

**PETERS TOWNSHIP  
SANITARY AUTHORITY**

111 BELL DRIVE  
McMURRAY, PA 15317-3415  
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James J. Miskis, Manager  
Mark A. Chucuddy, Asst. Manager  
Gary A. Parks, Special Projects Manager  
Patricia L. Mowry, Financial Controller  
Diane L. Gregor, Administrative Assistant

**AGENDA**

**REGULAR MEETING**

**June 14, 2011**

**ROLL CALL:**

**REVIEW OF MINUTES FOR APPROVAL:** Minutes of May 10 & 24, 2011

**VISITORS:**

1. John Kamin, Kamwood Realty, LP regarding proposed rezoning of Galley Road/Waterdam property

**SOLICITOR'S REPORT:**

**ENGINEER'S REPORT:**

**MANAGER'S REPORT:**

**ASSISTANT MANAGER'S REPORT:**

**SPECIAL PROJECTS MANAGER REPORT:**

**CORRESPONDENCE FOR THE BOARD'S INFORMATION:**

**FINANCIAL CONTROLLER'S REPORT:**

**FINANCIAL STATEMENT REVIEW:** Month ending May 31, 2011

**PAYMENT OF BILLS & REQUISITIONS:**

**OTHER BUSINESS:**

1. Developer's Construction Agreement with Eddy Land Company for The Crossing Six Revised subject to delivery of performance security.
2. Execution of H2O PA Grant for Valley View Drive Sanitary Sewer Project

**ADJOURNMENT:**

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**REGULAR MEETING**

**June 14, 2011**

**ROLL CALL:**

The regularly scheduled meeting of the Peters Township Sanitary Authority was called to order at 7:10 p.m. by the Chairman. Board members present were G. Robert Jacobs, Eric S. Grimm, and David G. Blazek. Also present were Bradley Bassi, Solicitor, Jason E. Stanton, Lennon Smith Souleret Engineering, Inc. (LSSE), James J. Miskis, Manager, Mark A. Chucuddy, Assistant Manager, and Patricia L. Mowry, Financial Controller. Absent from meeting was Michael P. Crall and Terrence G. Byrne, Board Members.

**APPROVAL OF MINUTES:**

A Motion was made by Mr. Grimm seconded by Mr. Blazek to approve the minutes of May 10 and May 24, 2011 meetings as prepared by Patricia Mowry, with minor corrections. The Motion carried unanimously.

**VISITORS:**

1. Jake Moore, a local Boy Scout - RE: Observation of meeting.

**SOLICITOR'S REPORT:** Copy on file.

Mr. Bassi gave the status for the gas lease for the Authority's property on Church Hill Road. Mr. Bassi indicated it would cost \$750 to perform a title search of the property in order to determine the status of the 1913 lease. To date there has been approximately \$2,000 expended in legal fees negotiating a lease. There was a discussion regarding the cost benefit of continuing to expend legal fees.

A Motion was made by Mr. Blazek seconded by Mr. Grimm to authorize Mr. Bassi to perform a title search on 974 Church Hill Road for an amount of \$750. The Motion carried unanimously.

Mr. Bassi indicated the Solicitor's opinion letter regarding the use of public funds for a pilot program can be released to the public for the purpose of evidencing the legal support for the proposition that the use of the funds, within the parameters discussed in the opinion letter, is legally supportable.

**VISITORS:**

2. Woodrow Welsh, Developer & Samuel Kamin, Developer's Attorney  
RE: Request of re-zoning of the Galley Road/Waterdam property

Mr. Welsh and Mr. Kamin requested the Authority withdraw its objections to the Township Planning Commission regarding the re-zoning of the referenced property from C-4, Transitional

Commercial to R-2 Multi-Family and to allocate eight more taps, which would allow for the construction of 17 residential building units.

