

Cecil Township Municipal Authority
Monthly Meeting
October 6, 2005

The Cecil Township Municipal Authority held its' regular monthly meeting on Thursday, October 6, 2005 at the Cecil Township Municipal Building. Chairman Donald Gennuso called the meeting to order at 7:30 PM with Donald Teyssier, Stephanie Lucchino, Adam Ferragonio and George Elish present. Also present was W. Patric Boyer, Eckert Seamans Cherin & Mellott LLC; Dan Deiseroth, Gateway Engineers; Walter O'Shinski P.E. and Dennis Bell, Administrator.

MINUTES OF SEPTEMBER 1, 2005

The Board approved by unanimous vote the minutes of the regular meeting of September 1, 2005 on motion by Donald Teyssier and second by George Elish.

ENGINEER REPORT

DISCUSS MAPLE RIDGE PLAN –MORGANZA ROAD

Mr. Lynn Foltz – Developer for the Maple Ridge development addressed the Board discussing the chronological events dating from January 1997. He stated that from 2001 through 2004 the project was delayed awaiting the outcome on decisions on the Southern Beltway project. He stated the sanitary project has been discussed with All-Clad Metalcrafters, Keystone Crane and Grego Catering. The three companies have expressed their support with the developer. Mr. Foltz stated All-Clad Metalcrafters would donate up to two (2) acres for the pump station site.

Lynn Foltz stated the plan would be to pump into the Morgan Point pump station located in North Strabane Township. The Authority entered into an inter-municipal agreement with North Strabane in October 2000.

Donald Gennuso stated a comprehensive plan was completed and paid for by three developers. He stated the goal is to have a plan for the entire area and not for one developer. Walter O'Shinski stated a review of the planning module was made but the developer made no follow up on the module. Lynn Foltz stated he would present a planning module to the township within a week.

DISCUSS PROPOSED DEVELOPMENT – MORGANZA ROAD

Attorney Russell Mills representing Mr. Ronald Sabatino discussed his client's interest in developing 500 acres located along Morganza Road, east of I-79. The development would be economically viable for the area, as it would create jobs. The planned development would include commercial, retail and residential parcels. He stated

the developer would assist the township in correcting a long-term existing problem in the area. The developer plans would include installing the sanitary lines and building a treatment plant. The plant would be built large enough to assist with getting sewers into areas where problems exist i.e. Hendersonville.

Mr. Philip Bishop, an engineer working for the developer presented two options for treatment plant sites. One site proposed is behind All-Clad Metals and the other site near Hahn Road at Chartiers Creek. The latter option would be best for the overall area but not the best for building costs. The latter option would permit gravity flow from Hendersonville into the treatment plant.

Donald Gennuso inquired on what would be developed first? Ronald Sabatino stated all aspects of the plan are ready to go, but what goes first would be dictated by business economic activity. He stated building a facility in the township removes any uncertainty with obtaining future tap-ins from Canonsburg-Houston Joint Authority.

The general consensus of the board members was for the developer to proceed with his plans. Donald Gennuso suggested that Mr. Foltz and Mr. Sabatino work together on the lift station that Mr. Foltz plans to build. Mr. Sabatino stated a plan would be presented to the Board within 6 to 8 weeks.

ACCEPTANCE OF SOUTHPOINTE SANITARY SEWER RELOCATION CONTINGENT ON EASEMENT BEING PROVIDED

Walter O'Shinski stated the sanitary sewer relocation for the Wheeler/Losey property in Southpointe has been completed with the exception of obtaining an easement from Rod Piatt – Southpointe Golf Club.

The Board on unanimous vote on motion by George Elish and second by Stephanie Lucchino authorized accepting the sanitary sewer contingent on an easement being obtained from Mr. Rod Piatt – Southpointe Golf Club.

SOLICITOR REPORT

Patric Boyer stated there was nothing to report.

