

Cecil Township Municipal Authority
Monthly Meeting
December 1, 2005

The Cecil Township Municipal Authority held its' regular monthly meeting on Thursday, December 1, 2005 at the Cecil Township Municipal Building. Chairman Donald Gennuso called the meeting to order at 7:35 PM with Donald Teyssier, Adam Ferragonio, Stephanie Lucchino and George Elish present. Also present was Romel Nicholas, Gaitens, Tucceri and Nicholas; Dan Deiseroth, Gateway Engineers; Walter O'Shinski P.E. and Dennis Bell, Administrator.

MINUTES OF NOVEMBER 3, 2005

The Board approved by unanimous vote the minutes of the regular meeting of November 3, 2005 on motion by Donald Teyssier and second by Adam Ferragonio.

APPOINTMENT OF SOLICITOR

The Board approved with three votes on motion by Adam Ferragonio and second by Donald Teyssier to replace the solicitor with the law firm of Gaitens, Tucceri and Nicholas. Ms. Stephanie Lucchino abstained and Mr. George Elish was absent when the vote was taken.

ENGINEER REPORT

MAPLE RIDGE PLANNING MODULE

Mr. Lynn Foltz addressed the board on the Maple Ridge subdivision. He indicated revisions to the planning module have been completed and requested the board approval. Mr. Mark Zemaitis with Partridge Venture Engineering stated that the planning module is for the Maple Ridge development, Clad Metals, Keystone Crane, Greco Catering and four residential properties with a proposed 65,000 gpd pump station. He stated the pump station could be expanded to accommodate future development.

Donald Gennuso ask what about the three developers who participated and paid for the Southpointe study. Lynn Foltz stated none of the developers have been actively working on their projects.

Walter O'Shinski stated the goal was to have a comprehensive plan for the Morganza Road area. He stated the pump station should be built for the maximum capacity of 200,000 gpd as stated in the agreement between North Strabane MA and Cecil Township MA to prevent any short term future capacity issues such as those currently being experience in Southpointe.

Scot Hilty, an engineering representing developer Ronald Sabatino, stated Mr. Sabatino is willing to participate in the building of the pump station and their plans would be ready within two months.

Mark Zemaitis stated Lynn Foltz is ready to move forward with this development.

The Board tabled approval of the planning module for thirty days. Mr. Donald Gennuso suggested that Mr. Foltz and Mr. Sabatino meet and discuss how they can work together.

AUTHORIZE SOUTHPOINTE II PLANNING MODULE

The Board on unanimous vote on motion by Donald Teyssier and second by Stephanie Lucchino authorized approval subject to the Canonsburg-Houston Joint Authority approval.

Walter O'Shinski stated a letter received from PA DEP to the Canonsburg-Houston Joint Authority regarding wet weather flow issues may impact on all approvals. He stated that the letter was just received and that he would review and contact the appropriate parties to discuss the issues.

MILLERS RUN UPDATE

Dan Deiseroth stated the work on the alternative financing has been completed and the information was being provided to PNC Capital for their analysis. He stated the delay was due to calculating the allowable tap-in fee. He stated two scenarios would be considered one with the Fleeher subdivision and the other without.

Donald Gennuso and Donald Teyssier commented on the length of time it has taken to get a report. Mr. Gennuso stated the board would need time to review the numbers prior to scheduling a meeting with the Board of Supervisors.

SOLICITOR REPORT

Romel Nicholas requested the Board go to executive session to discuss property issues related to the Millers Run project.

BUSINESS MANAGER'S REPORT

UPDATE ON WEB SITE DESIGN

Dennis Bell advised the Board that the committee met with Lee Maurer on November 18, 2005 to review work completed to date. He further stated no additional

work has been done since the meeting. He advised that he suggested to Ms. Maurer the design work be completed by January 1, 2006.

DISCUSS INVESTMENT OF CONSTRUCTION FUNDS – 1ST COMMONWEALTH BANK

The Board on unanimous vote on motion by George Elish and second by Stephanie Lucchino authorized investing \$300,000 of construction funds into a Jumbo CD for a twelve- month period at the interest rate of 4.65 percent.

George Elish suggested the solicitor review the bond issue to determine if any issues exist if the bond proceeds are not used in a timely manner.

DISCUSS OCTOBER 2005 FINANCIAL REPORT

Dennis Bell discussed the financials for October 2005. The total customers billed were 1801. The user fees billed were \$124,350.38 on usage consumption of 7,000,000 gallons. Collections totaled \$94,404.89. The expenses for October 2005 were \$72,522.44. The extraordinary income on the October 2005 financial statement included interest income of \$1061.39 and interest income of \$5,221.99 on construction funds for the Millers Run project. Tap-in fees of \$2,975.00 were collected.

Dennis Bell reported landlord/tenant quarterly reminder notices were mailed on October 24, 2005. One Hundred and Ten customers were issued letters for unpaid past due wastewater bills. The amount of the past due bills was \$14,837.64. He stated a total of \$10,381.11 was collected. Expenses are under budget through October 2005 except in five accounts with those expenses over budget by \$20,059.88.

DISCUSS PROPOSED 2006 BUDGET

Dennis Bell stated one change was made to the budget. He stated an additional \$50,000 was allocated to maintenance and repair. He stated the request is based on the wet weather issues addressed in a PA DEP letter to the Canonsburg-Houston Joint Authority.

CORRESPONDENCE

Stephanie Lucchino commented on a letter addressed to the Hilton Hotel at Southpointe. Walter O'Shinski explained the issue related to grease in the sanitary line requiring the Authority to flush their line. He stated the hotel has a similar problem with their lateral line as well as issues on what is being put into the disposal system. He stated a thirty-day notice was given for the hotel to make changes to the system currently in place.

PAYING OF EXPENSES/TRANSFER OF FUNDS, ETC.

A unanimous vote on motion by Donald Teyssier 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

No comment from the floor.

EXECUTIVE SESSION

The Board on unanimous vote on motion by George Elish and second by Adam Ferragonio entered into an executive session at 9:25 PM to discuss issues with property acquisitions in the Millers Run project. The solicitor advised the board on an issue related to a previously signed agreement. The Board returned to the general session at 10:05 PM.

In the general session, the board announced that no additional action on the property acquisitions would be taken.

ADJOURNMENT

There being no other business by unanimous vote on motion by Stephanie Lucchino and second by Donald Teyssier the meeting was adjourned at 10:15 PM. The reorganization and next regular meeting is scheduled for Thursday, January 5, 2006 at 7:30 PM.

Secretary