Mr. Miskis gave an overview of the location of the property, previous sewage planning/approval from the Developer in 2007. Previous approval was through the sewage planning process, and PaDEP which approved the construction of two office buildings with an allocation of 2,000 gallons per day, equivalent to 5 EDU's. In addition, the Developer agreed to relocate of the Giant Oak Interceptor, which is traverses the middle of the property. The Developer failed to execute the Developer Construction Agreement within one year; therefore the Authority withdrew its offer to re-locate the interceptor. The development has had no activity since, with the exception of grading. The Developer is now proposing that the property be re-zoned from C-4 Transitional Commercial to R-2 Multi Family. Mr. Miskis indicated C-4 is generally office space and low impact commercial establishments and generates the least amount of sewage generation of all the zoning areas. The average R-2 zoning water consumption, based on the Authority's billing records is 12 times greater than C-4.

Mr. Miskis indicated the Authority sent a letter to the Peters Township Planning Director opposing the re-zoning because of the projected organic overload at the Donaldsons Crossroads Treatment Plant. There is not enough reserved capacity to divert capacity for re-zoning. Any re-zoning to a higher density at this time would create a demand on the system that does not currently exist. The treatment plant is limited by the organic capacity available and the reserved capacity that is available would have to be diverted from other land developments already approved through the sewage planning process, and allocated to this unplanned development. Mr. Miskis indicated the Donaldson Crossroads Treatment tap management plan was implemented to manage the capacity until the treatment plant can be expanded, scheduled for 2015.

There was a lengthily discussion and several alternatives were proposed. Mr. Welsh agreed to phase the construction of the residential units over a period of three years; in essence this would mirror the DC plant expansion schedule. Mr. Miskis indicated because of the change of units and the phasing requirements that new sewage a facility planning has to be done and should be noted on the land development plan that regardless of any agreements no taps are guaranteed. Mr. Miskis indicated that previous planning for the office buildings grinder pumps were required and that the residential homes may have to utilize grinder pumps as well. Mr. Stanton indicated the interceptor capacity issue will need to be resolved through the memorandum of understanding with the Developer.

A Motion was made by Mr. Blazek seconded by Mr. Grimm to withdraw the Authority's objection for re-zoning, subject to the Developer phasing the construction of the building units over a three-year period, subject to execution of a memorandum of understanding and submission of a sewage planning module. The memorandum shall include the phased three year construction schedule. The allocation would be a maximum of 7 units the first year (2011), 7 units the second year, and 3 units in the third year. The Authority would allow carry over subject to any PaDEP restrictions. The Motion carried unanimously.

**ENGINEER'S REPORT:** Copy on file.

Mr. Stanton indicated the application for the Special Exception request for the Donaldson Crossroads plant expansion project was filed and the Zoning Hearing is scheduled for June 21, 2011. Mr. Stanton and Mr. Miskis attended a pre-application meeting with Mr. Zuk, Township Planning Director and a presentation was given to the Planning Commission on June 9, 2011. The Planning Commission indicated they will make a favorable recommendation to the Zoning

Hearing Board, subject to the following conditions; 1) final site approval be obtained by the Planning Commission, 2) all of the proposed mitigation in the Plan be implemented (odor control, screening, noise, etc.), 3) the Special Exception will expire in 3-years from the date issued, if the project is not initiated prior to then.

Mr. Stanton reported most of the permits for the Valley View Sewer Extension will be issued by the end of the month, and the Part II permit will be applied for this week. The final design was completed and awaiting Management's review. The revised future EDU technical memorandum and updated construction cost were submitted to Management. The construction will be separated into two contracts in order to provide service to the Township's restroom park facilities. Mr. Stanton requested approval to bid the Contract 11-S1 for part of Component A that has an estimated construction cost of \$146,000.

A Motion was made by Mr. Grimm seconded by Mr. Blazek to authorize LSSE to bid the Valley View Sewer Extension Contract 11-S1 for part of Component A. The Motion carried unanimously.

Mr. Stanton requested approval of an amendment to the Valley View Service Order Request to include bid phase and construction management services. Mr. Miskis recommended approval of the service orders.

