



PETERS TOWNSHIP SANITARY AUTHORITY

111 Bell Drive, McMurray, PA 15317
PHONE 724.941.6709 FAX 724.941.2283

www.ptsaonline.org

AGENDA

REGULAR MEETING

May 10, 2023

ROLL CALL:

MINUTES FOR APPROVAL: Minutes of April 12, 2023

VISITORS: Michael Galet – Gateway Engineers (Waterdam Galley Multifamily Development)

SOLICITOR'S REPORT:

ENGINEER'S REPORT:

MANAGER'S REPORT:

OPERATIONS MANAGER'S REPORT:

FINANCIAL CONTROLLER'S REPORT:

FINANCIAL STATEMENT REVIEW: Month ending April 30, 2023

PAYMENT OF BILLS & REQUISITIONS:

OTHER BUSINESS:

1. Approval of HRG Service Order for New Castle Developer Development
2. Discussion of cost sharing proposal from Waterdam Galley Road Apartments
3. Executive Session to Discuss Land Issues
4. Approval of Amendment to Easement for 103 Diamond Drive and 1007 Sheriffs Court

ADJOURNMENT:



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REGULAR MEETING

May 10, 2023

The regularly scheduled meeting of the Peters Township Sanitary Authority was called to order at 7:00 p.m.

Board Members present: Eric S. Grimm, Robert L. Burns, Joseph A. Wells, and John A. Banaszak.

Absent from Meeting: Rebecca W. Kaminsky

Also present: Enoch E. Jenkins, Manager, Patricia L. Mowry, Financial Controller, CharLee Rosini, Solicitor, Chad Hanley P.E., HRG Engineers Inc.

Absent from Meeting: Mark A. Chucuddy, Operations Manager

APPROVAL OF MINUTES:

Motion: To approve the minutes of the April 12, 2023 Board Meeting.

Moved by Mr. Banaszak, Seconded by Mr. Burns

Vote: Motion carried by unanimous vote (summary: Yes = 4)

Yes: Eric S. Grimm, Robert L. Burns, Joseph A. Wells, and John A. Banaszak

VISITORS:

- 1) Michael Galet – Gateway Engineers representing the Waterdam Galley Multifamily Development

Mr. Galet presented an overview of the proposed development. There are five multi-units proposed for a total of 180 units. They are in the sewage facilities planning process. The previous Developer in 2019 had site plans that required the relocation the sewage line. The Developer was to pay the total cost of the relocation and upsizing the sewer line. The plan did not go forward and the property was sold to the current Developer. The current design does not require relocation of the sewer line, however, the line still needs to be replaced and upsized in capacity. The Board will review Gateway's letter and Management will reach out to the Developer before the next meeting in regards to cost sharing.

SOLICITOR'S REPORT: Copy on File.

Ms. Rosini reported the Solicitor's Opinion letter was sent to the Auditors for the annual audit.

ENGINEER'S REPORT: Copy on file.

Mr. Hanley reported on the status of the Deerfield Manor/ Links View Drive project. The Contractor has proposed an alternative construction plan that would not require any property disturbances. Management and Mr. Hanley reviewed the alternative alignment felt it would be all parties' best interest; however, an additional easement will be needed from the property owner. Management will reach out to property owner in hopes to gain the additional easement.

MANAGER'S REPORT: Copy on file.

Mr. Jenkins reported there were two request from property owners to amend their original sewer easements on their property. Management reviewed the proposed infringements on the easements and recommended approval of the amendments.

Motion: To approve amendment to the easement for 103 Diamond Drive

Moved by Mr. Burns, Seconded by Mr. Wells

Vote: Motion carried by unanimous vote (summary: Yes = 4)

Yes: Eric S. Grimm, Robert L. Burns, Joseph A. Wells, and John A. Banaszak

Motion: To approve amendment to the easement for 1007 Sheriffs Court

Moved by Mr. Burns, Seconded by Mr. Banaszak
 Vote: Motion carried by unanimous vote (summary: Yes = 4)
 Yes: Eric S. Grimm, Robert L. Burns, Joseph A. Wells, and John A. Banaszak

Mr. Jenkins reported the status of the Crestview Acres portion of the 2022 Sewer Infrastructure Rehabilitation Project. There have been some conflicts with the locations of the existing sewer line and private connections. To identify potential conflicts of the existing private building sewers, management has directed HRG to engage Insight Pipe Inc. to verify the locations and connections of the existing building laterals for inclusion in the final design.

