

Cecil Township Municipal Authority
Monthly Meeting
December 16th, 2025

The Cecil Township Municipal Authority held its regular monthly meeting on Tuesday, December 16th, 2025. Chairperson Eron Barnes called the meeting to order at 6:30 PM with Rosanne Rodgers, J. Craig Roach, Brad Smith, and Brady Benedetti in attendance. Also present were Attorney Romel Nicholas of Gaitens, Tucceri, and Nicholas, Larry Lennon Jr. and Alexandria Maloney of Lennon, Smith, Souleret Engineers (LSSE); Shana Durig, Business Manager, and Michael J. Zrenchak, Authority Manager.

MOTION TO APPROVE November 18th, 2025 MINUTES

The Board voted on a motion by J. Craig Roach, and seconded by Eron Barnes, approving the November 18th, 2025 meeting minutes.

ENGINEERS REPORT

Larry Lennon Jr. from LSSE gave the Board an update on the Village of Lawrence Collection System Construction Contract. Changer Order Number 4 is being prepared for issuance to the Contractor for adjustment of final quantities. No action required tonight.

Mr. Lennon gave an update on the Treatment Plant Contract. The contractor is continuing to work on punch list items, final restoration, and cleanup at both sites. Waiting for restoration schedule from the contractor for Quarry Road. No pay request for that contract tonight.

Update on Traditions of America Phase 6 and 7. Phase 7 construction continues. The contractor has requested a walkthrough to be scheduled to review completed work for Phase 6 of the project. Walkthrough is tentatively scheduled for December 18th, 2025. No bond reduction has been requested this month by the Developer.

Update on Silver Creek Development. As of December 9th, 2025 approximately 2000 linear feet of sanitary sewer line and 13 manholes have been installed. No bond reduction requested this month.

Update on the Iron Ridge Residential Development. Plan review letter No. 4 issued to Developer. Developer advised that permit for crossing of Millers Run Stream has been issued. A copy of the stream crossing permit application package has been requested from Developer. Developer has requested a material substitution for sanitary sewer crossing of the Montour Trail and crossing of the Millers Run Stream. A formal material substitution request was submitted by the Developer. A copy of that request was provided to the Board in the Engineering Report as Attachment A. Mr. Lennon said a copy of the boring permit has been requested from the Developer.

Mount Pleasant Sewer System update. This was discussed at the Rules and Regulations Committee meeting on December 10th, 2025. A project overview will be presented at the January Authority Meeting to determine how to proceed.

Update on Clifford Road Low Pressure Sewer Extension request. This was discussed at the Rules and Regulations Committee meeting on December 10th, 2025. Additional information is needed from the property owner pertaining to the proposed sewer extension within the existing utility easement.

Update on the Fleehler Plan CCTV Contract. Contractor has completed approximately 34,000 linear feet of cleaning and televising to date. Contactor has submitted Pay Request #1 in the amount of \$69,242.62. LSSE has reviewed and is recommending payment.

Update on Millers Run Pump Station Emergency Bypass Outfall Repair. The bid opening took place on December 12th, 2025. Six bids received with LM&R Excavating, Inc. being the lowest bidder in the amount of \$29,980.00. The Bid Report was provided to the Board in the Engineering Report as Attachment C.

Update on the Cherrybrook Lift Station Improvement Project. Preliminary design is underway.

L&S Wastewater Monaco Plan acquisition request update. A concept plan and preliminary costs associated with construction of a proposed lift station and force main to serve approximately 120 potential customers in the Monaco Plan was discussed during December 10th, 2025 Committee Meeting. There were concerns expressed by the Board, Authority Manager, and Engineer regarding the age and condition of the facility as well as not being able to evaluate the condition of the existing collection system that would be part of this proposed acquisition.

Tom Brown, Inc. proposed Sanitary Sewer Extension. LSSE and Authority Manager met with Property Owner on December 10th, 2025 to discuss potential sanitary sewer extension and pump station station to serve three existing commercial businesses in existing industrial park west of Teodori lift station property. LSSE to advise of requirements for dedication of proposed sanitary extension (public or private).

Grant application update. The Commonwealth Financing Board did not act on LSA Grant applications from 2024. They are expected to make award announcements at their January 2026 meeting. The Authority Manager stated that CTMA received letters of support from Senator Bartolotta's office for the 2025 LSA grant applications for the service truck procurement and the upgrade of the disinfection system with a UV system at the Cherrybrook STP. Notice of award for these grant applications is anticipated in the fall of 2026.

