Maidencreek Township Authority
February 21, 2019

Present: Karl Bolognese, Jack May, Dan Novakovich, James Nothwehr, Jerry Hartman, Patrick Donovan – General Manager, Ty Leinneweber and Greg Unger – Systems Design Engineering Inc., Daniel Becker – Kozloff Stoudt and Debbie Kline – recording secretary

Guests: Diane Hollenbach, Russell Stoudt, Steve Bensinger – Stackhouse Bensinger, Inc., Allen Gehringer

Karl Bolognese called the regular meeting of the Maidencreek Township Authority to order at 5:00 p.m.

PUBLIC COMMENT – None.

PLAN REVIEW STATUS – None.

DEVELOPMENT CLOSEOUT STATUS
Folino Commercial Property – Ongoing. Mr. Becker stated that the developer has been difficult to reach due to being on vacation.

APPROVAL OF THE MINUTES

A motion was made by Dan Novakovich to waive the reading of the minutes and approve the Reorganization minutes and the January 17, 2019 regular meeting minutes as presented. The motion was seconded by James Nothwehr and hearing no questions on the motion, it passed unanimously.

NEW BUSINESS

MTA/MT Joint Safety Committee

Patrick Donovan reported that the Worker's Compensation Insurance premium has been lowered due to the certification of the Safety Committee and a reduction in the experience rating resulting in a savings of $11,000. Mr. Donovan thanked the Board for their support of the Safety Committee.

Property, Liability and Auto insurance will continue with PIRMA as it is a very good insurance program for MTA and there is very little change in cost.

A motion was made by James Nothwehr to approve the payment of the Authority's Property, Liability, Auto and Workmen's Compensation annual premiums. The motion was seconded by Dan Novakovich and hearing no questions on the motion, it passed unanimously.

UGI Facility Plan Review

Ty Leinneweber reported we received an application from UGI for connection of a new building to the gravity line on Willow Creek Road in Ontelaunee Township that is tributary to the Ontelaunee pump station and would be pumped up to the Waste Water Treatment plant for

treatment. The building will be 3,500 square feet and is proposed to tie into an existing stub off of Willow Creek Road. The property is located outside of the service area that was purchased by Ontelaunee Township. MTA will have to install a meter because it is a commercial property. Ontelaunee Township has used 230 of the 500 EDUs allocated to their existing service area. Greg Unger confirmed that the Maidencreek Township Authority's wastewater treatment plant has sufficient capacity to service the property if the Board would choose to do so.

Steve Bensinger stated there will be approximately 25 employees in the building when the project is complete. It will be built out in phases with the office being built first and then a manufacturing/assembly plant. The office will be connected to the sewer system.

Mr. Bensinger stated that the farmhouse that was on the property and has now been demolished is connected to the Authority system. Patrick Donovan stated we do not have it in our records. The Authority has been audited on two occasions by the PA DEP and this connection was never discovered in those audits either. This issue needs further discussion with Ontelaunee Township to confirm how long the property was connected and the MTA will need to charge accordingly. Dan Becker suggested that the service area map should be corrected to add this property.

Steve Bensinger requested the Authority take action to approve the signature of the sewer planning modules. Patrick Donovan thinks that the Service Area map should be modified and approved so the building is in the service area prior to signing off on the planning modules. Per Steve, UGI's timing to start construction is in March. After further discussion, Dan Becker asked that Steve attend the next board meeting for MTA to make necessary changes to the agreement and the Service Area Map.

A motion was made by Dan Novakovich to provide service to the UGI Energy Services building located in Ontelaunee Township conditional on modifying or amending the MTA Service Area. Dan Novakovich amended his motion to include the action was subject to the issuance of the review letter by Systems Design Engineering. The motion and amendment were seconded by James Nothwehr and hearing no questions on the motion, it passed unanimously.

A motion was made by James Nothwehr that after review by the professional staff if they conclude there is nothing substantive to authorize and execute the planning module to be signed before the next board meeting. The motion was seconded by Jack May and hearing no questions on the motion, it passed unanimously.

A motion was made by Dan Novakovich to approve the SDE Engineer review letter to be issued for the proposed project, UGI Energy Services C/O Berkshire Mechanical and located in Ontelaunee Township outside the MTA Service Area. The motion was seconded by Karl Bolognese and hearing no questions on the motion, it passed unanimously.

MTA/OT Memorandum

Patrick Donovan reported that Ontelaunee Township would like to keep the current agreement for sewer service. Mr. Donovan wants to discuss the annual EDU charge with Ontelaunee Township officials. Dan Becker stated that MTA must provide advance notice of capital improvements prior to the improvements per existing agreement.

750 Golden Drive

The owner is proposing to put in-law quarters in the basement. Diane Hollenbach stated that this property is a townhouse. There currently is not a separate entrance. Diane reported that her code enforcement officer told the owner in his opinion they should not be charged an extra EDU. Diane has taken care of this and the officer will not be saying this going forward. It is a separate dwelling with a full kitchen and bathroom and should follow MTA rules. The township stated it makes things cleaner for them, as when the current homeowner sells the property it will already be tracked as an additional apartment and we will be informed who the new tenants are.

A motion was made by Dan Novakovich for 750 Golden Drive to comply with the existing Rules and Regulations for the Authority for the addition of an in-law suite. The motion was seconded by James Nothwehr and hearing no questions on the motion, it passed unanimously.

UNFINISHED BUSINESS

Metering of Met Management Apartments – Patrick Donovan reported he is still working on this matter.

