

MINUTES
Cecil Township Board of Supervisors Meeting
Tuesday, September 5, 2023

Call to Order:

The Tuesday, September 5, 2023, Board of Supervisors' Regular Monthly Meeting was called to order at 7:00 pm by Board Chairperson Supervisor Cindy Fisher.

Members in attendance included:

- Supervisor Cindy Fisher
- Supervisor Frank Egizio
- Supervisor Tom Casciola
- Supervisor Ron Fleeher
- Supervisor Darlene Barni

In addition:

- Donald A. Gennuso, Township Manager
- Jacque King, Assistant Township Manager/Director of Planning
- Shawn Bukovinsky, Chief of Police
- Bill Bottorff, Director of Public Works
- Noel (Mac) McMullen, Fire Chief
- Engineer Joe Sites for Dan Deiseroth of The Gateway Engineers
- Township Solicitor Attorney Gretchen Moore
- 34 Residents in Attendance

CITIZENS' COMMENTS:

Comments will be taken at this time for any item to be voted on by the Board that appears on the agenda. General Township comments or questions will be addressed after Board of Supervisors Discussion of Old Business. **PLEASE STEP TO THE MICROPHONE AND STATE YOUR NAME AND ADDRESS FOR THE RECORD.**

Resident Kira Shirdon of 58 North DePaoli Road addressed the Board regarding Resolution #154-2023 and inquired if the Conditional Use Expiration would be changed from 1 year to 2 years with a maximum of 3 years extension. Supervisors Fisher and Casciola addressed her inquiry and explained the reasons. Additionally, Ms. Shirdon inquired about the time extension to Site Plans and if C1 Zoning Definitions would be changed this evening. Supervisor Fisher confirmed Site Plans were also extended but there would be no changes to the C1 Zoning Definitions would be changed this evening.

Resident Candie Wauthier of Elm Drive addressed the Board regarding Resolution #153-2023 and inquired if the \$5.5 million dollar bond is in addition to the \$8.3 million dollar bond taken out in 2020. Supervisor Fisher addressed her inquiry and noted this is the same process as the last bond and we need \$3.1 million to finish the Public Works Building. Supervisor Fisher noted the Bond Counsel would explain.

TO CECIL TOWNSHIP RESIDENTS:

The Cecil Township Board of Supervisors will hold their monthly meeting on Tuesday, September 5, 2023. The Meeting Agenda will be available on our website www.ceciltownship-pa.gov prior to the meeting. This meeting is open to the public.

If you are uncomfortable attending the meeting in person, we will stream the meeting live at 7:00 pm on our YouTube Channel: Cecil Township PA. The meeting agenda will be available prior to the meeting and comments about agenda items can be made via email: comments@ceciltownship.com

ANNOUNCEMENTS:

The Ladies Auxiliary is sponsoring a Family Bingo at the Cecil VFC #3, 3351 Millers Run Road, Cecil, PA on Sunday, September 17, 2022. The doors open at 11:00 am and bingo begins at Noon. Admission is \$5.00 (includes 13 games). There will be a Chinese Auction/50-50/Door Prizes. The kitchen will open at 11:00 am. Tickets on sale (CASH ONLY) at the Cecil Township Municipal Building.

Cecil Township Historical Society will hold their monthly meeting on Wednesday, September 20, 2023, at 7:00 pm in the meeting room.

Jordan Tax Service will be at the municipal building on:

- Friday, September 22, from 9 am to noon
- Wednesday, September 27, from 9 am to noon
- Friday, September 29, from 1:00 pm to 4:00 pm

to collect this year's school tax.

The Cecil Township 35th Annual Fall Festival will be held in Cecil Park on Saturday, September 30, from 11 am – 7 pm and Sunday, October 1, from 10 am to 6 pm

DISCUSSION ITEMS:

- **DISCUSS UPDATE ON PUBLIC WORKS FACILITY**
Engineer Joe Sites noted the work is progressing and the floor is scheduled to be poured on Monday.

DISCUSSION ITEMS: (continued)

- **DISCUSS UPDATE ON ZONING AMENDMENTS**

Engineer Joe Sites addressed this item noting there will be some map changes, Mixed Use Commercial & Residential to come before the Planning Commission, and normal updates from Gateway to be submitted to the Board Members prior to the October monthly meeting.

