



# PETERS TOWNSHIP SANITARY AUTHORITY

111 Bell Drive, McMurray, PA 15317  
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[www.ptsaonline.org](http://www.ptsaonline.org)

## AGENDA

**REGULAR MEETING**

**MARCH 14, 2018**

**ROLL CALL:**

**REVIEW OF MINUTES FOR APPROVAL:** Minutes of February 28, 2018

**VISITORS:**

1. Scott Crosswell, GHD, Inc.

Re: Donaldson's Crossroads Treatment Plant Replacement Project Status

**SOLICITOR'S REPORT:**

**ENGINEER'S REPORT:**

**MANAGER'S REPORT:**

**OPERATIONS MANAGER'S REPORT:**

**SPECIAL PROJECTS MANAGER REPORT:**

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

**FINANCIAL CONTROLLER'S REPORT:**

**FINANCIAL STATEMENT REVIEW:** Month ending January 31, 2018

**PAYMENT OF BILLS & REQUISITIONS:**

**OTHER BUSINESS:**

1. GHD Task Order for additional Construction Phase Services
2. Bronder Electrical Change Order No. 4 in the amount of \$116,118.79
3. Enter into Developer Agreement with Brookwood Place with Donegal Land Partners LLC , contingent upon receiving financial securities and escrow
4. Enter into Developer Agreement with Brookwood Village with Cortes Brothers, contingent upon receiving financial securities and escrow

**ADJOURNMENT:**



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## REGULAR MEETING

**MARCH 14, 2018**

The regularly scheduled meeting of the Peters Township Sanitary Authority was called to order at 7:00 p.m. by the Chairman, David G. Blazek. Board members present were Eric S. Grimm, Rebecca W. Kaminsky, Michael P. Crall, and Robert L. Burns. Also present were: Nathan Boring, Solicitor, Chad Hanley, Engineer, Enoch E. Jenkins, Manager, Mark A. Chucuddy, Operations Manager and Patricia Mowry, Financial Controller.

### APPROVAL OF MINUTES:

Motion: To approve the minutes of the February 28, 2018 Board Meeting.

Moved by Mr. Grimm, Seconded by Mr. Crall

Vote: Motion carried by unanimous vote (summary: Yes = 5)

Yes: David G. Blazek, Eric S. Grimm, Michael P. Crall, Rebecca W. Kaminsky, and Robert L. Burns

### VISITORS:

1. Samuel Papa, Property Owner of 338 Buffalo Ridge Road  
Re: Landslide in backyard
2. Scott Crosswell and Rulison Evans, GHD, Inc.  
Re: Donaldson's Crossroads Treatment Plant Replacement Project

Mr. Crosswell presented the status of the Donaldson's Crossroads Treatment Plant Replacement Project. The presentation included the construction progress, the revised project timeline, overall contract change order summary, the dewatering facility addition, engineering construction phase, and resident observation services.

The revised timeline indicated the treatment plant project's final completion date of August 30, 2108. The dewatering project would begin upon substantial completion (June 2018), with a projected completion date of September 2018. The combined construction contract values and change order summaries were presented in detail, current and pending. The total construction cost estimated to completion is \$16,162,348. The total change orders are estimated to be 3.45% of the total original construction value.

Mr. Crosswell presented a detailed analysis of the resident project representative observation services (RPR). The combination of five additional hours per week of RPR (previously approved), plus additional observation services associated with the updated completion date of August 30, 2018, have created a Projected RPR project budget deficit of \$99,000. GHD proposed the reallocation of several budgeted engineering items, that were not fully expended (rock anchor & RPR oversight), be reallocated to the RPR budget (\$27,000). GHD also agreed to remove their 10% markup on RPR services for March through August 2018, at an estimated credit of \$10,000. Therefore, the projected RPR budget deficit is reduced to \$62,000. Mr. Crosswell presented a summary of services GHD expended through the process of reviewing and ultimately reaching a resolution to the electrical contractor's claim. The settled amount of \$126,118.19 was mutually agreed to be reduced by \$10,000, to account for GHD's time and effort expended during the process. Mr. Crosswell presented Amendment 3 to Task Order 2 for the modification of the construction

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Enoch E. Jenkins, Manager

Patricia L. Mowry, Financial Controller

Mark A. Chucuddy, Operation Manager

Donna L. LaManna, Billing Specialist

Gary A. Parks, Special Projects Manager

Patricia A. Cody, Administrative Assistant

phase and RPR for a not-to-exceed amount of \$62,000, plus a lump sum of \$10,000 for construction phase services related to the electrical contractor's claim.