OPERATIONS MANAGER’S REPORT: Copy on File

FINANCIAL CONTROLLER’S REPORT: Copy on File

Ms. Mowry reported on the New Castle developer for the Operations manager report and recommended approval of HRG’s service order.

Motion: To approve HRG’S Service Order 0464.001-04 for the New Castle Development to be paid from the Developer’s escrow in the per diem amounts; developer review \$4,000, Construction Administration \$3,500, Construction Observation \$18,000, As-Built \$4,000 for a total \$29,500.

Moved by Mr. Burns, Seconded by Mr. Wells
 Vote: Motion carried by unanimous vote (summary: Yes = 4)
 Yes: Eric S. Grimm, Robert L. Burns, Joseph A. Wells, and John A. Banaszak

Ms. Mowry reported the financial audit is in draft form and should be delivered by the next meeting.

FINANCIAL STATEMENT REVIEW: Month ending April, 2023.

PAYMENT OF BILLS & REQUISITIONS: Copy on File

Motion: To approve disbursements in the amount of \$304,808.62 from the following funds:

Moved by Mr. Wells, Seconded by Mr. Banaszak
 Vote: Motion carried by unanimous vote (summary: Yes = 4)
 Yes: Eric S. Grimm, Robert L. Burns, Joseph A. Wells, and John A. Banaszak

Fund	Disbursement	Total
Operating	Checks: 7953 through 7989 Void Ck and ACH	\$94,846.99
Payroll	Transfer from Operating to Payroll fund	\$80,000.00
Developer Fund	Checks & Operating Fund Reimbursement	\$,6,840.81
CFS Capital Improvement Fund	Requisition 2023-4	\$45,894.65
Penn Vest	Penn Vest Payment – Ivy Lane Sewer Ext. 2005 Debt Payment, DC WWTP 2016, DC Interceptor 2019	\$77,226.17
	Total	\$304,808.62

OTHER BUSINESS:

Motion: To enter into Executive Session at 7:17 p.m. to discuss land acquisition and easement concerns.

Moved by Mr. Wells, Seconded by Mr. Banaszak

Vote: Motion carried by unanimous vote (summary: Yes = 4)

Yes: Eric S. Grimm, Robert L. Burns, Joseph A. Wells, and John A. Banaszak

Executive Session Ended: 7:48p.m.

Motion: To adjourn the Board Meeting at 7:49 p.m.

Moved by Mr. Banaszak, Seconded by Mr. Wells

Vote: Motion carried by unanimous vote (summary: Yes = 4)

Yes: Eric S. Grimm, Robert L. Burns, Joseph A. Wells, and John A. Banaszak

Respectfully Submitted,

Patricia L Mowry

MOTIONS SUMMARY

MOTION NO.	MOVED	SECOND	MOTION SUMMARY TABLE	VOTE
1	Banaszak	Burns	To approve the minutes of the April 12, 2023 Board Meeting.	Approved
2	Burns	Wells	To approve amendment to the easement for 103 Diamond Drive.	Approved
3	Burns	Banaszak	To approve amendment to the easement for 1007 Sheriffs Court.	Approved
4	Burns	Wells	To approve HRG'S Service Order 0464.001-04 for the New Castle Development.	Approved
5	Wells	Banaszak	To approve disbursements in the amount of \$304,808.62.	Approved
6	Wells	Banaszak	To enter into Executive Session at 7:17 p.m.	Approved
7	Banaszak	Wells	To adjourn the Board Meeting at 7:49 p.m.	Approved