MOTION TO APPROVE, REJECT, OR TABLE ROBINSON PIPE CLEANING CO, INC. PAY REQUEST NO. 1 IN THE AMOUNT OF \$69,242.62 FOR WORK COMPLETED AS A PART OF CONTRACT NO. 25-S1 – 2025 CCTV PROGRAM.

The Board unanimously voted on a motion by Rosanne Rodgers, and seconded by J. Craig Roach, approving the Robinson Pipe Cleaning Co, Inc. Pay Request No. 1 in the amount of \$69,242.62 for work completed as part of Contract No. 25-S1 – 2025 CCTV Program.

MOTION TO APPROVE, REJECT, OR TABLE AWARD OF CONTRACT 25-S2 – MILLERS RUN LIFT STATION EMERGENCY BYPASS REPAIR PROJECT TO LM&R EXCAVATING, INC. IN THE AMOUNT OF \$29,980.00.

The Board unanimously voted on a motion by J. Craig Roach, and seconded by Brad Smith, approving the award of Contract 25-S2 – Millers Run Lift Station Emergency Bypass Repair Project to LM&R Excavating, Inc. in the amount of \$29,980.00.

Chairperson Barnes delayed voting on the 2026 Budget until after the Committee Reports were given.

SOLICITOR REPORT

Solicitor Nicholas stated the Rules and Regulations Committee met on December 10th, 2025 to discuss the proposed Southview project, the Monaco Treatment Plant and Collection System, review of the existing Developers Checklist, and other items pertaining to CTMA's Rules and Regulations.

Update on the CHJA Litigation. Solicitor Nicholas informed the Board that the CHJA Board has amended their By-Laws as required as part of the Settlement Agreement. There is a motion on the agenda this evening to approve, table, or reject the execution of the Settlement Agreement between the North Strabane Township Municipal Authority, the Township of North Strabane, the Township of Cecil, the Cecil Township Municipal Authority, the Township of Chartiers and the Borough of Canonsburg, the Borough of Houston, and the Canonsburg-Houston Joint Authority. Discussion ensued between the Board and Solicitor.

Update on the appointment of the Non-Voting Board Member to the Canonsburg-Houston Joint Authority. There were 2 candidates for consideration to this seat, Chad Hanley and Rosanne Rodgers. Mr. Hanley has expressed interest in filling this position. Mrs. Rodgers stated to the Board she would be fine with choosing Mr. Hanley. She expressed her concern that there must be clear communication from Mr. Hanley with the respective communities involved to make sure the information presented at the CHJA meeting is provided for review and comment each month. The Board agreed.

Update on the Iron Ridge Development. GTN worked with the Township Solicitor to secure a temporary easement for the Developer which ultimately will pass to CTMA at the conclusion and the dedication of the sewer lines. There is a motion on the agenda this evening to approve, table, or reject the execution of the Easement Agreement between the Cecil Township Municipal Authority, the Township of Cecil and Keystone 76 Development II, LLC for Parcel I.D. Nos. 140-005-00-00-0014-01 and 140-005-00-00-0018-00 in the Tax Assessment Office of the Washington County Tax Revenue Department. Solicitor Nicholas answered questions presented by the Board.

Solicitor Nicholas stated that the License Agreement that was executed between the Montour Trail Council and the Developer has some things in it that need to be clarified. There is an annual license fee of \$700.00 due to the Trail Council. More information is needed to see who will be responsible for this fee. Discussion ensued between the Solicitor and Board.

MOTION APPROVE, TABLE, OR REJECT TO AUTHORIZE THE EXECUTION OF THE SETTLEMENT AGREEMENT BETWEEN THE NORTH STRABANE TOWNSHIP MUNICIPAL AUTHORITY, THE TOWNSHIP OF NORTH STRABANE, THE TOWNSHIP OF CECIL, THE CECIL TOWNSHIP MUNICIPAL AUTHORITY, THE TOWNSHIP OF CHARTIERS AND THE BOROUGH OF CANONSBURG, THE BOROUGH OF HOUSTON AND THE CANONSBURG-HOUSTON JOINT AUTHORITY.

The Board unanimously voted on a motion by Rosanne Rodgers, and seconded by J. Craig Roach, approving the execution of the Settlement Agreement between the North Strabane Township Municipal Authority, the Township of North Strabane, the Township of Cecil, the Cecil Township Municipal Authority, the Township of Chartiers and the Borough of Canonsburg, the Borough of Houston and the Canonsburg-Houston Joint Authority.

