

Cecil Township Municipal Authority
Monthly Meeting
October 21st, 2025

The Cecil Township Municipal Authority held its regular monthly meeting on Tuesday, October 21st, 2025. Vice Chairperson Rosanne Rodgers called the meeting to order at 6:30 PM with Brad Smith and Brady Benedetti in attendance. J. Craig Roach was absent, and Chairperson Eron Barnes attended the meeting late via Zoom. Also present were Attorneys Romel Nicholas and Patrick Gannon of Gaitens, Tucceri, and Nicholas, Alexandria Maloney of Lennon, Smith, Souleret Engineers (LSSE); Shana Durig, Business Manager, and Michael J. Zrenchak, Authority Manager.

An audio tape of this meeting is available on the Cecil Township web site.

MOTION TO APPROVE September 16th, 2025 MINUTES

The Board voted on a motion by Brad Smith, and seconded by Rosanne Rodgers, approving the September 16th, 2025 meeting minutes.

ENGINEERS REPORT

Alexandria Maloney from LSSE gave the Board an update on the Village of Lawrence Collection System Construction Contract. Contractor did advise that the landscaping subcontractors have completed the lawn restorations and removed the tree at Boyce Street. There are some minor punch list items that they are working on at the moment. Working to schedule the final walk through.

We did prepare an easement exhibit for the relocation of the grinder pump at 50 Boyce Street. The exhibit was provided to the solicitor for use in easement agreement preparation.

Ms. Maloney gave an update on the Treatment Plant Contract. The contractor is working on punch list items, final restoration, and cleanup at both sites. There is a follow-up training with the treatment system vendor tentatively scheduled for November 10th, 2025.

Recommend approval of PENNVEST Payment Requisition No. 28 in the amount of \$29,364.38.

Update on Traditions of America Phase 6 and 7. The contractor working on installing main sewer line and completing manhole testing. They did advise that they are working on waterline at this time. No bond reduction has been requested this month by the Developer.

Update on Silver Creek Development. A pre-construction meeting with the Developer, Contractor, and their Engineer. Phase 1 and Phase 2 bond estimate review were issued. Construction commenced on September 13th and is ongoing.

Update on the Iron Ridge Residential Development. We are awaiting resubmission from the Developer. They did receive planning module approval. They are also awaiting the permit issuance for the stream crossing.

Mount Pleasant Sewer System update. A meeting with MPTSA and their Engineer was held on September 25th. Several things were discussed at that meeting. A preliminary capacity analysis review for the Millers Run Treatment Plant was done. The past five years of hydraulic loading at the plant were reviewed and considered any existing developments that may contribute to flows. There is reserve capacity available at the

Millers Run Treatment Plant including all of those developments and Southview. We talked briefly about the timeline and status. The MPTSA collection system portion is designed, permitted, and shovel ready. The easements have been obtained. The interceptor portion along Millers Run that would connect from the current point of connection to Southview would need designed, permitted, any right of ways, and an Act 537 update.

Total project cost would be around \$7,000,000.00 for both the collection system and the interceptor, which does include contingencies. MPTSA did advise that they received Community Project Funding from the Office of Representative Reschenthaler for around \$3,500,000.00. That amount is still being confirmed. They did also advise that they currently have other outstanding grant applications for the project. They continue to seek any additional funding sources that may be available. At their October meeting, MPTSA passed a resolution to apply for the Washington County LSA grant for the interceptor portion of the project. They did request a letter of support from CTMA for that application.

Update on Clifford Road Low Pressure Sewer Extension request. No change. Authority Manager contacted owner to discuss a couple of issues before moving forward with review.

Update on the Fleher Plan CCTV Contract. Cleaning and televising commenced on October 6th. Robinson Pipe is actively working. They have completed some cleaning and televising on the Interceptor line as well as within the Fleher Plan.

Update on Millers Run Pump Station Emergency Bypass Outfall Repair. The bid documents were finalized, and the bid opening is tentatively scheduled for November 14th.