Bill Bottorff noted the Stream Improvement Project is tentatively scheduled to begin the first full week after the Fall Festival and it would take between 6-7 weeks. There are agreements in place with the down stream property owners to extend the project.

Joe Sites noted that the contractor will notify the residents regarding the North DePaoli construction and that he has been in touch with the school district regarding the construction and school bus schedule.

Supervisor Fisher noted the applicant for Cool Valley has withdrew their application; they are working on some things before coming back before the Board.

Supervisor Fleeher inquired as to the paving status of Muse School Street. Joe Sites noted they were waiting for a manhole that is scheduled to be delivered this week and once installed, paving will commence. Supervisor Fisher noted Muse School Street is owned by the school district and is a private road and the construction was not a township project. Supervisor Barni noted the complaints she has received regarding the speeding on the roads posted 25 mph and also vehicles going the wrong way on a one way street. Supervisor Fisher noted her experiences going up and down from the school. Chief Bukovinsky noted the first day of school was confusing and he had been in contact with the Director of Transportation at the school district. Additionally, he noted that he did have officers monitor the traffic the first week and things got better.

RESOLUTIONS:

#144-2023 MOTION AND A SECOND TO APPROVE THE FULL RELEASE OF FINANCIAL SECURITY POSTED FOR THE INSTALLATION OF PUBLIC AND PRIVATE IMPROVEMENTS FOR THE SANCTUARY DEVELOPMENT, A TOTAL OF \$103,735.90, AS RECOMMENDED BY THE TOWNSHIP ENGINEER.

Engineer Joe Sites addressed this item.

ALL FIVE (5) BOARD MEMBERS IN ATTENDANCE VOTED AYE.

#145-2023 MOTION AND A SECOND TO APPROVE APPLICATION #2023-0017 FOR THE GSL JUSTIN O'CONNOR PLAN LAND DEVELOPMENT. APPLICANT: JUSTIN O'CONNOR, LOCATION: 786 MORGANZA ROAD, C-1 GENERAL COMMERCIAL ZONING DISTRICT. THE PLANNING COMMISSION RECOMMENDED APPROVAL OF THIS PLAN ON JULY 20, 2023.

Engineer Joe Sites addressed this item.

ALL FIVE (5) BOARD MEMBERS IN ATTENDANCE VOTED AYE.

RESOLUTIONS: (continued)

**#146-2023 MOTION AND A SECOND TO APPROVE THE KOSKEY ANDREWS CONSOLIDATION PLAN AND SUBDIVISION PLAT – THE PLAN CONSOLIDATE AND SUBDIVIDES LAND AS A FIRST STEP IN THE APPROVED SILVER CREEK DEVELOPMENT.
FOUR (4) BOARD MEMBERS IN ATTENDANCE VOTED AYE.
SUPERVISOR BARNI VOTED NO.
MOTION PASSED WITH THE MAJORITY OF THE BOARD MEMBERS VOTING AYE.**

#147-2023 MOTION AND A SECOND TO APPROVE APPLICATION #2022-0036 RANK PLAN OF LOTS NO. 2 (SUBDIVISION) – THE PLANNING COMMISSION APPROVED THE SUBDIVISION AT THEIR AUGUST 17, 2023 MONTHLY MEETING, CONTINGENT UPON SEWAGE MODULE COMPLETION.

Engineer Joe Sites addressed this item noting it is creating 7 lots. Supervisor Casciola noted the location is off Reissing Road and the sewage module is going to the Midway Sewage Authority.
ALL FIVE (5) BOARD MEMBERS IN ATTENDANCE VOTED AYE.

