

MINUTES

General Authority Board of Directors Meeting Tuesday, April 12, 2022

Members Present:

Jerry Andree, Secretary
Richard Hadley, Chairperson
Daniel Santoro, Asst. Sec./Treas.

Staff Present:

Sandy Burnside
Lori Coon
Vanessa Gleason
Ron Henshaw
Greg Hoover
Michael Malak
Tim Schutzman
Michael Witherel

Call to Order

1. Pledge of Allegiance

Chairman Hadley called the virtual/in person meeting, conducted via Microsoft Teams, to order at 10:00 a.m. in Conference Room 2403 of the Cranberry Township Municipal Center, 2525 Rochester Road, Cranberry Township, PA. An audio recording of the salute to the flag was played.

2. Roll Call

When the meeting was called to order, a quorum consisted of Chairman Hadley, Secretary Andree, and Assistant Secretary Santoro.

3. Public Comment

There was no public comment for this meeting.

4. Reorganization of the Board:

Current Officers:

- a. Chairman - Dick Hadley

- b. Vice Chairman - James Lopresti - Resigned
- c. Secretary - Jerry A. Andree
- d. Treasurer - Bettelou Bertoncello
- e. Assistant Secretary/Treasurer - Dan Santoro

Motion to appoint the following slate of officers:

Chairman - Dick Hadley
 Vice Chairman- Jerry Andree
 Treasurer – Bettelou Bertoncello
 Secretary – Daniel Santoro

VOTING

Motion by: Jerry Andree
 Second by: Daniel Santoro

Member	YES	NO	ABSTAIN
Richard Hadley	X		
Jerry Andree	X		
Daniel Santoro	X		

Motion Carried

- 5. Motion to reappoint Witherel & Associates as Solicitor.

VOTING

Motion by: Richard Hadley
 Second by: Jerry Andree

Member	YES	NO	ABSTAIN
Richard Hadley	X		
Jerry Andree	X		
Daniel Santoro	X		

Motion Carried

Old Business

There was no old business for this meeting.

New Business

- 6. Property Purchase -1172 Freedom Road

The Authority authorized the purchase of 1172 Freedom Road by the Township as part of the approved 2021 stormwater management program and budget. The property was needed as part of a comprehensive multi-phase, multiyear stormwater management improvement project in the Sun Valley/Laporte/Greenwood Drive area of the Township. Since the acquisition of the property, a private development entity has approached the Township and Authority to acquire the property for its development purposes in exchange for completing the Authorities stormwater project and a negotiated purchase price. The overall approach would result in significant savings for the Authority in completing the project. In order to complete the project the Authority must enter into an agreement with the Developer for completion of stormwater project and sale of the property.

Motion to approve the acceptance of the transfer of the property at 1172 from

Cranberry Township to the Cranberry Township General Authority.

Lucas Martsolf provided an overview of the acceptance of the property for the purpose of stormwater management improvements.

Vice Chairman Andree asked if there were any problems with the developer's agreement.

Ron Henshaw responded all parties were in agreement.

Vice Chairman Andree explained the agreement with the developer will create significant savings in the improvement of the stormwater system.

Secretary Santoro asked if the General Authority will still need to do stormwater improvements in the Sun Valley Plan.

Tim Schutzman responded improvements will still need to be made but are less significant through this private-public partnership.

Mr. Henshaw responded that instead of a pond, we will be receiving a stormwater management system.

VOTING

Motion by: Richard Hadley

Second by: Jerry Andree

Member	YES	NO	ABSTAIN
Richard Hadley	X		
Jerry Andree	X		
Daniel Santoro	X		

Motion Carried

7. Freedom Road Management LLC. – Stormwater agreement and property sale.

Motion to authorize entering into an agreement with Freedom Road Management, LLC for the sale of 1172 Freedom Road in exchange for \$200,000 and the completion of the stormwater improvement project as required in the agreement.

Vice Chairman Andree asked about the original budget.

Secretary Santoro stated the original budget is \$300,000 for the property and \$500,000 for construction.

Chairman Hadley asked what happens if deal falls through with the developer.

Michael Witherel stated the transfer of the deed is dependent upon completion of the project.

Vice Chairman Andree asked if the developer's financing approved.

Michael Witherel said since the agreement was signed off, it is clear and executed.