Update on the Cherrybrook Lift Station Improvement Project. Working on design. Two proposals for alternate pumps were received from vendors. We intend to review them with the Authority Manager in the coming weeks.

L&S Wastewater Monaco Plan acquisition request update. Working with the Authority Manager to prepare a conceptual cost benefit analysis regarding the Monaco plant. There are some outstanding questions regarding the condition of the collection system and other items.

Grant application update. Washington County LSA Grant is open. The applications are due on October 29th. A potential project was to upgrade to a uV system at the Cherrybrook Treatment Plant. The equipment cost is around \$325,000.00 if we did want to apply. This particular funding program does like to see a match. The LSA Statewide is also open, and we have a couple of ideas given the direction the board wants to proceed. One being the procurement of a service truck. The request for this grant is up to a million with no match. Depending on the direction we want to go, we will have those resolutions for next month's meeting.

Mr. Smith asked the Authority Manager if we going to submit a grant application for Southview since it is due on the 29th. He also asked if CTMA is prepared to do anything with that yet or is that just a placeholder for right now. The Authority Manager stated it is a placeholder for now. It is hard to put in for the grant application until you finalize the cost, Act 537 plan, and other items.

MOTION TO APPROVE PENNVEST PAYMENT REQUISITION NO. 28 IN THE AMOUNT OF \$29,364.38.

The Board unanimously voted on a motion by Brad Smith, and seconded by Rosanne Rodgers, approving the motion for PENNVEST Payment Requisition No. 28 in the amount of \$29,364.38 for Contract No. 21-STP1 (RE-BID).

SOLICITOR REPORT

Solicitor Nicholas stated he circulated the written report to the Board this evening. Looking at the agenda under Solicitor's Report, there are two motions this evening. The second motion was briefly touched on by the Engineer. We had a meeting with the Mount Pleasant group about applying to fund the project and it is our understanding that the only way the matter will go forward is if there is funding available. The other motion concerns a matter for executive session, and I would like to reserve that until the end of the agenda. The only other items that I have will be covered by the Authority Manager in executive session. I'd ask that the executive session contemplate the CHJA litigation and the issue of property acquisition.

Vice Chairperson Rodgers called for the motion to approve authorization for the CTMA Consulting Engineer to work with the Consulting Engineer for Mount Pleasant Township Sanitary Authority to apply for grant funding for Southview project. Mr. Smith stated he would like table this motion until we have the other members of the board present to have their input. Vice Chairperson Rodgers tabled this motion.

BUSINESS MANAGERS REPORT

Financial Reports – August 2025. Ms. Durig stated that the financial reports were included in the Board Member packet. She asked if there were any questions on the financial reports. There were no questions.

Update on the tap-in permits for the Lawrence Project. A total of 140 have been inspected. 30 tap-in permits have been issued and are waiting for inspection. There are 19 that are being held due to drawings, payment, or other issues. There is a total of 44 premises that we have received nothing. We received three phone calls from individuals stating that they have no funds to tap in.

Everyone participating in our deduct meter program has been read and the reads will be reflected on November's bill. We did a total of 129 reads. Out of those reads, there were 15 premises that had a broken meter or some other issue with their meter. Letters will be sent out to those customers at the beginning of November requesting that they have their meter checked or repaired if they want to continue participating in our program.

CDs 00-13019917 and 00-13017918 were renewed for a one-year term with an interest rate of 4.34% with an annual yield of 4.50%.

AUTHORITY MANAGER REPORT

Mr. Zrenchak provided the board with some updates and recommendations on assorted items.

OLD BUSINESS

1. The Notice of Termination for the Teodori Wastewater Treatment Plant has been completed and submitted to the PADEP. Waiting on comment from PADEP.
2. L&S Wastewater update. LSSE covered details in the Engineering Report. Working with LSSE to finalize recommendations to the board on how to proceed.
3. \$1,000,000.00 USEPA Grant update. The grant is finally closed out. The funds were transferred into the Authority's account on October 10th of this month. This grant was from Senator Casey to be used for the project.
4. The equalization tank pump at the Cherrybrook STP update. One of these pumps was replaced in April of this year and the other pump has failed. Both of those pumps were 31 years old and had a lot of damage to the volute and the impeller. Evaluating repair versus replacement and the age, it was better off to go ahead

and replace it. The replacement cost of that pump in April was \$6,413.33. There has been a 4.2% price increase, the pump is now \$6,818.00 with a four-to-six-week lead time on the pump. Pump has been ordered. Funds were included in the capital budget this year for miscellaneous pump replacement as needed. This would be a capitalized expense. We will have two new pumps at Cherrybrook.

