan expressed his concern about another company such as UGI crossing over a sewer line or Service Electric crossing over a water line. Mr. Becker advised an exclusive water and sewer easement with language that clarifies the boundary lines would be best in this case.

Berkshire Building Services Property – Pamela Stevens highlighted a few items on the review letter dated September 11, 2018. The plan has been revised as asked and is ready for approval by the Authority Board.

A motion was made by James Nothwehr to grant conditional plan approval upon with the following conditions: A) a sewer EDU be purchased, and B) the sanitary sewer items are included on the Township's Improvements Agreement and Financial Security. The motion was seconded by Dan Novakovich and hearing no questions on the motion, it passed unanimously.

DEVELOPMENT CLOSEOUT STATUS

Melrose Place – Mr. Becker advised he is working with the banks on the mortgage releases for Melrose Place. Diane Hollenbach advised the Township has taken dedication of the roads. Mr. Becker is going to review the easements since some are now void because the Township has taken dedication of the roadways.

APPROVAL OF THE MINUTES

A motion was made by Jack May to waive the reading of the minutes and approve the August 16, 2018 regular meeting minutes as presented. The motion was seconded by Karl Bolognese and hearing no questions on the motion, it passed unanimously.

NEW BUSINESS

Pension Plan Administrator

A motion was made by Dan Novakovich to appoint the current Chairman of the Authority as the Pension Plan Administrator. The motion was seconded by James Nothwehr and hearing no questions on the motion, it passed unanimously.

MMO Pension Obligation 2019

A motion was made by Karl Bolognese to approve the MMO Pension Obligation for 2019 in the amount of $47,145.00. The motion was seconded by James Nothwehr and hearing no questions on the motion, it passed unanimously.

MMO Funding – Mr. Donovan discussed the 2019 Pension MMO further in regards to why the dollar figure was higher than in prior years. The fund now has an unfunded liability and the Authority is responsible to bring the account back into balance. Mr. Donovan advised the reason the number went up drastically was the actuarial values changed due to updated death tables and retirement tables. The other reason was the pension company's interest rate assumption decreased. The Authority's fund is currently at 92.5% funding, and Mr. Donovan would like to look into bringing it up to a minimum of 95%. If the fund is up to 95% and excess interest is awarded that year, then the interest would be allocated evenly across the members. Mr. Donovan advised if excess interest was allocated right now, then the excess interest would go back into the general fund to bring the fund back up to 100%. The Authority's current agreement with the pension company reads excess interest is only allocated to the members if the fund is at 95%. Mr. Donovan is going to look at what it would take to bring the fund up to 95% and possibly even 100%.

September Shut-Off List

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

221 North View Road Request – The Authority received a phone call from Fran Ditri of 221 North View Road in Fleetwood. Ms. Ditri advised the Authority she has moved to California and her home is now a rental. She asked if she could be reimbursed the credit balance on her account.

A motion was made by Dan Novakovich to authorize the reimbursement of Ms. Ditri's account balance in the amount of $422.45. The motion was seconded by Karl Bolognese and hearing no questions on the motion, it passed unanimously.

Vegetation Truck Situation – Mr. Donovan advised the Board an Ehrlich vegetation truck was being parked on the property the Authority recently purchased alongside the Well 3 property. Mr. Donovan has talked to the owner and the owner only has one more year on the job. The truck does contain vegetation chemicals and the tank is not always empty when it is parked. The Board expressed their concerns regarding contamination from the chemicals in the truck or from the truck itself such as an oil or gas leak being that close to the property.

A motion was made by James Nothwehr to not permit any outside entities on the property. The motion was seconded by Jack May and hearing no questions on the motion, it passed unanimously.

Safety Committee Bulletin Board – Mr. Donovan would like to purchase a bulletin board for the safety committee material in the office.

A motion was made by Karl Bolognese to authorize the purchase of a bulletin board for the Safety Committee. The motion was seconded by James Nothwehr and hearing no questions on the motion, it passed unanimously.

UNFINISHED BUSINESS

OTMA – Mr. Donovan gave Mr. Becker his comments on the OTMA agreement and they will be making time to sit down to discuss the comments. Mr. Becker has spoken to OTMA's attorney and advised her the comments were coming. The Board would like to see the revised agreement at the same time as it is distributed to OTMA.

Met Management Apartments – Mr. Becker spoke to Met Management's attorney regarding their current bill. Met Management has paid the bill minus the penalties. The Board agreed the Authority will not forgive the penalty charges and penalties will continue to be assessed on any outstanding balances.

Health Insurance Policy Changes – Mr. Donovan is going to look to see if any spouses would be impacted if a policy were adopted to remove spouses who are eligible for health insurance through their own employer.

WWTP A/C Unit – Mr. Donovan advised the new unit was installed and is running smoothly.

LEAK REDUCTION REQUESTS – None.

ROUTE 222 PROJECT – Diane Hollenbach advised PennDot is on schedule to bid the project in April 2019. Pamela Stevens advised SDE is finishing preparing the revised plans to be submitted to PennDot.

SOLICITOR'S REPORT

Mr. Becker advised there was nothing to add to the report other than an executive session item.

ENGINEER'S REPORT

Eastern Environmental Payment Application No. 1

A motion was made by James Nothwehr to authorize Payment Application No. 1 in the amount of $28,842.00 to Eastern Environmental. The motion was seconded by Jack May and hearing no questions on the motion, it passed unanimously.

Well #6 & Well #7 – Pamela Stevens advised the Project Account Agreement is to Mr. Becker's satisfaction and has been signed and executed by Mr. Donovan. The performance bond, payment bond, certificate of insurance and the signed agreement should be coming from Flow Data's bonding company. Mr. Unger will coordinate with Met-Ed once these documents are received.

Schaeffer Road Bridge – Diane Hollenbach advised the contractor has hit a few problems during construction and the bridge will not be done until mid-November. The work around the water line is complete. The Board was informed the County Commissioners were given the cost sharing estimate for the Authority's installation of the valve on Schaeffer Road. The County Commissioners are still discussing the proposal.

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 - $62,188.38, Construction in Progress - $47,251.21, Reimbursable Expenses Paid by Developer – $569.48, Payroll Transfer from Operator Acct - $0.00, Validate Checks Signed Between Meetings - $4,215.16, Special Checks Requiring Special Handling - $56,946.49, Additional Checks after Board Book Delivery - $3,105.10. James Nothwehr seconded the motion and hearing no questions on the motion, it passed unanimously.

ENGINEER'S REIMBURSABLE EXPENSES:

A motion was made by Dan Novakovich to approve Developer Invoices dated 8-31-18 in the amount of $569.48. The motion was seconded by James Nothwehr and hearing no questions on the motion, it passed unanimously.

CORRESPONDENCE – None.

The Board adjourned the regular meeting at 6:06 p.m. and went into executive session.

The Board came out of executive session and adjourned the meeting at 8:00 p.m.

Respectfully Submitted,

Meagan Boyer

Meagan Boyer
Recording Secretary

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

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