BUSINESS MANAGER'S REPORT

DISCUSS FOR APPROVAL - WEB SITE DESIGN COMPANY

Dennis Bell advised the Board that four proposals to develop a website were reviewed by the committee consisting of Adam Feragonio, George Elish and Dennis Bell. The committee recommended accepting the proposal from Pinnacle Computing based on their experience and cost for design and maintenance. The Board on unanimous vote on

motion by Adam Ferragonio and second by George Elish authorized Pinnacle Computing to design the website at a cost not to exceed \$1,100.00

DISCUSS INVESTMENT OF CONSTRUCTION FUNDS – 1ST COMMONWEALTH BANK

The Board on unanimous vote on motion by Donald Teyssier and second by George Elish authorized investing \$600,000 of construction funds into a Jumbo CD for a twelve- month period at the interest rate of 4.35 percent.

DISCUSS REINVESTMENT OF CD # 13011536 AND CD # 13011061 WITH SLOVENIAN SAVINGS & LOAN

The Board on unanimous vote on motion by George Elish and second by Stephanie Lucchino authorized the reinvestment on the two certificates of deposit for a twelve-month period at the interest rate of 4.34 percent with a yield of 4.50 percent.

AUTHORIZE PURCHASE OF CERTIFICATE OF DEPOSIT FROM SLOVENIAN SAVINGS & LOAN

The Board on unanimous vote on motion by George Elish and second by Stephanie Lucchino authorized the investment of \$200,000 into a certificate of deposit for a twelve- month period at the interest rate of 4.34 percent with a yield of 4.50 percent.

DISCUSS PROPOSALS FOR SOLICITOR

Dennis Bell advised the Board that the committee consisting of Donald Gennuso, George Elish and Dennis Bell reviewed six proposals for solicitor. The committee requested personal interviews be conducted with three attorneys. The interviews will be held on Tuesday, October 18, 2005.

DISCUSS AUGUST 2005 FINANCIAL REPORT

Dennis Bell discussed the financials for August 2005. The total customers billed were 1828. The user fees billed were \$113,808.65 on usage consumption of 15,858,100 gallons. Collections totaled \$97,772.86. The expenses for August 2005 were \$111,801.77. The extraordinary income on the August 2005 financial statement included interest income of \$1,105.97 and interest income of \$5,380.21 on construction funds for the Millers Run project.

Dennis Bell reported landlord/tenant quarterly reminder notices were mailed on August 20, 2005. Forty-seven customers were issued letters for unpaid past due wastewater bills. Expenses are under budget through August 2005 except in eight accounts with those expenses over budget by \$32,430.45. Income was over budget by \$55,360.97 through August 2005 with the difference in the user fees.

PA-AMERICAN WATER COMPANY METER INSTALLATION

Dennis Bell advised the Board that ten (10) newly construction and vacant homes located in Alto Piano have water service but no water meter. The three builders in the subdivision do not contact the water company for a meter until the home has been sold and ready for occupancy. At issue is the ability of contractors, construction workers and new residents to use the facilities and not being charged for the service.

Dennis Bell advised the Board that the PA-American Water Company has been advised of the practice and we are awaiting a response from the water company.

CORRESPONDENCE

Correspondence for the month was reviewed for filing.

PAYING OF EXPENSES/TRANSFER OF FUNDS, ETC.

A unanimous vote on motion by George Elish and second by Donald Teyssier 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. Dominic DiMatteo questioned why the concern for collecting an \$8.75 monthly service fee for sewage from the builders. He stated the homes being built Alto Piano are valued in excess of \$400,000. Walter O'Shinski stated the water service is on at the homes and the sanitary sewers are available for use.

Adam Ferragonio requested an update on the suggestion made by Michael Monaco's regarding creative financing. Mr. Monaco's comment was made at the special meeting with the Board of Supervisors on September 29, 2005. Dan Deiseroth stated the report was prepared by Mike Mc Caig and needs to be reviewed by Walter O'Shinski and himself prior to giving the report to the Board.

George Elish stated movement is occurring on the Millers Run project. He stated compromise on everyone's part would be necessary to get the Millers Run plan implemented.

George Elish stated he would like to be involved in discussions for the Sabatino plans. He stated opportunities exist for getting something done to get sewage to the residents.

ADJOURNMENT

There being no other business by unanimous vote on motion by Adam Ferragonio and second by George Elish the meeting was adjourned at 9:15 PM. The next regular meeting is scheduled for Thursday, November 3, 2005 at 7:30 PM.

Secretary