MOTION APPROVE, TABLE, OR REJECT TO AUTHORIZE THE EXECUTION OF THE EASEMENT AGREEMENT BETWEEN THE CECIL TOWNSHIP MUNICIPAL AUTHORITY, THE TOWNSHIP OF CECIL AND KEYSTONE 76 DEVELOPMENT II, LLC FOR PARCEL I.D. NOS. 140-005-00-00-0014-01 AND 140-005-00-00-0018-00 IN THE TAX ASSESSMENT OFFICE OF THE WASHINGTON COUNTY TAX REVENUE DEPARTMENT.

The Board unanimously voted on a motion by Eron Barnes, and seconded by J. Craig Roach, approving the execution of the Easement Agreement Between the Cecil Township Municipal Authority, the Township of Cecil and Keystone 76 Development II, LLC for Parcel I.D. Nos. 140-005-00-00-0014-01 And 140-005-00-00-0018-00 in the Tax Assessment Office of the Washington County Tax Revenue Department.

BUSINESS MANAGER REPORT

Financial Reports – October 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. There are 27 properties that have paid the tap-in fee but are still in the process of connecting. We received phone calls from individuals stating that they are working on obtaining funds to tap in. There are total of 38 premises that we have not heard anything about connecting.

AUTHORITY MANAGER REPORT

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

OLD BUSINESS

1. L&S Wastewater update. LSSE covered this item in the Engineering Report. A cost estimate was provided to the Board in their monthly packet.
2. Update on the new trucks. One truck has been completed and the 2nd truck will be completed this week.
3. The 2023 F350 service bulletin for a steering issue update. Parts are still on back order.
4. The backflow preventers annual inspections have been scheduled.

NEW BUSINESS

1. Authority meeting dates for the 2026 calendar year. Are the meeting dates still going to be the third Tuesday of every month at 6:30 PM at the Township Building. If there are no changes, it is on the agenda this evening for approval to advertised in the Observer Reporter. The solicitor stated that the meeting could be held at the Authority office instead of the Township building if the Board desired to change location. Discussion ensued among the Board and consensus was to keep the meetings at the Township Building.
2. The Developer has requested to sign the Sewage Service and Construction Agreement for the Iron Ridge Residential Development. There is a motion on the agenda this evening to approve, reject or table signing the Agreement.
3. Schedule A was reviewed to update the rates for 2026. A copy was distributed to the Board for comment/questions. It is on the agenda this evening to approve, reject or table. 2026 is the final year of the multiyear rate increase.

MOTION TO APPROVE, REJECT OR TABLE SIGNING OF THE SEWAGE SERVICE AND CONSTRUCTION AGREEMENT WITH KEYSTONE 76 DEVELOPMENT II, LLC FOR THE IRON RIDGE RESIDENTIAL DEVELOPMENT

The Board unanimously voted on a motion by J. Craig Roach, and seconded by Brad Smith, approving the signing of the Sewage Service and Construction Agreement with Keystone 76 Development II, LLC for the Iron Ridge Residential Development

MOTION TO APPROVE, REJECT OR TABLE RESOLUTION 2025-07 TO UPDATE SCHEDULE A WITH 2026 RATES.

The Board unanimously voted on a motion by J. Craig Roach, and seconded by Eron Barnes, approving Resolution 2025-07 to update Schedule A with 2026 rates.

MOTION TO APPROVE, REJECT OR TABLE TO ADVERTISE THE MONTHLY AUTHORITY MEETING DATES, TIMES, AND LOCATION FOR CALENDAR YEAR 2026

The Board unanimously voted on a motion by J. Craig Roach, and seconded by Rosanne Rodgers, approving to advertise the monthly Authority Meeting dates, times, and location for calendar year 2026.

REVIEW OF CORRESPONDENCE

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

COMMITTEE REPORTS

Chairperson Barnes asked the Budget Committee and Board Members if there were any questions or concerns with the 2026 Budget as presented for adoption. Mr. Smith stated that the Budget Committee met and reviewed with the Authority Manager and Business Manager recommending adoption as presented.

MOTION TO APPROVE, TABLE, OR REJECT THE 2026 BUDGET

The Board unanimously voted on a motion by J. Craig Roach, and seconded by Rosanne Rodgers, approving the 2026 Budget.

PAYMENT OF EXPENSES/TRANSFER OF FUNDS ETC.

The Board unanimously voted on a motion by J. Craig Roach, and seconded by Brad Smith, authorized payment of expenses, reports, and transfers as follows:

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

ADJOURNMENT

There being no other business, the Board unanimously voted on a motion to adjourn by Eron Barnes, and seconded by J. Craig Roach, the meeting was adjourned at 7:36 PM. The next regular meeting is scheduled for 6:30 P.M. Tuesday, January 20th, 2026.



Secretary