A Motion was made by Mr. Blazek seconded by Mr. Grimm to approve the Valley View Sewer Extension Service Orders for Contract 11-S1 as follows; Service Order 273-039-13 Bidding Phase Services, amount to not exceed \$4,500, 273-039-14 General Project services, amount not to exceed \$6,500, 273-039-15 Resident Project Services, amount not to exceed \$11,200, 273-39-16 Record Drawing Preparation, amount not to exceed \$1,200, for a total amended amount of \$23,400. The Motion carried unanimously.

Mr. Stanton indicated the updated Bubble Diagram to be used to establish priority areas for the building lateral wet weather program will be submitted by the end of June.

**MANAGER'S REPORT:** Copy on file.

Mr. Miskis indicated the Donaldson Crossroads Treatment Plant has now exceeded the design organic loading two months in a row this year, April and May.

Mr. Miskis reported he authorized the following LSSE Service Order Requests, Service Order Request 273-43 for Brush Run WPCP Hydraulic Capacity Re-rating for an amount to not exceed \$6,000, and 273-44 for an in-depth work sessions with Management for an amount not to exceed \$3,000.

Mr. Miskis reported the Authority received the H2O PA grant agreement for the Valley View Sewer Extension project in the amount of \$225,000 and recommended execution.

A Motion was made by Mr. Grimm seconded by Mr. Blazek to authorize the Chairman to execute the H2O PA grant agreement with the Commonwealth Financing Authority for the grant funds in the amount of \$225,000. The Motion carried unanimously.

Mr. Miskis reported the final letters for the Friar Lane area building lateral pilot program have been mailed to the selected property owners. The Township was sent a copy for review and comment prior to it being mailed to the residents.

Mr. Miskis reported Mr. Bassi recommended against acceptance of the Developer's proposed set aside agreement for the required performance security for the Crossing Six Revised. The Developer agreed to provide an irrevocable letter of credit for the required security, and has done so. Mr. Miskis recommended approval of the Developer's construction agreement.

A Motion was made by Mr. Blazek seconded by Mr. Grimm to approve the Developer agreement with Eddy Land Company for the Crossing Six Revised. The Motion carried unanimously.

Mr. Miskis provided a review of the sources of funds for the Valley View Sewer Extension project. Component A was budgeted for in the 2011 Capital Plan and was reported as the Authority's match for the H2O and LSA grant applications. The H2O PA grant application specified the grant to be allocated to Component C; however the LSA grant application did not specify were to allocate the grant funds. Mr. Miskis presented different allocation options for Components B & C for the LSA grant funds in the amount of \$300,000. The Board directed Management to allocate the majority of the grant funds to Component C and a small portion to Component B, in order to keep the special purpose tapping fees affordable to the residents, being compelled to connect to the sewer extension.

Mr. Miskis report the Township granted the Right-of-Way to the Authority in order to extend the sewers to Valley View Drive. The Right of Way will traverse under Arrowhead Trail and into Peterswood Park, which will allow the park to connect sewers to the new restroom /concession building in the park expansion.

A Motion was made by Mr. Grimm seconded by Mr. Blazek to execute the Peters Township Right-of-Way agreement. The Motion carried unanimously.

Mr. Miskis reported as part of the Valley View Sewer Extension project the property owner of 320 Sugar Camp Road granted a permanent easement and a temporary easement on their property based on the recent sewer design. There is an existing easement in a different area of the property that the Authority will no longer have a use for, therefore Management recommended the Authority relinquish that easement, which was part of the right of way negotiations with the property owner.

A Motion was made by Mr. Grimm seconded by Mr. Blazek to relinquish the easement on the O'Hare property located at 320 Sugar Camp Road. The Motion carried unanimously.

**ASSISTANT MANAGER'S REPORT:** Copy on file

Mr. Chucuddy reported several software patches have been installed to the Brush Run SCADA system and most of the issues have been resolved.

