

South Strabane Township Sanitary Authority Meeting Minutes

Wednesday, September 22, 2021 5:00 PM

The South Strabane Township Sanitary Authority Board met for a regular monthly Meeting Wednesday, September 22, 2021 at 5:00 PM in the Mae C. Reynolds Meeting Room at the Township building, 550 Washington Road, Washington, Pennsylvania, 15301.

The meeting was called to order at 5:06 PM by Chairman Ron Carrola.

Present: Chair Ron Carrola, Vice Chair Edward Mazur who entered at 5:12 PM, Secretary/Treasurer Cynthia A. Rossi, Donna Fox, Solicitor Josh Carroll and Kevin Creagh of KLH Engineers, Inc.

Approval of the August 25, 2021 Meeting Minutes: Motion by Ms. Fox to approve the Minutes. Second by Mr. Carrola. Motion carried by unanimous voice vote. Mr. Mazur had not yet entered the meeting.

Visitors Recognized: Mr. Hal Kestler of Meadows Landing was present. He said he was available to answer questions. Mr. Michael Wetzel of Victor Wetzel Associates entered the meeting at 5:10 PM.

Public Comments: There were no public comments.

Treasurer's Report: The financial report for September 2021 was presented. Motion by Mr. Carrola to accept the report as submitted and file for audit. Second by Ms. Fox. Motion passed by unanimous voice vote. Motion to pay bills as presented by Mr. Carrola. Second by Ms. Fox. Motion passed by unanimous voice vote. Motion by Mr. Carrola to authorize the Treasurer to renew the Certificate of Deposit at Slovenian Savings and Loan upon obtaining a favorable rate/best offer. Second by Mr. Mazur. Motion carried by unanimous voice vote.

Secretary's Report: The Secretary followed up on the status of the TacTec Pump Station Upgrade. The need for a determination of development requiring the upgrade must be made. She reported another meeting will be held at WEWJA. Mr. Carrola would like to attend. She reported working with Sandra Orth in Harrisburg and Jennifer Waggett at Cypher and Cypher to determine the available funds remaining in the Small Sewer and Water Grant. Mr. Mazur made a motion to accept the Secretary's Report as submitted. Second by Ms. Fox. Motion passed by unanimous voice vote.

Solicitor's Report: Mr. Carroll provided the deed transferring the Windsor Pump Station to WEWJA for Mr. Carrola's signature. He contacted Ms. Killingsworth at the Railroad regarding payment for the right of way needed for the Manifold Force Main Project. He directed the Secretary to affix the Seal to the Highway Occupancy Permit Application for the Force Main Project and he will forward the application. He provided updates regarding rights of way for the Manifold Force Main Project. The execution of the Developers Agreement is pending based on the action to be taken by the Board.

Engineer's Report: The engineer reported on across the board cost increases in a post-pandemic world. The low bid was in line with what KLH has been seeing in terms of cost increases. He has worked and is working with the low bidder, J5. He recommended approval based on this experience. The project time line would begin with awarding of the bid followed by up to a month to exchange paper work among the parties. Construction could conceivably start in mid-November and would take about six (6) weeks, pending material availability. The sewage planning module for Meadows Landing as advertised in a

September 17 in a legal notice for a 30 comment period was not available when the Secretary requested to review it. Mr. Creagh mentioned projects in process including: Three car washes; Meadows Landing; the Greek Orthodox Church and campus; Bradford Run Phase 4 is in the Developer's Agreement phase; and discussion of the TacTec Pump Station is underway. The Developers requested through WEWJA that KLH determine how much more capacity the new Force Main would add to the Manifold Pump Station. The upgrade will add about 500 gallons per minute which is about 700,000 gallons per day of potential new flow. It currently is at about 2100 gallons per minute. The upgrade will increase the flow by about 25%. There was discussion about the TacTec Pump Station upgrade and an upcoming meeting at WEWJA.

Unfinished Business: The Developer's Agreement was not executed. The Authority's historical overview document, Operating Procedures document and a review of the Tripartite Agreement pending the Solicitor's review remain works in process.

New Business: Mr. Carroll was unsure why a monetary figure of \$800,000 was inserted in the MOU. Mr. Kestler said the developers put that number in the document which is a non-binding document/good faith document that agrees to move forward. He said they know they are going forward and are bargaining in good faith and they put the MOU out and are ultimately going to have to follow a process where we are ultimately going to have to get a capacity letter back from WEWJA to get approvals and the time line is critical. They need the ultimate number and they are in the ballpark. Questions as to who manages the project, change orders, how change orders handled remain. A good faith estimate is requested. Mr. Kestler said a not to exceed basis could be acceptable but ultimately someone would have to have oversight. Mr. Kestler said they were reviewing the Developer's Agreement and could have it done in 24 hours but they need to see the final numbers. Mr. Creagh discussed soft costs such as \$15,000 to \$18,000 inspection fees, legal fees, and engineering fees. Mr. Carrola said the contract is a line item contract. Mr. Carroll discussed concerns about how to deal with overruns. There was discussion about how to allocate overruns and prorata sharing. Mr. Carrola said that if the Developers were paying for the project without the Authority's grant, they would have to pay the entire cost. Mr. Mazur said the Developers present at a prior meeting said "whatever it takes". Ms. Rossi said to date the project has cost the Authority far more than the estimated costs prepared for the grant by the previous engineer. Mr. Carroll suggested putting an "up to" amount of \$800,000 for the developers. Mr. Carrola said the Authority will prepare numbers based on the bids opened just before this meeting. He said the only outstanding issue is that of overruns. The Authority does not have a not-to-exceed agreement with the contractor. Mr. Creagh agreed to prepare an Excel spreadsheet of costs and distribute it the next morning for the developers to present to their bankers.

There was discussion of a Special Meeting. Motion by Mr. Carrola to award the bid to J5 contingent on the successful execution of the Developers Agreement. Second by Ms. Fox. Motion carried by unanimous voice vote: Mr. Carrola, Aye; Ms. Fox, Aye; Mr. Mazur, Aye; Ms. Rossi, Aye. Mr. Carroll clarified that the Authority will be the sole contractual party to the construction. There was discussion about two separate Developers Agreements with separate amounts. Ms. Rossi asked for clarification about paybacks if another developer comes on board. Mr. Carroll said that will be part of the Developers Agreement. Mr. Kestler agreed to get back to Mr. Carroll by the end of the day Friday.

Adjournment: Motion to adjourn by Mr. Carrola. Second by Ms. Fox. Motion passed by unanimous voice vote. Meeting adjourned at 6:08 PM.

Next Meeting: Wednesday, October 27 at 5 PM.