

Cecil Township Municipal Authority
Monthly Meeting
September 2, 2004

The Cecil Township Municipal Authority held its' regular monthly meeting on Thursday, September 2, 2004 at the Cecil Township Municipal Building. Chairman Donald Gennuso called the meeting to order at 7:30 PM with Stephanie Lucchino, Adam Ferragonio and George Elish present. Absent was Donald Teyssier due to an accident injury. Also present was Dan Deiseroth, Gateway Engineers; W. Patric Boyer, Solicitor - Eckert Seamans Cherin & Mellott LLC; Walter O'Shinski P.E. and Dennis Bell, Administrator.

MINUTES OF AUGUST 5 AND AUGUST 24, 2004

The Board approved by unanimous vote the minutes of the August 5 and August 24, 2004 meeting on motion by Adam Ferragonio and second by Stephanie Lucchino.

ENGINEER'S REPORT

AUTHORIZE ROUTE 980 INTERCEPTOR STUDY

Dan Deiseroth discussed the scope of work to determine flows for undeveloped areas in the Brush Run sewer system. The study will provide a review of current pipe sizing and the anticipated pipe replacement to service the undeveloped Brush Run area. Walter O'Shinski stated that Canonsburg-Houston Joint Authority would require the information to complete a study for expansion of their treatment plant. The review is also needed to accommodate the planned Oakbrook Estates subdivision.

The Board on unanimous vote on motion by Stephanie Lucchino and second by George Elish authorized accepting the Gateway Engineers proposal at a cost of \$6,600.00.

KLINGER ROAD AREA PROPOSED DEVELOPMENT

Mr. Andrew J. Schwartz of Environmental Planning and Design representing a developer discussed with the Board a proposed subdivision on 140 acres off of Klinger Road. He stated their purpose is to explore sewerage treatment options. He further stated no conceptual design has been completed. Walter O'Shinski advised the Board the property is outside of the planned Millers Run project area. He stated the new treatment plant will have limited excess capacity. Walter O'Shinski suggested the developer prepare a project narrative to include the number of EDU's required for the subdivision and a timeline for build out.

AUTHORIZE SIGNING SOUTHPOINTE II SITE CERTIFICATION

The Board on unanimous vote on motion by Stephanie Lucchino and second by Adam Ferragonio authorized signing an Applicant Certification Clause, EDA Construction Grants Assurances and Employee Data as requested by Washington County Authority for the sewerage system for the Southpointe II development.

UPDATE ON MILLER'S RUN PROJECT

Dan Deiseroth discussed with the Board the updated user rate schedule prepared by Michael Mc Caig. The report was to determine the impact on the monthly user fees to include the estimated revised construction costs. He stated three scenarios were considered with different options i.e. borrowing all monies to make up the cost difference; lowering rates to a level value throughout the life of the bond; and lower initial rates with future fluctuations. The report presented both an increase tap-in fee and assessment fee; no increase in original proposed tap-in fee and assessment fee, and with or without additional Authority contribution. The monthly user rates ranged from \$61.80 to \$71.30. Donald Gennuso stated the information was helpful but a decision on financing options would be made after the bids are opened.

Dan Deiseroth stated the project would be placed on the September 27, 2004 agenda of the township planning commission.

The Board on unanimous vote on motion by George Elish and second by Stephanie Lucchino authorized Gateway Engineers to proceed to advertise bids for the Millers Run project and keeping the project on schedule.

The plan documents will be available at the earliest date of October 11, 2004 due to continued design work by Mack Industries.

KLH Engineers inquired if the Board would need their services during the construction phase. Walter O'Shinski indicated the services would be needed and suggested KLH Engineers prepare a scope of services with fee.

George Elish raised the issue of paying for right of way at \$1.00 per foot when the estimated costs are over budget by \$2.3M. The Board agreed to the payment at the August 5, 2004. George Elish presented a motion to not offer \$1.00 per foot for right of way as a means of helping reduce the project cost. The motion failed due to the lack of a second.

AUTHORIZE RIGHT OF WAY MAILING BY GATEWAY ENGINEERS

The Board on unanimous vote on motion by Stephanie Lucchino and second by Adam Ferragonio authorized Gateway Engineers to prepare a mailing to residents

regarding right of way acquisition at a cost of \$1,300.00 plus actual costs for copying and postage estimated at \$115.00 and \$300.00 respectively.

The right of way letter prepared by Patric Boyer was discussed. George Elish suggested the sentence regarding other municipalities be eliminated. Patric Boyer stated he had no problem with the sentence being removed.

UPDATE ON SOUTHPOINTE INTERCEPTOR STUDY

Walter O'Shinski advised the Board that two of the three proposed developers have provided a portion of the requested funds. Dan Deiseroth stated he met with the third developer and the funds will be provided. The study will commence once all of the funds are received and deposited into developer escrow.

UPDATE LAWRENCE ACT 537

Dan Deiseroth stated background information has been obtained and work is progressing for providing sewerage to Lawrence.

SOLICITOR REPORT

Patric Boyer advised the Board on the Andrews property condemnation. The property owners have requested at meeting in an attempt to settle the property issue. Walter O'Shinski and Scott Rumeisal will meet with Mr. & Mrs. Andrews at the property on Wednesday, September 8, 2004.

