

Cecil Township Municipal Authority
Monthly Meeting
February 19, 2019

The Cecil Township Municipal Authority held its reorganization and regular monthly meeting on Tuesday, February 19, 2019 at the Cecil Township Municipal Building in Cecil, PA. Chairman Donald V. Gennuso called the meeting to order at 5:00 PM with Richard Barnes, Frank Ziemba, and Patricia Mowry in attendance. Also present were Attorney Romel Nicholas, Gaitens, Tucceri and Nicholas; Walter O'Shinski P.E, and Gregory Gennuso, Administrator. Donald V. Gennuso attended the meeting remotely by phone. Blane Volovich was absent.

MINUTES OF JANUARY 15, 2019

The Board on a unanimous vote on a motion by Patricia Mowry and a second by Frank Ziemba approved the minutes of January 15, 2019.

COMMENTS FROM THE FLOOR

CECIL ELEMENTARY SCHOOL APARTMENT CONVERSION & TAP-IN FEE

Jessica Barringer, P.E. from Harshman CE Group and Iryna Katsevich addressed the Board on the tap in fee for the former Cecil Elementary School conversion into apartments. Jessica had circulated a letter to the Board via email that requested the Board to consider using water usage for the determination of the number of tap-ins. Walter O'Shinski explained the school had paid for 8 EDU's. Walter stated that he reviewed the township ordinances and the Authorities rules and regulations and found that the each unit or EDU would require a tap-in fee and could not be calculated by flow. Walter further explained that is how the tap-in fee was paid for during the Millers Run project. Walter explained that that 13.4 EDU would need to be paid for. The Board agreed with Walter and tap-ins are determined by individual EDU.

MCCONNELL TRAILS

Andrew Hutchinson with McConnell Trails addressed the Board for an exception to get a dry permit for the model home. A dry permit is when the home is completed without attaching to the sanitary sewer. Andrew explained that they are only 45-60 days away to get punch list items completed. Walter O'Shinski explained that if they are going to be completed with construction in 10 days then an exception would not be needed and then a compromise could be considered by the Board. The compromise would be that if all of the necessary punch list items are received the Board would allow Walter to sign off on the items and McConnell Trails would not have to wait for the next meeting to get approval. The Board by a unanimous vote on a motion by Patricia Mowry and a second by Frank Ziemba gave conditional approval contingent on all outstanding items being received and acceptable to Walter O'Shinski.

ENGINEER'S REPORT

TRADITIONS OF AMERICA PLANNING MODULE AND PAYMENT AGREEMENT APPROVAL

Walter O'Shinski addressed the Board on the Traditions of America (TOA) Planning Module. Walter explained that the tap-in purchase agreement has been finalized. The Board by a unanimous vote on a motion by Patricia Mowry and a second by Frank Ziembra approved signing the tap in purchase agreement.

MACK INDUSTRIES UPDATE

Romel Nicholas updated the Board on the ongoing situation with Mack Industries. Romel Nicholas sent a letter to Mack Industries to set up a meeting to address costs and their attorney has sent correspondence back requesting what the Authority wants from Mack. Romel Nicholas explained that he did receive a response back from Mack and that they are willing to meet us at a location and time to be determined in the very near future.

HOFRICHTER CONCRETE POOL WALKWAY ENCROACHMENT

Walter O'Shinski informed the Board that a resident would like to build a pool that would have the concrete apron encroach over the sewer easement. Walter recommended signing this encroachment agreement. The Board by a unanimous vote on a motion by Frank Ziembra and a second by Patricia Mowry approved signing the encroachment agreement.

WINDSOR WOODS PHASE 5B SANITARY SEWER EASEMENT APPROVAL

Walter O'Shinski informed the Board that this easement was not yet recorded and some of the lots were sold. The Developer had a covenant in its sales agreement that allowed them to assign the easement to us on all lots. This new easement has been reviewed and is ready to be signed. The Board by a unanimous vote on a motion by Patricia Mowry and a second by Frank Ziembra approved signing the easement.