**#148-2023 MOTION AND A SECOND TO APPROVE APPLICATION #2023-0028 PDV CONSOLIDATION PLAN – THE PLANNING COMMISSION APPROVED THE SITE PLAN AT THEIR AUGUST 17, 2023 MEETING.
ALL FIVE (5) BOARD MEMBERS IN ATTENDANCE VOTED AYE.**

**#149-2023 MOTION AND A SECOND TO APPROVE APPLICATION FOR PAYMENT NO. 6 FOR THE WORK COMPLETED TO DATE FOR THE CECIL TOWNSHIP PUBLIC WORKS FACILITY – GENERAL CONSTRUCTION PROJECT - IN THE AMOUNT OF \$381,452.99 TO UHL CONSTRUCTION COMPANY, INC.
FOUR (4) BOARD MEMBERS IN ATTENDANCE VOTED AYE.
SUPERVISOR BARNI VOTED NO.
MOTION PASSED WITH THE MAJORITY OF THE BOARD MEMBERS VOTING AYE.**

**#150-2023 MOTION AND A SECOND TO APPROVE APPLICATION FOR PAYMENT NO. 4 FOR THE WORK COMPLETED TO DATE FOR THE CECIL TOWNSHIP PUBLIC WORKS FACILITY – ELECTRICAL PROJECT - IN THE AMOUNT OF \$8,326.88 TO SE SCHULTZ ELECTRIC.
FOUR (4) OF THE FIVE (5) BOARD MEMBERS IN ATTENDANCE VOTED AYE.
SUPERVISOR BARNI VOTED NO.
MOTION PASSED WITH THE MAJORITY OF THE BOARD MEMBERS VOTING AYE.**

**#151-2023 MOTION AND A SECOND TO APPROVE APPLICATION FOR PAYMENT NO. 3 FOR THE WORK COMPLETED TO DATE FOR THE CECIL TOWNSHIP PUBLIC WORKS FACILITY – PLUMGING PROJECT - IN THE AMOUNT OF \$22,860.00 TO FIRST AMERICAN INDUSTRIES, INC.
FOUR (4) OF THE FIVE (5) BOARD MEMBERS IN ATTENDANCE VOTED AYE.
SUPERVISOR BARNI VOTED NO.
MOTION PASSED WITH THE MAJORITY OF THE BOARD MEMBERS VOTING AYE.**

RESOLUTIONS: (continued)

#152-2023 MOTION AND A SECOND TO APPROVE APPLICATION FOR PAYMENT NO. 2 FOR THE WORK COMPLETED TO DATE FOR THE CECIL TOWNSHIP PUBLIC WORKS FACILITY – FIRE PROTECTION PROJECT IN THE AMOUNT OF \$8,775.00 TO ALLIANCE FIRE SYSTEMS, INC. FOUR (4) OF THE FIVE (5) BOARD MEMBERS IN ATTENDANCE VOTED AYE. SUPERVISOR BARNI VOTED NO. MOTION PASSED WITH THE MAJORITY OF THE BOARD MEMBERS VOTING AYE.

At this time, Bond Counsel Attorney Sean Garin of Dinsmore & Shohl, LLP and Investment Banker Mike McCaig of Raymond James & Associates were present and addressed the Board. Mr. Garin noted that he presented Ordinance #2-2023 to the Board Members. Mr. Garin continued to explain the ordinance, the bond, and the process.

Supervisor Barni inquired as to the interest rate on the bond. Mr. Garin responded the rate would be the date the bonds are sold. Mr. McCaig confirmed the interest rate would be the date the bonds are sold. Additionally, he noted this bond will look a lot like the last one with a fixed rate for the life of issue and added that the rates in 2020 were low.

Supervisor Egizio inquired as to what is still needed for the Public Works Building. Bill Bottorff addressed his inquiry noting truck lifts, light vehicle lifts, air compressors, and for other equipment inside the building. There was discussion regarding the cost of the entire Public Works Project.

#153-2023 MOTION AND A SECOND TO APPROVE ORDINANCE #2-2023 AUTHORIZING THE INCURRING OF NONELECTORAL DEBT BY THE ISSUANCE OF GENERAL OBLIGATION BONDS, IN A MAXIMUM AGGREGATE PRINCIPAL AMOUNT OF \$5.5 MILLION DOLLARS (\$5,500,000.00); COVENANTING TO PAY, AND PLEDGING UNLIMITED TAXING POWER OF THE LOCAL GOVERNMENT UNIT FOR THE PAYMENT OF, THE BONDS; ESTABLISHING A SINKING FUND AND APPOINTING A SINKING FUND DEPOSITORY; FIXING THE FORM, MAXIMUM INTEREST RATES, MATURITY, REDEMPTION AND OTHER PROVISIONS FOR THE PAYMENT THEREOF; AUTHORIZING THE ACCEPTANCE OF A PROPOSAL FOR THE PURCHASE OF THE BONDS; AUTHORIZING A FILING OF REQUIRED DOCUMENTS WITH THE DEPARTMENT OF COMMUNITY AND ECONOMIC DEVELOPMENT; RATIFYING AND DIRECTING CERTAIN ACTIONS OF OFFICERS; AND MAKING CERTAIN OTHER COVENANTS AND PROVISIONS IN RESPECT OF THE BONDS. FOUR (4) OF THE FIVE (5) BOARD MEMBERS IN ATTENDANCE VOTED AYE. SUPERVISOR BARNI VOTED NO. MOTION PASSED WITH THE MAJORITY OF THE BOARD MEMBERS VOTING AYE.

