

NORTH HUNTINGDON TOWNSHIP MUNICIPAL AUTHORITY
 REGULAR MEETING, NOVEMBER 3, 2010
NORTH HUNTINGDON TOWN HOUSE 7:00 P.M.

ROLL CALL:

Andrew Blenko	- Present	Kate Petrosky, Manager	- Present
Timothy Hondal	- Present	Dan Hewitt, Solicitor	- Present
Edward Shields	- Present	Chuck Gilbert, System Superintendent	- Present
Drew Polczynski	- Present	David A. Coldren, KLH Engineers	- Present
Joseph Korenic, Jr.	- Present		

The Regular Meeting of the North Huntingdon Township Municipal Authority was called to order at 7:05 P.M. by Andrew Blenko, Chairman. Mrs. Petrosky called the roll and a quorum was present.

CITIZEN'S INPUT

Mark Madonia – 1351 Samantha Way

Mr. Blenko stated Mr. Madonia is here regarding the Ivanhoe Drive property which will be discussed under Old Business.

ENGINEER'S REPORT

Mr. Coldren reported the media and the drive units have been installed on both units in the RBC Media Replacement project at the Yough Plant. The original contract is complete, but there was a bad storm many weeks ago and a Change Order has been prepared to have Lone Pine replace the cover on one of the RBC units as well as the replace handrail that was damaged at the chlorine contact tank during the storm. The costs have been submitted to the Authority's insurance company. Change Order #1 is recommended for approval under Contract #2010-1 in the amount of \$39,281.46. \$30,400 of that is for RBC cover and \$6,400 is for the handrail replacement. And there's another \$2,400 for swapping out one of the other drive units.

Mrs. Petrosky stated the insurance company has reviewed those costs in addition to the chlorine tank. They are waiting for a price for a minor fence repair before they prepare a check.

Motion:	Hondal	Motion to accept Change Order #1 Contract 2010-1
Second:	Polczynski	in the amount of \$39,281.46.

Motion Carried 5 – 0 – 0

Mr. Coldren reported that William Petrakis is working daily on Country Hills, Phase 1. He's gotten some of the more tricky areas out of the way where they've had to snake between some homes and in some tight spots in the back yards. He's done the work along Laurel Drive, Birchbrook Court and some of the backyards along Westchester Drive. It's going well and Petrakis is addressing a lot of the concerns that the homeowners have.

Mr. Hondal asked about the expected completion date, and Mr. Coldren responded that it is December 13. Mr. Hondal asked Mr. Coldren if the contractor will make that date and Mr. Coldren replied most likely not. He projected 30 to 45 days beyond that. Mr. Coldren and Chuck Gilbert are meeting with Petrakis this Friday to discuss the schedule. There has been some indication that Petrakis would prefer to move offsite during winter and come back in the spring. Mr. Blenko asked if the Authority's estimate was off, or if Petrakis had hit a lot of problems?

Mr. Coldren replied that the Authority could have been a little more lenient with the contract time. To get it done in the proposed time, which was 120 days, we anticipated two crews but Petrakis is a smaller contractor and essentially has one crew operating. That's probably the biggest issue.

Mr. Blenko asked if Petrakis is showing up and not dragging his feet? Mr. Coldren replied that the contractor works diligently. Homeowners have requested extra gravel and this and that and he's addressed the concerns almost immediately.

Mrs. Petrosky stated she hasn't had any complaints come into the office which is unusual in any construction contract. This is his third project with the Authority so he knows what we expect of him.

Mr. Hondal stated he had no problem with it, but if we specify two crews in our job viewing and we stated that our time period was with the use of two crews, and the contractor comes in thumbs his nose at that, but now wants an extension or he wants to come back in the spring, then there's some serious issues there.

Mrs. Petrosky asked if it was specified that two crews were required? Mr. Coldren replied that it is not stated, but he knows that it's 120 days so it's up to him to decide whether it's one or two crews. They are going to meet with him and will have more information for the Board next month before the contract expires.

Mr. Hondal stated it might be a lesson learned for future contracts. He asked if we could have a penalty clause in there or additional incentive to get it done? Mr. Coldren replied that there are liquidated damages of about \$650 per day. Mr. Hondal asked if we could still exercise that, and Mr. Coldren replied yes, if he goes beyond December 13, unless there is a time extension Change Order presented to the Board and approved.

Mr. Blenko stated he thinks some of the fault for this lies on our own shoulders if we've anticipated that this project would wrap up by December 13. You can't pave in December, you won't get asphalt. You can't get grass to grow in December. If the ground is frozen, you're not going to be able to do fine re-grading of yards.

Mr. Coldren said it may be better if he wants to demobilize and if he gets to a point where it's not a major concern, then we may recommend that. Mr. Blenko said weather permitting, you can usually work into early November but that's about it.

Mr. Gilbert said if you look at the pictures, he's planted all the grass in a lot of the yards already. He's been going back and landscaping, so he has two crews. One crew is landscaping and one crew is digging. He's been repairing things as he's been going. That's been a bad area. There's a lot of garbage that he's had to deal with behind people's homes.