VOTING

Motion by: Daniel Santoro

Second by: Jerry Andree

Member	YES	NO	ABSTAIN
Richard Hadley	X		

Jerry Andree	X		
Daniel Santoro	X		

Motion Carried

8. Projects Updates

Engineering will provide updates on the following projects:

- a. Glen Eden Stream Restoration (Design)
- b. Community Park Stream Restoration (Construction)
- c. Fox Run Stormwater Study, attached
- d. Southwest Region Stormwater Study (Sun Valley, Woodlands, Freedom Woods)
- e. Chadbourne Culvert Rehabilitation
- f. Sun Valley Utility Upgrades (Sewer, Water & Storm)

a. Glen Eden Stream Restoration (Design)

Tim Schutzman stated there is 7,000 feet of stream preliminary design restoration completed and Engineering will be meeting and reviewing with the HOA's on the current situation.

Mike Malak stated an on-site walk through with DEP has been completed.

Tim Schutzman stated the project will be completed by September and authorization to bid presented to the BOS in the 4th quarter.

Secretary Santoro asked the estimated cost of the restoration.

Tim Schutzman stated in the "millions".

Secretary Santoro then stated that between \$.5 million and \$2.5 million.

Vice Chairman Andree asked if there were any options since the cost is way above the streambank budget.

Tim Schutzman stated they are working with a consultant.

Chairman Hadley asked if there were any grant funds available.

Mike Malak stated they will look to DCNR for grants.

b. Community Park Stream Restoration (Construction)

Tim Schutzman stated DEP permit has been received. Public Works will be doing the grading and will start work on the area after Community Days. We will be bidding out the wetland planting.

Secretary Santoro stated that a grant for \$131,000 has been received from DCNR.

c. Fox Run Stormwater Study

Tim Schutzman stated that the project has been awarded to PVC. They are currently collecting information and will start on field work in May. The study should be done in August.

d. Southwest Region Stormwater Study (Sun Valley, Woodlands, Freedom Woods)

Tim Schutzman stated that the project has been awarded to PVC. They are currently collecting information and will start on field work in May. The study should be done in August.

e. Chadbourne Culvert Rehabilitation

Tim Schutzman stated that the multi-plate bottom rusted out of the pipe. Shotcrete is being used to repair the pipe. PVC was awarded the field work on this project to be complete by the end of April Permit to DEP as quick as possible to make the repair. Anticipate to have bids out in July.

f. Sun Valley Utility Upgrades (Sewer, Water & Storm)

Tim Schutzman stated the project is to replace storm sewages, water and sanitary sewer lines. This will be out for bid in May. Rolling Road stream restoration will be included in this project.

Mike Malak stated that Engineering will have a presentation with the residents in the area.

Tim Schutzman stated Rolling Road will be impacted throughout the project.

Vice Chairman Andree stated Fox Run and Sun Valley are priority projects.

Tim Schutzman stated the estimate of \$1.4 million includes 90% stormwater management.

9. Stormwater Maintenance Activities

The staff will review the 2021-2022 Stormwater Maintenance Activities, Accomplishments, and Goals in the attached summary report.

Approval of Minutes

10. Meeting Minutes

Motion to approve the Meeting Minutes of October 13, 2021.

VOTING

Motion by: Richard Hadley
Second by: Daniel Santoro

Member	YES	NO	ABSTAIN
Richard Hadley	X		
Jerry Andree	X		
Daniel Santoro	X		

Motion Carried

Payment of Invoices

11. Motion to approve the payment of the attached bill list.

VOTING

Motion by: Richard Hadley
Second by: Jerry Andree

Member	YES	NO	ABSTAIN
Richard Hadley	X		
Jerry Andree	X		
Daniel Santoro	X		

Motion Carried

Reports

12. Review Financial Reports

- a. Budget & Balance Sheets (attached report - Munis)
- b. Stormwater Fee Collection Report (attached spreadsheet - Munis)

Vanessa Gleason provided an overview of the financial reports.

Vice Chairman Andree asked the fund balance.

Ms. Gleason stated the fund balance is \$1.4 million.

Additional business pertinent to the Authority

There was no additional business for the meeting.

Adjournment

13. Motion to Adjourn

The meeting was adjourned at 10:40 a.m.

VOTING

Motion by: Richard Hadley
Second by: Daniel Santoro

Member	YES	NO	ABSTAIN
Richard Hadley	X		
Jerry Andree	X		
Daniel Santoro	X		

Motion Carried

Respectfully submitted,

Sandy Burnside
Recording Secretary