Mr. Crosswell presented the status of the Dewatering Facility. The PaDEP Part-II Permit and the Washington County Conservation Storm Water permits have been approved, and the encroachment permit is pending final approval. In order for the project to adhere to the current schedule, the purchase order for the Dewatering Press would need to be ordered by April 21, 2018. The proposals for construction of the dewatering facility have been received back from both Contractors for all contracts. The proposed construction for the dewatering facility, including equipment, is estimated at \$1,232,583. This is approximately \$200,000 over the projected construction costs. GHD is still evaluating the proposals, and will make a recommendation next meeting. The change order to complete the work will be presented next month for approval, as well as a detailed financial presentation.

There was a discussion regarding the demolition of the old treatment plant. Management is obtaining quotes from various contractors, as a comparison to the general contractor's proposal. Management and GHD recommended the demolition to occur relatively soon after project completion. GHD indicated there is no value in keeping the concrete tanks, and Management indicated they would be a safety hazard if just left remaining as empty tanks. The top three feet of the tank walls are proposed to be crushed and the tanks back filled. GHD indicated the permits for the dewatering took into account the area of the tanks to be backfilled, creating run off from impervious area, which results in the design of a larger bio retention filter. If the demolition of the old tanks would not occur, the approved permits would need to be amended.

Motion: To approve Amendment 3 to Task Order 2 to the Donaldson's Crossroads Treatment Plant Replacement Project for Construction Observation for a fee not to exceed \$62,000, Construction Administration related to the electrical time delay claim in the amount of \$10,000, and a reallocation of \$26,000 from unexpended construction phase services.

Moved by Mr. Crall, Seconded by Mr. Grimm

Vote: Motion carried by unanimous vote (summary: Yes = 5)

Yes: David G. Blazek, Eric S. Grimm, Michael P. Crall, Rebecca W. Kaminsky, and Robert L. Burns

Mr. Jenkins presented an overview of the landslide that occurred in the backyard, on private property, located at 338 Buffalo Ridge Road, on February 19, 2018. As a result of the landslide, the Authority's sewer line shifted, creating a belly in the line. Staff conducted a CCTV inspection of the line on February 19, 2018 and observed the pipe was not separated at the time, but it had been deflected to a point as to create a sag in the line. HRG was notified of the situation, and subsequently Mr. Hanley proposed and designed a repair to replace the sewer line in place, at a depth below the slide. A Contractor was engaged for the emergency repair. He is expected to start the repair as soon as he receives the inside-drop manhole, which delivery was proposed for March 19. Mr. Jenkins reported access to the existing sanitary sewer easement has been an issue due to adjacent property owners erecting permanent structures (retaining walls, sheds, fences, etc.) on the easement. Access was obtained through the Township's open space property located behind the properties. Written notice has been given to all property owners regarding the planned repair.

Mr. Papa presented an overview of the problem and the cost associated with the landslide that occurred in his backyard located at 338 Buffalo Ridge Road. The estimates Mr. Papa received to repair his yard range between \$25,000 - \$185,000. The likely repair will be to backfill and regrade, for a cost between \$25,000 - \$30,000. However, he has no reassurance this will not occur again. Mr. Papa indicated they were without sewage service for the last five days due to his private lateral, separating in the slide area. He is now tapped back into the main line. Mr. Papa's contractor opened the manhole, but was unable to determine if sewage from his property as well as neighbors was flowing adequately. Mr. Papa asked if the Authority is willing to assist in the attempt to determine the cause of the landslide. The theory he would like to investigate is

the sewer line had separated and caused the landslide. He stated the investigative and legal fees for him, are insurmountable to attempt determination of the cause of the slide.

Mr. Hanley indicated the sewer line was installed by the Developer approximately ten years ago. At the time of installation and Authority acceptance of the sewer line, it passed all the testing required. Mr. Hanley's professional opinion is the land slide occurred, first, causing the sewer line to separate. The possibility that the sewage potentially leaking from the pipe caused the wet ground, which caused the land slide, is highly unlikely. February 2018 was a record month of rain in the area. Therefore, Mr. Hanley's opinion is the saturated soils caused the land slide, which then separated the sewer line. A geotechnical investigation may or may not be able to determine the cause. Mr. Jenkins indicated they will investigate as much as possible when the area is excavated and the sewer line is replaced. The Solicitor recommended a discussion in executive session and the Authority will provide a formal response to the property owner.

Motion: To enter into Executive Session at 8:05 p.m. to discuss potential litigation regarding the Donaldson's Crossroads Treatment Plant Replacement Project Electrical Contractor, Bronder Technical Services Inc., time delay claim, and potential litigation regarding landslide at 338 Buffalo Ridge Road.