5. The flow equalization pump control panel for Millers Run STP update. The flow equalization pump control panel alternator has been added and everything is working correctly. The pumps now alternate to give them better wear. The safety issue has been resolved where the operators do not have to go into the panel manually alternate.
6. The new trucks have been sent to the upfitters to have the safety equipment and lighting installed.

NEW BUSINESS

1. The 2023 F350 extended cab needed tires before winter. Those were installed last week. There is a technical service bulletin for a steering issue on both 2023 trucks. One truck was repaired on September 22nd. The parts are still on back order for the other truck.
2. Steeltown Residential Development has had a name change. It is now the Iron Ridge Residential Development. When the Pre-Developer Agreement was signed, it said Steeltown Residential Development. Will we have to redo that Pre-Development Agreement since the name has changed? Solicitor Nicholas stated there may be successor language in the agreement that would cover it. Authority Manager wanted to make everyone aware and keep everything in order.
3. The Developer for Silver Creek asked if CTMA would consider a Sequestered Account Agreement instead of a Performance Bond or a Letter of Credit for Phase one and two of the project. The Solicitor was contacted to see if this was done in any of the other Authorities he represents. The Solicitor stated that this type of agreement is becoming more common. The Developer did send over the agreement, and it was forwarded to our Solicitor. The Solicitor reviewed and added some additional language to the agreement. The Developer agreed with the language based on his recommendations.

Solicitor Nicholas explained that the sequestration agreement, a set aside agreement, or an escrow agreement is used in lieu of bonds. If people have the wherewithal to be able to set aside money in a bank account that is committed and that the bank agrees and it puts it in writing that that money would not be touched, it is acceptable. One of the things we look for is to make sure that that money is available on demand without having to go through any process or any approvals if it is determined that there is failure on the part of the contractor.

Mr. Smith asked the solicitor if the Authority is added to that account in some fashion. Solicitor Nicholas stated no, it is just the agreement. Vice Chairperson Rodgers stated it was just the language she was not familiar with, but a set aside agreement is becoming more common.

4. A subdivision plan was submitted to CTMA for review for 501 and 1001 Horizon View Drive. The existing sanitary lateral for 1001 Horizon View crosses onto 501 Horizon View and ties into a manhole. It was suggested that language be added to the sanitary easement for the benefit of Lot 6, which will be recorded lot number for the 1001 office building. The plan will be recorded showing this information along with the 20-foot sanitary sewer easement. The reason this was suggested is because CTMA does not allow private laterals to cross other properties but in this instance, this was an existing lateral prior to subdivision. This would stay with the land if it sold and grant access if repair or maintenance is needed.
5. The draft budget is in the process of being completed for distribution to the budget committee.

MOTION TO APPROVE, REJECT OR TABLE THE RATIFICATION OF THE SEQUESTERED ACCOUNT AGREEMENT IN LIEU OF A PERFORMANCE BOND OR LETTER OF CREDIT FOR PHASE 1 AND 2 OF THE SILVER CREEK DEVELOPMENT.

The Board unanimously voted on a motion by Brad Smith, and seconded by Rosanne Rodgers, approving the motion for ratification of the Sequestered Account Agreement in lieu of a Performance Bond or Letter of Credit for Phase 1 And 2 of the Silver Creek Development.

MOTION TO APPROVE, REJECT OR TABLE APPROVAL OF DEDICATED 20' SANITARY SEWER EASEMENT FOR SANITARY LATERAL FOR SUBDIVISION OF LOT 6 AND 7 for 501 and 1001 HORIZON VIEW DRIVE.

