

MEETING MINUTES WORK SESSION
NORTH SEWICKLEY TOWNSHIP WATER AUTHORITY
September 19, 2019

Roll Call	Chairman, David Weber, opened the Regular Business meeting at 7:00 pm. Present were Jerry Sadler, Ken Chute, Emmett Santillo, Jerry Bilkey, Manager, Lisa Crespo, Visitor John Axtell, Bryan Wright and Stephanie Young were also present. Engineer, Jeff Frye was absent.
Pub/Input	None
Visitor	Bryan Wright with Goldenrod Developments informed the Board that the construction was completed in the Goldenrod Development and bacteria testing had been done and passed. He would like the Board to approve releasing the mortgages held for the project and entering the 18 Month Maintenance Bond period. It is the recommendation of Solicitor, Myron Sainovich and Engineer, Jeff Frye to release the mortgages, pending the receipt of the updated As-Built Drawings. Motion by Emmett Santillo and seconded by David Weber to release the mortgages for Goldenrod Meadows, upon the Authority receipt of the updated as-built drawings, per Engineer Jeff Frye. Five ayes, motion carried. Ed Lowry with Berkshire Hathaway also attended the meeting and presented the nine page sellers disclosure for completion to list 590 Mercer Road for sale. Emmett Santillo would like to see the commission percentage lowered from 7%, Mr. Lowry does not want to lower the rate and explained that he has it lowered for the commercial rate as it is. Motion by Emmett Santillo and seconded by Ken Chute to give Manager, Lisa Crespo, permission to complete and sign the necessary paperwork to complete the sellers disclosure paperwork for 590 Mercer Road. Five ayes, motion carried.
Meeting Minutes	Motion by Emmett Santillo and seconded by David Weber to approve the Regular Business Meeting Minutes dated August 15, 2019. Five ayes, motion carried.
Bills For Board Approval	The bills were presented to the Board for review. Bills totaling \$66,607.56 were presented for review/approval. Motion by Emmett Santillo and seconded by Ken Chute to approve payment of all bills. Five ayes, motion carried. Discussion on the high Penn Power bill at 590 Mercer Rd. Lisa informed the Board the A/C was turned down at the building based on a discussion with Arthur. Lisa will check in on this again to be sure. The Board would like the temperature of the building to be left between 55 and 60 degrees through the winter. Emmett reminded the Board about the dumpster that is at the Township building and he would like to Water Authority to remove contents from 590 Mercer Rd. in preparation for sale of the building.
Budget Review	Presented was the Budget for review from August 2019. Discussion on the budget.
Engineers Report	Discussion on the Engineers report provided by Jeff Frye (absent) that he and Lisa discussed prior to the meeting. Jeff spoke with Allison Construction and they are not willing, as a sub-contractor, for the line relocation, to pay for any part of the damages from the water line break on Chapel and Route 65 in front of Shakespeare's. Emmett Santillo would like to see the total cost of the repairs to get an idea of the costs. Jeff Frye is going to follow up with PennDOT to see if there is a maintenance bond on the project that would reimburse the water Authority for the time and costs in the repairs.
Solicitors Report	None
General Reports	Presented was the Water Loss in Gallons for August 2019, the employee activity reports, the balance sheet and the Authority Magazine.

Old Business	<p>Lisa updated the Board that Seeger Construction completed the wall of the 590 Mercer Road Garage. Lisa updated the Board that T.S. Elliott has the equipment on order for the security of the water towers and the buildings. Ed Lowry spoke during the visitor section of the meeting and covered the update of the sale of 590 Mercer Road. Lisa informed the Board that we are still working on plotting the water breaks and connecting with Michael Baker to schedule the meeting regarding GIS.</p>
New Business	<p>Discussion on the purchase of the mini excavator. Lisa advised the Board that the Township paid \$34,229.41 for the Water Authority backhoe. Lisa informed the Board that two products, Bobcat and Caterpillar, were demoed by the Water Authority and the Water Authority employees preferred the service that Caterpillar provided at the time of the demo. Jerry Bilkey asked if we check in to Deer and Kobuta. Emmett explained to the Board that he would like to finance the cost of the Caterpillar and he would like a machine that the employees want to use. Emmett would like to see interest rates and terms for financing. Emmett wants to know if and how much an extended warranty would cost. Ken Chute would like to know what the response time for on-site repairs are. Motion by Emmett Santillo and seconded by Ken Chute to purchase a mini excavator from Caterpillar, pending the questions above are answered and satisfactory to the Board. Five ayes, motion carried.</p> <p>Discussion on Dennis States working full time with the Authority. The Board feels that in the summer months, as many hours as needed is good but December through February 16 hours is permissible. Motion by Emmett Santillo and seconded by Jerry Bilkey to permit Dennis States to work hours based on necessity, at the Manager's discretion, in the spring and summer months (March - November) and is approved for 16 hours weekly in the winter months (December - February). Should the need for additional hours come up, as per the managers discretion Dennis can be called out to work beyond the 16 approved hours for the week. Five ayes, motion carried</p>
Announcements	None
Adjournment	Motion by Emmett Santillo and seconded by David Weber to adjourn the meeting at 7:34 pm. Five ayes, motion carried

Lisa A. Crespo, Authority Manager

October 17, 2019