Moved by Mrs. Kaminsky, Seconded by Mr. Crall

Vote: Motion carried by unanimous vote (summary: Yes = 5)

Yes: David G. Blazek, Eric S. Grimm, Michael P. Crall, Rebecca W. Kaminsky, and Robert L. Burns

Out of Executive Session at 9:36 p.m.

Motion: To approve the Donaldson's Crossroads Treatment Plant Replacement Project Electrical Contract, Change Order No. 4 with Bronder Technical Services Inc., in the amount of \$116,118.79 for the time delay, and to extend the Substantial Completion date to June 30, 2018, and Final Completion to August 29, 2018, contingent upon PennVest and DEP approval, and to attempt to strike the "known" cost from the language in the description section of the Change Order.

Moved by Mr. Grimm, Seconded by Mr. Crall

Vote: Motion carried by unanimous vote (summary: Yes = 5)

Yes: David G. Blazek, Eric S. Grimm, Michael P. Crall, Rebecca W. Kaminsky, and Robert L. Burns

Mr. Evans presented a detailed summary of the Electrical Contract Change Order No. 5 for Non-Potable water and Strainer enclosure receptacles, outdoor motor starters for the effluent pumps, and chemical room receptacles, in the amount of \$105,210. These items were erroneously left out of the original contract by GHD.

Motion: To approve the Donaldson's Crossroads Treatment Plant Replacement Project Electrical Contract, Change Order No. 5 with Bronder Technical Services Inc., in the amount of \$105,210, contingent upon PennVest and DEP approval.

Moved by Mrs. Kaminsky, Seconded by Mr. Crall

Vote: Motion carried by unanimous vote (summary: Yes = 5)

Yes: David G. Blazek, Eric S. Grimm, Michael P. Crall, Rebecca W. Kaminsky, and Robert L. Burns

Mr. Crosswell and Mr. Evans, GHD, Inc. departed the meeting.

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

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

Mr. Hanley reported the Annual Chapter 94 Waste Load Management reports for both treatment plants are due to the PaDEP by March 31, 2018. HRG has provided a draft for Management's review and are

incorporating the comment made by management prior to submission.

Mr. Hanley reported the on the Stonehenge Truck Sewer project. The grant application was submitted. The completion of this project is expected to be June 30, 2020. HRG submitted a proposal for design and permitting phase, easement preparation, and bid phase services. This was the cost sharing project with the Township and School District. The Authority's portion is 33% of the project cost.

Motion: To approve HRG's Service Order 0042 Rev 3 for the Stonehenge Truck Sewer project. Design and Permitting phase services for a lump sum amount of \$40,000, Easement Plat preparation as described in the March 14, 2018 proposal for a cost of \$850 for each plat, Bid Phase services for a lump sum amount of \$7,500, and Miscellaneous services on a time and material basis.

Moved by Mrs. Kaminsky, Seconded by Mr. Grimm

Vote: Motion carried by unanimous vote (summary: Yes = 5)

Yes: David G. Blazek, Eric S. Grimm, Michael P. Crall, Rebecca W. Kaminsky, and Robert L. Burns

MANAGER'S REPORT: Copy on file.

Mr. Jenkins reported on the status of the proposed development, The Waters of McMurray. This development is proposed as a 124 unit senior living facility located at the intersection of Valley Brook Road and Friar Lane. The projected flows are 11,160 gallons per day (28 EDU's), based on water records from other facilities. Mr. Jenkins recommended acceptance of the flows into the Brush Run WWTP.

Motion: To accept the sewage flows of 11,160 gallons per day (28 EDU's) from the proposed development The Waters of McMurray into the Brush Run WWTP.

Moved by Mr. Crall, Seconded by Mrs. Kaminsky

Vote: Motion carried by unanimous vote (summary: Yes = 5)

Yes: David G. Blazek, Eric S. Grimm, Michael P. Crall, Rebecca W. Kaminsky, and Robert L. Burns

OPERATIONS MANAGER'S REPORT: Copy on File.

Mr. Chucuddy reported the status of the Developments, Brookwood Village and Brookwood Place. Mr. Chucuddy recommended entering into the Developer Agreements contingent upon receiving financial securities and escrow deposits. The Solicitor has previously approved the set aside agreements being utilized as the financial security.

Motion: To enter into the Developer's Construction agreement with Donegal Land Partners LLC for the Brookwood Place Development, contingent upon receipt of escrow deposit and financial securities.

Moved by Mrs. Kaminsky, Seconded by Mr. Grimm

Vote: Motion carried by unanimous vote (summary: Yes = 5)

Yes: David G. Blazek Eric S. Grimm, Michael P. Crall, Rebecca W. Kaminsky, and Robert L. Burns

Motion: To enter into the Developer's Construction agreement with Brookwood Village LLC for the Brookwood Village Development, contingent upon receipt of escrow deposit and financial securities.