RESOLUTIONS: (continued)

#154-2023 MOTION AND A SECOND TO APPROVE ORDINANCE #3-2023 WHICH INCLUDES SECTION 6 AND 7 OF THE ADVERTISED PROPOSED ZONING AMENDMENTS, ENTITLED: AMENDMENT TO SECTION 403, CONDITIONAL USES AND SECTION 405, SITE PLAN REVIEW APPLICATIONS TO EXTEND TIME LIMITATIONS, AND TO INCLUDE THE SAME TIME EXTENSIONS TO APPLY TO UNIFIED DEVELOPMENT ORDINANCE SECTION 404(A)(4) (VARIANCES) AND SECTION 404(B)(3) (SPECIAL EXCEPTIONS). THE BOARD RESERVES THE RIGHT TO VOTE ON OTHER SECTIONS OF THE PROPOSED ZONING AMENDMENTS AT FUTURE MEETINGS.

ALL FIVE (5) BOARD MEMBERS IN ATTENDANCE VOTED AYE.

#155-2023 MOTION AND A SECOND TO TABLE CHANGING THE ZONING OF THE ABB/KOSKY PROPERTY ALONG MUSE-BISHOP ROAD FROM BPD TO I-1.

A map was displayed on the overhead.

Supervisors Fisher and Casciola explained the zoning change and the buffer zone. Supervisor Egizio inquired as to a buffer zone along Muse School Street. There was discussion regarding a buffer zone along Muse School Street. Mr. Kosky spoke from the audience. Supervisor Casciola noted a delineation line is missing from the drawing. Supervisor Fisher requested this item be tabled to confirm the parcel numbers.

ALL FIVE (5) BOARD MEMBERS IN ATTENDANCE VOTED AYE TO TABLE THIS ITEM.

#156-2023 MOTION AND A SECOND TO TABLE CHANGING THE ZONING OF THE LEWANDOWSKI/BARNI PROPERTIES ABUTTING SOUTHPOINTE FROM R-1 TO SD.

Supervisor Fisher inquired as to the parcel numbers. She requested this item be tabled to confirm parcel numbers.

FOUR (4) OF THE FIVE (5) BOARD MEMBERS IN ATTENDANCE VOTED AYE TO TABLE THIS ITEM. SUPERVISOR BARNI VOTED NO.

MOTION PASSED TO TABLE THIS ITEM WITH THE MAJORITY OF THE BOARD VOTING AYE.

#157-2023 MOTION AND A SECOND TO TABLE CHANGING THE ZONING OF THE WEAVERTOWN FARMS/FUCHS PROPERTY ALONG ROUTE 980 FROM R-1 TO C-1.

Supervisor Fisher inquired as to the parcel numbers. She requested this item be tabled to confirm parcel numbers.

ALL FIVE (5) BOARD MEMBERS IN ATTENDANCE VOTED AYE TO TABLE THIS ITEM.

#158-2023 MOTION AND A SECOND TO APPROVE THE BOARD OF SUPERVISORS MINUTES FROM THE MONDAY, AUGUST 7, 2023, REGULAR MONTHLY MEETING.

ALL FIVE (5) BOARD MEMBERS IN ATTENDANCE VOTED AYE.

#159-2023 MOTION AND A SECOND TO APPROVE THE GENERAL FUND INVOICES FROM AUGUST 1 THROUGH AUGUST 31, 2023.

ALL FIVE (5) BOARD MEMBERS IN ATTENDANCE VOTED AYE.