Wage Survey – Patrick Donovan reported he is still working on this matter. Dan Novakovich stated he has an additional survey that should be ready for review next week.

Rules and Regulations – Greg Unger reported that he has been working on this throughout the month and the rules and regulations will be ready for the Board to review in March.

LEAK REDUCTION REQUESTS

Tom & Kelly McNabb, 108 Judy Drive, Blandon

A motion was made by Dan Novakovich to authorize a one-time leak reduction per MTA policy for Tom & Kelly McNabb, 108 Judy Drive. The motion was seconded by Jerry Hartman and hearing no questions on the motion, it passed unanimously.

Bruce & Nancy Cawley, 278 N. View Road, Fleetwood

A motion was made by Dan Novakovich to authorize a one-time leak reduction per MTA policy for Bruce & Nancy Cawley, 278 N. View Road. The motion was seconded by Jerry Hartman and hearing no questions on the motion, it passed unanimously.

ROUTE 222 PROJECT

Patrick Donovan reported that MTA can remove any betterments at any time. Turnaround time should be within 30 days.

SOLICITOR'S REPORT

Mr. Becker had nothing further to report.

ENGINEER'S REPORT

Chapter 94 Report

Greg Unger reported that SDE Chapter 94 report is complete. Greg reviewed the findings for the board and recommended testing twice per week. The two tests could be averaged for the weekly read. The wastewater treatment plant is both hydraulically and organically in compliance.

A motion was made by Dan Novakovich to accept the Chapter 94 report and send it to DEP. The motion was seconded by James Nothwehr and hearing no questions on the motion, it passed unanimously.

GSP Properties

Ty Leinneweber stated that GSP is looking to begin construction next week. This will begin with demolition first. There will be 22 units built. MTA will need to issue permits. Diane will call GSP to instruct them to contact the MTA regarding permits.

Route 73 Water Line Repairs

Ty Leinneweber reported that he met with Patrick Donovan, and SDE is tentatively scheduled to prepare an HOP application by 03/15/2019 for the Route 73 water line repairs. Dan Novakovich questioned why we are moving forward with the repairs when we are unsure of the expenses associated with the Route 222 project. Patrick Donovan reported that he thinks it is necessary to complete the project as it is a problem area with multiple clamps and multiple breaks over the years. The project includes replacing the existing 6 inch pipe with 12 inch pipe. There are also two new service connections being added as part of this project.

A motion was made by Jerry Hartman to authorize System Design Engineering to apply for a PennDot Highway Occupancy Permit for the Route 73/Wesner Road to Guldin Road Project. The motion was seconded by Dan Novakovich and hearing no questions on the motion, it passed unanimously.

AUTHORITY REPORT

Mr. Donovan had nothing further to add.

TREASURER'S REPORT & PAYMENT OF BILLS

Dan Novakovich reported that everything appears to be in good standing and had nothing further to report.

A motion was made by Jerry Hartman to accept the Treasurer report and authorize the following payments: Routine/Regular Bill List - $64,674.14, Construction in Progress - $2,122.49, Reimbursable Expenses Paid by Developer – $236.70, Payroll Transfer from Operator Acct - $0.00, Validate Checks Signed Between Meetings - $1,902.50, Special Checks Requiring Special Handling - $50,613.80, Additional Checks after Board Book Delivery - $53,360.13. James Nothwehr seconded the motion and hearing no questions on the motion, it passed unanimously.

ENGINEER'S/SOLICITOR'S REIMBURSABLE EXPENSES:

A motion was made by Jerry Hartman to approve all Professional Staff Reimbursable Expenses as follows: SDE invoice #94757 in the amount of $267.70, Kozloff invoice #171927 in

the amount of $6,097.00, Kozloff invoice #171927 in the amount of $813.50. The motion was seconded by James Nothwehr and hearing no questions on the motion, it passed unanimously.

CORRESPONDENCE – None.

Vacant Lot Next to Well #3

Allen Gehringer addressed the board regarding the purchase of the vacant lot next to Well #3. This property is within 200 feet of Well #3. Mr. Gehringer is a real estate agent interested in purchasing the property with the intention to improve and re-sell it. The Authority agreed to discuss the property in executive session under acquisition of real estate.

EXECUTIVE SESSION 6:07 p.m. to 7:35 p.m.

A motion was made by Dan Novakovich to approve a rate increase to Angel Roldan to $24.15 per hour for receiving his water and sewer license on February 6, 2019. Mr. Roldan shall be instructed that he will test for subclass 8 and 11 by June 1, 2019. The motion was seconded by Karl Bolognese and hearing no questions on the motion, it passed unanimously.

A motion was made by Karl Bolognese to approve the hiring of Louis Lorenzetti, Jr., at a rate of $22.15 per hour conditional on a six-month probationary period and successfully obtaining and possessing his water and sewer licenses including all subclasses to operate the Authority's facilities within 2 years of his hire date. The motion was seconded by James Nothwehr and hearing no questions, it passed unanimously.

The MTA board authorized the professional staff to investigate the purchase of real estate and to report findings back to the MTA board.

Having no further business, the meeting was adjourned at 7:35 p.m.

Respectfully Submitted,

Debbie Kline

Debbie Kline
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
Maidencreek Township Authority Plant Operators
Kosmerl & Company
Maidencreek Township Board of Supervisors
Maidencreek Township Planning Commission
Eugene Orlando, Esq., Orlando Law Firm, Solicitor
Diane Hollenbach, Maidencreek Township Manager
Ontelaunee Township