Mr. Polczynski remarked that Mr. Hondal's point is the contractor knew all that ahead of time. It's not like this is some kind of big surprise that was sprung on him. Mr. Korenic stated maybe the lesson for next year is perhaps we can start earlier so we're not up December or even November. We tried, but had some issues with right-of-ways.

Mr. Coldren reported that Country Hills, Phase 2 line replacement is under design. A lot of this is in the road right-of-way so there should be a lot fewer private easements. The state is going to act on the H2O Grants on November 16. We have two applications in: one for Country Hills, Phase 1 and the other for Country Hills, Phase 2. We have over \$1 million in requested grant money. There's definitely been more talk this time. We've received emails and phone calls from the state requesting additional information which we've provided and everything is in place hopefully for approval.

Mr. Coldren stated there is a line item in the Five Year Plan for a storage garage, or pole building, down at the Yough Plant. One of KLH's clients has actually built a garage through this COSTARS Program through the state where the state has gone out for bid on this type of construction. They have awarded the bid to the low contractor. In this area it is Clark Contractors. If you're a member of COSTARS, it's as simple as working with the unit prices already bid and approved by the state. You give them the size of your building and all the details and they give you a price. You sign a contract with Clark Contractors through COSTARS and then they build your building. You bypass the bidding process which has already been done by the state. In order to get the quote from COSTARS, we have to put together a scope of work. The Board can think about this over the next month. We can always design something and go out for bid separately on our own. This is something to think about. We would look to build this coming spring.

Mr. Shields asked Mr. Coldren if he feels that we could save money and get the same results by going through COSTARS?

Mr. Coldren replied the unit prices have already been bid. You give the cubic yards of concrete, the size of the building and the number of doors and they pull it right out of a laundry list of prices and give you a quote. Aleppo Township recently completed one and they were very happy with the process. Clark Contractors built that building. Rostraver is in the process of getting a quote from COSTARS. The biggest benefit is that you save the time of bidding and the cost of engineering fees.

Mr. Hondal asked what the building is going to be used for? Mr. Gilbert replied it's going to be a pole building used mainly for getting pipe and backhoes out of the weather. Mainly material that's in the back lot now. Mr. Korenic asked if the backhoes are in the weather? Mr. Gilbert replied the backhoes and all of our pipe sit outside. You know you need to use it up or eventually it gets brittle.

Mr. Coldren stated based on the Aleppo project and the Rostraver proposal that was just received, these buildings are coming in at about \$55-\$60 per square foot. Based on the size of building the Authority is looking at it would be about \$75,000.

Mr. Polczynski asked where that is in the budget. Mr. Coldren replied we have \$25,000 in the current budget. Mr. Gilbert said he thinks they can cut it down a little bit. It's a pole building, it's not another garage.

Mr. Hondal said you have to worry about the UCC requirements so you may have some restriction there of what you can and cannot do. Mrs. Petrosky asked if Chuck is also going to pursue some local prices as well for comparison purposes? Mr. Gilbert replied yes, once we come up with a building design that we agree on.

Mrs. Petrosky asked for clarification on the description of a pole building. Mr. Gilbert replied the one we had before didn't have the garage doors on, but it was metal and had sliding doors. It had bays with a dirt floor and no electric. You were able to put equipment in it to keep the backhoes out of the weather. If you have a one-sided structure, the snow can still blow in. This is more like a garage.

Mr. Hondal said what they discussed earlier this evening on the chlorine generation system, and now the pole building, he's not against getting pricing but he thinks they should sit down and amongst the group decide which direction they want to go especially if both of them look like they are going to be over budget.

Mr. Coldren said they can easily get a quote from COSTARS which is not binding in any way to the Authority. We can have that for next month. Mr. Polczynski asked if that was in the budget for this year? Mrs. Petrosky replied it's been in the budget every year for probably ten years.

Mr. Blenko asked Chuck if there is a master plan for the treatment plant site as to when and if we need to expand, where would that footprint be? Mr. Gilbert replied he

went over that the other day with Dave. Mr. Blenko asked if that was something they could give to the Board? Mr. Coldren said when they did the draft Act 537 Plan the plant was rated for 3.3 MGD. The current average flows are about 2 MGD. There is room for development. When they looked at the 537, with the entire watershed building out, they were right at 3.2-3.3 MGD. If we would go over that, there is plenty of space to add tankage. He can get an exhibit out that will show where this would go.

Mrs. Petrosky said they have some recent aerials that could be used. Mr. Blenko stated Google Earth now has photography of North Huntingdon that was taken on July 3, 2010. It's very recent and has good quality resolution. If you're ever trying to look at a site or status of something, it's out there.

SOLICITOR'S REPORT

Attorney Hewitt stated the only item he wanted to touch on deals with the WWMA litigation. The Court has set a schedule for testimony from WWMA by written offer. That came in the mail today from Attorney Campfield. We've not had an opportunity to go into much depth. After that's submitted, it will be up to whether the Court wants to hear additional testimony. At this point moving forward, all of the attorneys received that today from Attorney Campfield.