Moved by Mr. Crall, Seconded by Mrs. Kaminsky

Vote: Motion carried by unanimous vote (summary: Yes = 5)

Yes: David G. Blazek Eric S. Grimm, Michael P. Crall, Rebecca W. Kaminsky, and Robert L. Burns

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 February 28, 2018.

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

Motion: To approve disbursements in the amount of \$921,320.81 from the following funds:

Moved by Mrs. Kaminsky, Seconded by Mr. Crall,

Vote: Motion carried by unanimous vote (summary: Yes = 5)

Yes: David G. Blazek, Eric S. Grimm, Michael P. Crall, Rebecca W. Kaminsky, and Robert L. Burns

<b>Fund</b>	<b>Disbursement</b>	<b>Total</b>
Operating	Checks: 3624 through 3661 and ACH	\$60,726.18
Payroll	Transfer from Operating to Payroll fund	\$80,000.00
CFS Bank Loan	Valley View Sewer Ext.	\$4,438.13
Developer Fund	Reimbursement Operating Fund	\$16.82
Developer Fund	Checks 1021 & 1022	\$3,662.37
CFS Capital Improvement Fund	Requisition 2018-2	\$51,928.30
Zion Bank Construction Fund	Requisition	\$0.00
2016 PV- Construction Fund		\$718,349.08
Penn Vest	Penn Vest Payment – Ivy Lane Sewer Ext. 2003 Debt Payment	\$2,199.93

**OTHER BUSINESS:**

Motion: To adjourn the Board Meeting at 9:55 p.m.

Moved by Mr. Crall, Seconded by Mrs. Kaminsky

Vote: Motion carried by unanimous vote (summary: Yes = 5)

Yes: David G. Blazek, Eric S. Grimm, Michael P. Crall, Rebecca W. Kaminsky, and Robert L. Burns

Respectfully Submitted,

Patricia Mowry

**MOTIONS SUMMARY**

<b>MOTION NO.</b>	<b>MOVED</b>	<b>SECOND</b>	<b>MOTION SUMMARY TABLE</b>	<b>VOTE</b>
1	Grimm	Crall	To approve the minutes of the February 28, 2018 Board Meeting.	Approved
2	Crall	Grimm	To approve Amendment 3 to Task Order 2 to the Donaldson's Crossroads Treatment Plant Replacement Project for Construction Observation for a fee not to exceed \$62,000, Construction Administration related to the electrical time delay claim in the amount of \$10,000, and a reallocation of \$26,000 from unexpended construction phase services.	Approved
3	Kaminsky	Crall	To enter into Executive Session at 8:05 p.m. to discuss potential litigation regarding the Donaldson's Crossroads Treatment Plant Replacement Project Electrical Contractor, Bronder Technical Services Inc., time delay claim, and potential litigation regarding landslide at 338 Buffalo Ridge Road.	Approved
4	Grimm	Crall	To approve the Donaldson's Crossroads Treatment Plant Replacement Project Electrical Contract, Change Order No. 4 with Bronder Technical Services Inc., in the amount of \$116,118.79 for the time delay, and to extend the Substantial Completion date to June 30, 2018, and Final Completion to August 29, 2018, contingent upon PennVest and DEP approval, and to attempt to strike the "known" cost from the language in the description section of the Change Order.	Approved
5	Kaminsky	Crall	To approve the Donaldson's Crossroads Treatment Plant Replacement Project Electrical Contract, Change Order No. 5 with Bronder Technical Services Inc., in the amount of \$105,210, contingent upon PennVest and DEP approval.	Approved
6	Kaminsky	Grimm	To approve HRG's Service Order 0042 Rev 3 for the Stonehenge Truck Sewer project for a lump sum amount of \$40,000, Easement Plat preparation as described in the March 14, 2018 proposal for a cost of \$850 for each plat, Bid Phase services for a lump sum amount of \$7,500, and Miscellaneous services on a time and material basis.	Approved
7	Crall	Kaminsky	To accept sewage flows of 11,160.00 gallons /day from proposed development of The Waters of McMurray.	Approved

8	Kaminsky	Grimm	To enter into Developer's Contract with Donegal Land Partners LLC for Brookwood Place Development.	Approved
9	Crall	Kaminsky	To enter into Developer's Contract with Brookwood Village LLC for Brookwood Village Development.	Approved
10	Kaminsky	Crall	To approve disbursements in the amount of \$921,320.81.	Approved
11	Crall	Kaminsky	To adjourn the Board Meeting at 9:55 p.m.	Approved