OAKBROOKE MAINTENANCE BOND RELEASE

Walter O'Shinski informed the Board that this was a small subdivision in Oakbrooke that only involved two lots. This section was inspected and there are no issues and the 18 month time period has elapsed. The Board by a unanimous vote on a motion by Frank Ziembra and a second by Patricia Mowry released the maintenance bond.

WINDSOR WOODS PHASE 4 PERFORMANCE AND PAYMENT BOND RELEASE

Walter O'Shinski informed the Board that the lines for this phase have been accepted and the developer requested the performance and payment bonds to be released. The Board

by a unanimous vote on a motion by Frank Ziembra and a second by Patricia Mowry released the bonds.

AUTHORIZE THE SUBMISSION OF 2018 REPORTS FOR MILLERS RUN, TEODORI, AND CHERRYBROOK AREAS

Walter O'Shinski informed the Board that he had completed the yearly reports and recommend signing of the reports. The Board by a unanimous vote on a motion by Frank Ziembra and a second by Patricia Mowry authorized the signing of the chapter 94 reports.

RELEASE OF PAY ESTIMATE 7 FOR MCCONNELL TRAILS LLC

Walter O'Shinski informed the Board that the pay estimate was reviewed by KLH and they recommend the approval of the pay estimate. The Board by a unanimous vote on a motion by Patricia Mowry and a second by Frank Ziembra approved the pay estimate.

CONDITIONAL ACCEPTANCE OF WINDSOR WOODS PHASE 6A AND APPROVE SIGNING SANITARY SEWER EASEMENT.

Walter O'Shinski informed the Board that Windsor Woods 6A construction is complete and testing is done and as-built plans have been received. Walter recommends acceptance contingent on receipt of the easement and maintenance bond. The Board by a unanimous vote on a motion by Patricia Mowry and a second by Frank Ziembra conditionally accept Windsor Woods Phase 6A.

SOLICITOR REPORT

Romel Nicholas requested an executive session at the end of the meeting for discussion of the CHJA litigation.

BUSINESS MANAGER REPORT

JANUARY 2019 FINANCIAL REPORT

Greg Gennuso circulated the January 2019 financial report for review.

DISCUSS EASEMENT OFF ACCESS ROAD TO KLINGER PUMP STATION

Greg Gennuso informed the Board that there is a landlocked lot for sale off of the access road to Klinger Pump Station and the current owners have submitted a deed of easement for a driveway off of that road. Romel Nicholas explained that a possible alternative would be to see if a driveway can be constructed in the easement adjacent to the access road so that both parties are satisfied. Greg Gennuso will inform the realtor and potential

buyer.

RENEWAL OF CD 00-13013254

Greg Gennuso stated that CD # 00-13013254 matures on March 14, 2019 and recommended renewal for one year at the new interest rate of 2.92 % with a yield of 3.00 % with no penalty for early withdrawal. The Board by a unanimous vote on a motion by Patricia Mowry and a second by Frank Ziemba authorized the renewal of the CD.

REVIEW OF CORRESPONDENCE

There were no comments on the monthly correspondence.

PAYING OF EXPENSES/TRANSFER OF FUNDS ETC.

The Board by a unanimous vote on a motion by Patricia Mowry and a second by Frank Ziemba authorized payment of expenses and transfers as follows:

DMR Review and Approval; Payment of Expenses/Invoices etc.
Employee Payroll; 941 Tax Deposit; Employee State Tax Payment
Discharge Monitoring Reports were approved for submission to the PADEP

EXECUTIVE SESSION FOR CHJA LITIGATION

The Board by a unanimous vote on a motion by Patricia Mowry and a second by Frank Ziemba entered into an executive session at 5:55 pm. The Board exited the executive session at 7:15 pm. The executive session brought forth no motions.

ADJOURNMENT

There being no other business, the Board by a unanimous vote on a motion by Frank Ziemba and a second by Richard Barnes, the meeting was adjourned at 7:15 P.M. The next regular meeting is scheduled for 5:00 P.M. Tuesday, March 19, 2019.

Secretary