BUSINESS MANAGER'S REPORT

AUTHORIZE SIGNING RESOLUTION 6 OF 2004 – EASEMENT ACQUISITION FOR MILLERS RUN PROJECT

The Board by unanimous vote on motion by Adam Ferragonio and second by George Elish authorized signing Resolution 6 of 2004 dealing with the commencement of condemnation procedures pursuant to the Eminent Domain Code relative to the Millers Run Project. Patric Boyer stated the actions would be taken only after easement acquisition negotiations have been exhausted.

AUTHORIZE SIGNING PRE-DEVELOPER AGREEMENT WITH RIDGEWOOD DEVELOPMENT COMPANY

The Board by unanimous vote on motion by Stephanie Lucchino and second by George Elish authorized signing a pre-developer agreement with the Ridgewood Development Company.

AUTHORIZE SIGNING US EPA GRANT AWARD AGREEMENT AND ELECTRONIC FUNDS TRANSFER AGREEMENT

The Board on unanimous vote on motion by George Elish and second by Stephanie Lucchino authorized signing the U.S. Environmental Protection Agency grant agreement for \$967,900.00 and signing the electronic funds transfer to cover the receipt of the funds.

AUTHORIZE OPENING NATIONAL CITY BANK ACCOUNT FOR MILLERS RUN PROJECT

Dennis Bell advised the Board that with the request from the US EPA on the grant agreement and electronic funds transfer requirements a depository account for the Millers Run project must be established. The Board on unanimous vote on motion by George Elish and second by Adam Ferragonio authorized a Millers Run Project account with National City Bank – Cecil, PA office.

2004 WAGE/BENEFIT SURVEY QUESTIONNAIRE

Dennis Bell provided the Board with a questionnaire to be used in soliciting information regarding wage and benefits from Municipal Authorities in Southwest Pennsylvania. Donald Gennuso stated if a Board member has comments or suggestion that they be directed to Dennis Bell. The survey will be distributed beginning on Wednesday, September 8, 2004.

JULY 2004 FINANCIAL REPORT

Dennis Bell discussed the financials for July 2004. The total customers billed were 1762. The user fees billed were \$85,532.36 on usage consumption of 11,077,400 gallons. Collections totaled \$92,450.44. The expenses for July were \$54,993.94.

Dennis Bell stated extraordinary income on the July 2004 statement were interest income of \$22,431.85 on Millers Run construction funds.

Dennis Bell reported Landlord Notices were mailed on July 9, 2004 to thirty-one landlords/tenants. The total amount of past due tenant wastewater bills was \$2,195.72. A total of \$1,778.00 was collected.

Dennis Bell stated five income accounts were over budget by a total of \$57,436.00. In addition, the operational expenses are under budget except in five accounts with a net overage of \$3,584.00.

CORRESPONDENCE

Correspondence for the month was reviewed for filing.

PAYING OF EXPENSES/TRANSFER OF FUNDS, ETC.

A unanimous vote on motion by Adam Ferragonio and second by Stephanie Lucchino the Board authorized payment of expenses and transfers as follows.

Brush Run Expense/Transfer MM to Checking
Teodori Expenses/Transfer MM to Checking
Southpointe Expenses/Transfer MM to Checking
CherryBrook Expenses/Transfer MM to Checking
Gilmore Expenses/ACH Debit and PNC Requisition
Employee Time Reports/Payroll
941 E Tax Deposit
Payment of Invoices
Discharge Monitoring Reports were approved for submission to the PA DEP.

COMMENTS FROM THE FLOOR

Mr. Ron Fleehler spoke to the Board regarding the selling of tap-ins.

Mr. George Mc Donald spoke to the Board regarding running the sewer line to a vacant lot he owns at Wilson Avenue and Bishop Alley in the Millers Run project. Walter O'Shinski stated he previously met with Mr. Mc Donald and that plans have no lines being run to service vacant property. Donald Gennuso suggested Mr. Mc Donald meet with Walter O'Shinski to discuss the issue.

DISCUSS TAP-IN ISSUES FOR PROPERTY LOCATED OUTSIDE MILLERS RUN SERVICE AREA

The Board discussed the tap-in issue raised earlier by Andrew J. Schwartz with Environmental Planning & Design Inc. for the property located on Klinger Road. Don Gennuso stated the selling of tap-ins offer both pluses and minuses. The Authority could collect monies upfront to help defray overall project cost but could loose the user fees until the homes are sold.

Walter O'Shinski stated that treatment plant will have limited excess capacity for new development. He stated reserving tap-ins outside the watershed could require a plant expansion sooner than planned.

The Board agreed after considerable discussion that tap-ins will be available on a first come basis. A statement that capacity is available now but may not be in the future unless tap-in permits are purchased should be included in planning module capacity availability letters. Preferential treatment will be given to development within the watershed since this was the basis of the treatment plant design. The Board will also evaluate the number of lots in a phase of a proposed development on a case-by- case basis.

The Board further decided that they are not ready to commit plant capacity to the developer along Klinger Road at this time because of its' large scale and the area is outside of the Millers Run design service area.

Dan Deiseroth stated the Authority contribution to the Millers Run project provides for the excess treatment plant capacity that will be built. George Elish stated in addressing the public on the higher estimated costs the appropriate response would be, that after the bids are opened, the Authority intends to do the project at the lowest cost with all options for funding considered at that time. Donald Gennuso stated no decision could be made until the bids are received.

ADJOURNMENT

There being no other business on unanimous vote on motion by George Elish and second by Stephanie Lucchino the meeting was adjourned at 9:50 PM. The next regular meeting is scheduled for Thursday, October 7, 2004 at 7:30 PM.

Secretary