The Board unanimously voted on a motion by Brad Smith, and seconded by Eron Barnes, approving the motion for the dedicated 20' Sanitary Sewer Easement for Sanitary Lateral for subdivision of Lot 6 And 7 for 501 and 1001 Horizon View Drive.

REVIEW OF CORRESPONDENCE

Vice Chairperson Rodgers asked if there was any correspondence. There was no correspondence this month.

COMMITTEE REPORTS

Solicitor Nicholas stated that the committee Chairperson was away and now that they have returned, a Rules and Regulation Committee meeting can be scheduled. Vice Chairperson Rodgers stated that the Safety Manual was adopted at last month's meeting and that the Budget Committee will be meeting to review the draft budget when it is available.

PAYMENT OF EXPENSES/TRANSFER OF FUNDS ETC.

The Board unanimously voted on a motion by Brad Smith, and seconded by Rosanne Rodgers, authorized payment of expenses, reports, and transfers as follows:

- Payment of Expenses/Invoices etc.
- Employee Payroll; 941 Tax Deposit; Employee State Tax Payment

Vice Chairperson Rodgers called for comments from the floor.

Tyler Peluso, 401-403 Georgetown Road addressed the Board regarding the Lawrence Sewer project. He stated he contacted the Authority Manager about the property being a duplex. Mr. Peluso stated his understanding is at some point somebody went inside the house, separated the plumbing, and converted it into a duplex. Right now, we have one main stack and one pipe exiting the rear of the house. There is only one tap. He was under the understanding that he was going to have to pay one tap-in for \$4,500 to tap into the main sewer. The Authority Manager told him that he does have to pay two as it is a duplex. He stated the Authority Manager has been nothing but helpful through this whole process. Mr. Peluso stated if he has to pay for two taps, he wants to see two taps. He has already paid \$4500.00 for one tap, but if he has to pay another \$4,500.00 for a second one, then he wants to see another tap at the road.

Solicitor Gannon read Section 905 from CTMA's Rules and Regulations and Section 187-6 C from Cecil Township's Ordinances pertaining to this matter. The Township Ordinance goes on to say that a single house

connection will be permitted to serve a double house in which the internal plumbing way system is common to both units or is not readily separable. In such case, tap-in application shall state the condition of that house to be tapped in. Solicitor Nicholas explained that each side of a duplex would have to pay its own tap fee, which is traditionally the case in Municipal Law. The expectation is that if you have a duplex, there are two taps. Mr. Peluso's position is that since there was not a tap put on the mainline to accommodate the other half of the duplex, he does not want to pay that tap fee unless there is a tap on that line. He wants to see physically a tap on the line. What the Authority Manager and the Engineer have determined is that they can configure the line that one tap would suffice. The solution is prudent, but also consistent with CTMA Rules and Regulations and Township Ordinances. Discussion ensued between the Solicitor, the Board, the Authority Manager, and Mr. Peluso on this matter. Vice Chairperson Rodgers thanked Mr. Peluso for his comments and said the Board will take them under advisement.

MOTION FOR EXECUTIVE SESSION FOR PERSONNEL MATTERS, LITIGATION, and PROPERTY

The Board unanimously voted on a motion by Rosanne Rodgers, and seconded by Eron Barnes, to enter executive session at 7:16 PM.

The board came out of executive session at 7:45 PM.

MOTION APPROVE, REJECT OR TABLE TO DIRECT ACTION REGARDING PROPERTIES IN LAWRENCE THAT HAVE NOT YET CONNECTED.

The Board unanimously voted on a motion by Brad Smith, and seconded by Eron Barnes, approving the motion to direct action regarding properties in Lawrence that have not yet connected.

ADJOURNMENT

There being no other business, the Board unanimously voted on a motion to adjourn by Eron Barnes, and seconded by Brad Smith, the meeting was adjourned at 7:51 PM. The next regular meeting is scheduled for 6:30 P.M. Tuesday, November 18th, 2025.



Secretary