Mr. Blenko stated he wanted to give the Board an update on the Parkside plan of lots. The Township has authorized the storm water engineer to take a look at what the cost would be and could we really do anything significant with building a storm water detention basin on that property. He said he knew Mr. Hondal expressed an interest that maybe that could be sold off as a lot. In theory it could be, but a flag lot under the Township's ordinances would have to have a 25 foot wide swath to get into it and it only has 20 feet. Variances have been granted for this type of situation in the past, but as it lays now, it doesn't work.

The thing that makes that project difficult for the Township is that if it had been done at the time that plan was built, there was material out there and by taking a little material from this yard and that yard they would have had material to build the embankment. Now that everything is done, the homes are built and the yards are graded, the only way to get the material into that site to do it is to truck it in. You need a site of suitable material and you need mega trucks to cart it all in there and in the meantime you damage a road. I hate to see you say goodbye to it when we've got storm water problems everywhere we look. Here we've got a ready site of ground where we could capture and have a significant impact of storm water runoff, but it's much tougher to do now than it would have been had the contractor done it when the plan was built. The Township is looking at it and should have an answer for the Authority in one or two months.

MANAGER'S REPORT

Motion: Korenic
Second: Polczynski

Motion to approve the minutes of the Regular Meeting on October 6, 2010.

Motion Carried 3 – 0 – 2
(Blenko & Shields Abstained)

Motion: Polczynski
Second: Hondal

Motion to approve the minutes of the Work Session on October 6, 2010.

Motion Carried 3 – 0 – 2
(Blenko & Shields Abstained)

Motion: Blenko
Second: Polczynski

Motion to approve the following bills:
Capital Reserve Requisition #118 -- \$160,115.09
Administration and System -- \$146,037.99
Payroll -- \$106,347.83

Motion Carried 5 – 0 – 0

OLD BUSINESS

Mrs. Petrosky stated that since the last meeting, the Authority took action to solicit bids for the sale of the vacant property off Ivanhoe Drive. As part of that process, certified letters were sent to the abutting property owners, and to the potential buyer that expressed an interest, as well as to his attorney. Notices were also sent to Earl Evans' two daughters who are the sellers of an additional parcel that Mr. Madonia is interested in purchasing. This solicitation was advertised in the Tribune Review, posted on our bulletin boards and advertised on the Authority's website. The official deadline and bid opening was this past Monday at 2:00 PM.

Mrs. Madonia and her daughter attended that bid opening. There was only one bid received and that was from the Madonias in the amount of \$15,427. The bid was signed on the appropriate forms and was accompanied by several money orders which totaled \$1,545 or in essence slightly more than 10% bid bond to secure their bid. They did meet the requirements of the bid advertisement. It is recommended to award this bid to the Madonias for \$15,427 with the contingencies and easements as outlined in the bid documents.

Motion: Hondal Motion to accept the bid in the amount of \$15,427
 Second: Shields with the condition that when we write the deed all
 known rights-of-ways are brought forth in that deed
 and all necessary language included.

Motion Carried 5 – 0 – 0

Mrs. Petrosky stated Mr. Hewitt and his law firm will be in touch with Attorney Duffy to get this moving.

NEW BUSINESS

Mrs. Petrosky has received the signed Conveyance from the developer of the Mountain Ridge Estates plan and needs action to approve the Conveyance. This will be conveying ownership and maintenance of the plan, lines and pump station. This was also the plan where the bank released the sequestered funds without our approval. We have entered into an agreement with both the developer and ultimately with the bank. Any outstanding amounts in the escrow account will be paid by the bank. Once this is approved, recorded and we get the legal fees added in, we will go back to the bank and let them know what the balance is and we'll get that paid. In the meantime, there's a lot that being sold and we just did a lien letter on it. Part of the agreement with the developer was that every time a lot gets sold we get \$2,000 towards the escrow balance.

Mr. Hondal asked if there had been any recent inspections of the pump stations. This is the one where you were concerned if the natural gas had been shut off. Mr. Gilbert replied that we are there every day. Mrs. Petrosky stated the developer is still paying the utility bills for that station and he will until this is conveyed and recorded. Mr. Blenko asked how we know when a lot is sold? Mrs. Petrosky replied that we get a request for a lien letter.

Attorney Hewitt stated that's only going to be in place until the bank pays us. The bank agreement was that if any lots were sold in the course of the year, we took \$2,000 from each sale to defray some of that cost. Whatever remained due and owing as of this date certain, the bank pays us. The bank was betting that more lots would sell.

Motion: Shields Motion to approve the Conveyance and Bill of Sale
 Second: Hondal for Mountain Ridge Estates.

Motion Carried 5 – 0 – 0

ANNOUNCEMENTS

Mrs. Petrosky announced that there was an Executive Session after the work session to discuss collective bargaining and litigation involving the Western Westmoreland Municipal Authority and Glenn Engineering.

ADJOURNMENT

Motion: Polczynski Motion to adjourn.
Second: Hondal

Motion Carried 5 – 0 – 0

Meeting adjourned at 7:31 PM.


Edward P. Shields, Secretary