RESOLUTIONS: (continued)

At this time, Supervisor Fisher stated a piece of equipment in Cecil Park broke and an estimate cost of \$10,449.74 was received to replace the broken item.

#160-2023 MOTION AND A SECOND TO ADD TO THE AGENDA TO CONSIDER APPROVAL OF THE COST OF \$10,449.74 RECEIVED FROM PLAY AND PARK TO REPLACE THE BROKEN EQUIPMENT IN THE PARK.

ALL FIVE (5) BOARD MEMBERS IN ATTENDANCE VOTED AYE.

#161-2023 MOTION AND A SECOND TO APPROVE THE COST OF \$10,449.74 FROM PLAY AND PARK TO REPLACE THE BROKEN EQUIPMENT IN THE PARK.

ALL FIVE (5) BOARD MEMBERS IN ATTENDANCE VOTED AYE.

Supervisor Egizio inquired to Bill Bottorff regarding the damaged edging around the court playground area. Bill Bottorff addressed his inquiry.

CITIZENS' GENERAL COMMENTS AND QUESTIONS:

Resident Ken Strain of 4022 Sir James Drive addressed the Board regarding the status of the sign in front of the municipal building. Supervisor Fisher addressed his inquiry noting the item will be added to the October agenda for replacement next year.

Resident Kelly Sturdivant addressed the Board regarding the rezoning and the condition of Reissing Road. Ms. Sturdivant advised the Board that she and her sister have worked on some of the issues previously talked about.

Supervisor Fisher noted that whatever Ms. Sturdivant has done is working. Supervisor Fisher also noted that PennDOT has responded and they will look into it.

Ms. Sturdivant recapped her information for the Board and noted an upcoming development at the previous Campbell's Airport in South Fayette Township and the access will be from Cecil Sturgeon Road which is close to Reissing Road and will increase traffic. Additionally, she contacted PennDOT regarding repairs to Reissing Road and other issues. Ms. Sturdivant noted she and her sister started a marketing campaign and a Facebook page "Rally for Reissing Road". There was discussion regarding necessary repairs to Reissing Road, a misplaced stop sign coming off the turnpike onto Reissing Road, and the signage on Reissing Road regarding the speed limit. Supervisor Fisher requested Ms. Sturdivant comprise a list and submit it to the Township.

CITIZENS' GENERAL COMMENTS AND QUESTIONS: (continued)

Resident Jane Worthington of 723 Wildwood Drive addressed the Board and thanked them for tabling #155-2023. Additionally, Ms. Worthington mentioned the parking problem on Wildwood Drive and the paper alley behind Wildwood Drive. Supervisor Fisher addressed her comments noting the Chief of Police could answer the on street parking question and the paper alley is a civil issue. Additionally, she requested that Wildwood Drive could possibly be made a one way streete.

Resident Dave Losko of 708 Redwood Drive addressed the Board and gave a history of the paper alley.

Resident Veronica Cross of 721 Wildwood Drive addressed the Board regarding garages and access to various properties from the paper alley.

Resident Candie Wauthier of Elm Drive addressed the Board and referenced the bond, inquired as to how much is remaining from the original bond, and the additional \$1.3 million for the equipment. Her inquiries were addressed by Supervisor Fisher and Don Gennuso.

Resident Joe Senay of 731 Wildwood Drive addressed the Board regarding vehicles parking in his driveway.

Resident Veronica Cross of 721 Wildwood Drive addressed the Board and inquired as to the process to changing an ordinance regarding the parking. Chief Bukovinsky addressed Ms. Cross' inquiry about the parking.

Supervisor Fleeher inquired to Bill Bottorff regarding the status of Youngblood's completion for the project. Bill Bottorff noted there is a pre-construction meeting scheduled for Thursday morning at 8:00 am.

Supervisor Barni inquired about an ad that was in the Observer Reporter regarding the bond. She inquired as to who submitted the ad. Don Gennuso and Supervisor Fisher noted the bond counsel wrote it and submitted the ad on behalf of the Township.

Supervisor Casciola noted to resident Candie Wauthier that the amount needed to meet the obligations of the Public Works Building is \$3.1 million.

ADJOURNMENT:

With no further business to come before the Board, the meeting was adjourned by Board Chairperson Supervisor Cindy Fisher at 8:43 pm.