Mr. Chucuddy reported the E. McMurray/Center Church intersection PaDOT project is tentatively scheduled for an August Bid.

Mr. Chucuddy reported the most cost effective option for 139 Pleasant View Drive emergency repair would be to incorporate the repair with Component A of the Valley View Sewer Extension. The repair would be done as a change order to the contract, provided favorable pricing is obtained.

Mr. Chucuddy reported the contract with Waste Management will expire on October 24, 2011 for sludge disposal. The tentative schedule is to advertise for sludge disposal services in June, with the contract awarded at the July's Board meeting.

Mr. Chucuddy reported there have been several deficiencies with the manhole rehabilitation project that was completed during 2007/2008/2009. The contractor, Robinson Pipe, has completed field inspections of all manholes involved in the rehabilitation, and in conjunction with the product manufacturer, will correct all deficiencies.

Mr. Chucuddy reported that the specifications for the 2011 sanitary sewer rehabilitation project are almost completed and will be advertised in June, with the contract awarded at the July's Board meeting.

**SPECIAL PROJECTS MANAGER'S REPORT:** Copy on File

**CORRESPONDENCE FOR THE BOARD'S INFORMATION:** Copy on file

**FINANCIAL CONTROLLER'S REPORT:** Copy on file

**FINANCIAL STATEMENT REVIEW:** Month ending May 31, 2011.

**PAYMENT OF BILLS & REQUISITIONS:** Copy on File

A Motion was made by Mr. Grimm and seconded by Mr. Blazek to approve disbursements in the amount of \$200,593.98 from the following funds:

<u>Fund</u>	<u>Disbursement</u>	<u>Total</u>
Operating	Checks: 19414-19497	\$72,635.73
Payroll	Transfer from Operating to Payroll fund	\$ 70,000.00
Developer	Checks	\$27,349.86
Developer	Transfer to Operating	\$3,578.42
CIRF	Transfer to Operating & Req. 98-11	\$27,029.97
	<b>Total</b>	<b>\$200,593.98</b>

The Motion carried unanimously.

**OTHER BUSINESS:**

A Motion was made by Mr. Blazek and seconded by Mr. Grimm to adjourn the meeting at 9:55 p.m. The Motion carried unanimously.

Respectfully Submitted,

Patricia L. Mowry

## MOTIONS SUMMARY

<b>MOTION NO.</b>	<b>MOVED</b>	<b>SECOND</b>	<b>MOTION SUMMARY TABLE</b>	<b>VOTE</b>
1	Grimm	Blazek	Approve Minutes of the May 10 & May 24, 2011 meetings	Approved
2	Blazek	Grimm	Authorize Solicitor to perform a title search on 974 Church Hill Road for an amount of \$750	Approved
3	Blazek	Grimm	Approve to withdraw PTSA's objection for re-zoning of the Galley Road/Waterdam property subject to the Developer phasing the construction of the building units over a three year period, subject to execution of a memorandum of understanding and submission of a sewage planning module	Approved
4	Grimm	Blazek	Authorize LSSE to bid Valley View Sewer Extension Contract 11-S1 for part of Component A	Approved
5	Blazek	Grimm	Approve Valley View Sewer Extension Service Orders for Contract 11-S1.	Approved
6	Grimm	Blazek	Approve to execute the H2O PA Grant Agreement with Commonwealth Financing Authority for the grant funds in the amount of \$225,000	Approved
7	Blazek	Grimm	Approve Developer Agreement with Eddy Land Company for The Crossing Six Revised, subject to delivery of the performance security	Approved
8	Grimm	Blazek	Approve to Execute the Peters Township Right-of-Way Agreement	Approved

9	Grimm	Blazek	Approve to relinquish the easement on the O'Hare property located at 320 Sugar Camp Road	Approved
9	Grimm	Blazek	Approve disbursements in the amount of \$200,593.98	Approved
10	Blazek	Grimm	Adjourn the Meeting at 9:55 p.m.	Approved