

A meeting of the Board of Directors of the Municipal Authority of the Borough of Portage was held on Thursday, September 4, 2015, at 7:00 p.m., in the Conference Room at 606 Cambria Street.

Those in attendance were:

Mark Stancovich, Chairman  
John Gartland  
Steve Koval  
Dave Miorelli  
Jerome Yetsko

Also present were: Attorney William Barbin, Solicitor; Ron Cadwallader, Supervisor; Mike Barton, Forester; Joe Beyer, The EADS Group; Ron Portash, Mainline Newspapers.

**I. CALL TO ORDER**

Mr. Stancovich, Chairman, called the meeting to order at 7:00 p.m., which was followed by the Pledge of Allegiance and Roll Call.

**II. RECOGNITION OF GUESTS**

Mr. Stancovich recognized Ron Portash, Mainline Newspapers.

**III. CORRESPONDENCE**

Mr. Stancovich noted that the following correspondence was received:

- Thank you letter from Career Link (summer help).
- Invitation to the 2015 PMAA administrative and environmental issues seminar to be held on October 26 at the Nittany Lion Inn. Any Board member interested in attending should contact Mr. Cadwallader.

**IV. APPROVAL OF MINUTES**

ON MOTION OF MR. YETSKO, SECONDED BY MR. GARTLAND, THE BOARD UNANIMOUSLY AGREED TO DISPENSE WITH THE READING OF THE AUGUST 6, 2015 MINUTES BEING THAT THEY WERE DISTRIBUTED IN WRITTEN FORM AND UNANIMOUSLY ACCEPTED THE MINUTES AS PRESENTED. BOARD MEMBERS VOTING AFFIRMATIVELY INCLUDED MR. STANCOVICH, MR. GARTLAND, MR. KOVAL, MR. MIORELLI AND MR. YETSKO.

**V. AGENT'S EXPENDITURES**

No Agent's Expenditures to be presented.

**VI. INVOICES**

Aflac	\$ 226.22
Cambria Mailing Services, Inc.	79.17
Capital Region Benefits, Inc.	91.15
CMPA	1,000.00
Copy Tech Office System Inc.	59.76
Ebensburg Office Supply	178.91
Environmental Service Laboratories, Inc.	144.00
FWF Insurance Agency	17,392.00

Groff Tractor & Equipment	100.59
Hach	1,686.71
John Gartland	50.00
John P Place, Inc.	751.56
L/B Water Service, Inc.	3,657.56
Laurel Sand and Stone	491.73
Mark Stancovich	50.00
Mary L Elchin	180.00
New Enterprise Stone & Lime Co Inc.	753.47
Portage Auto Parts	25.49
Portage Post Office	147.00
Portage Service Center	941.80
Pristow's Sales & Service4 Inc.	132.52
Ray Oil & Gas Co	497.62
RDM-Johnstown, LLC	153.00
Ronald J Cadwallader, Jr	20.00
Sharon Squillario	50.00
Stager's Store	112.88
Stephen F Koval	50.00
Susquehanna Fire Equipment Co.	835.00
Verizon Wireless	178.56
	<u>\$30,036.70</u>

## Paid Bills

Aflac	\$ 226.22
Brandon James	100.00
Briann Cunningham	100.00
Comcast	261.88
DEP	35.00
Heather Herr	100.00
Kelly Burkhart	100.00
Nick Stauski or Noel Pierce	100.00
PA Once Call System, Inc.	39.02
REA Energy Cooperative Inc.	988.70
Penelec	1,454.79
Joseph Kondisko	72.62
Lowe's	23.10
Pro Disposal, Inc.	142.00
Rebecca Benton	100.00
Sheetz Fleet Service	204.50
UPMC Health Plan	6701.76,
Verizon	405.91
1 <sup>st</sup> Summit Bank	391.34
James Keenan	100.00
	<u>\$11,646.84</u>

ON MOTION OF MR. KOVAL, SECONDED BY MR. GARTLAND, THE BOARD UNANIMOUSLY AGREED TO ACCEPT AND PAY INVOICES IN THE AMOUNT OF \$67,139.45 (REGULAR BILLS, \$30,036.70; PAID BILLS, \$11,646.84; PennVEST, \$3,896.36 AND \$5,508.55; USDA, \$16,051.00). BOARD MEMBERS VOTING AFFIRMATIVELY INCLUDED MR. STANCOVICH, MR. GARTLAND, MR. KOVAL, MR. MIORELLI AND MR. YETSKO.

## **VII. TREASURER'S REPORT**

ON MOTION OF MR. KOVAL, SECONDED BY MR. GARTLAND, THE BOARD UNANIMOUSLY AGREED TO DISPENSE WITH THE READING OF THE AUGUST 2015 TREASURER'S REPORT AS IT WAS PREVIOUSLY DISTRIBUTED IN WRITTEN FORM AND UNANIMOUSLY ACCEPTED THE REPORT WITH A BALANCE OF: BEGINNING CASH, \$1,426,267.08; CASH IN, \$288,518.77; CASH OUT, (\$219,706.83); ADJUSTMENT (INTEREST/MISC.), \$0.00; ENDING CASH, \$1,495,079.02. BOARD MEMBERS VOTING AFFIRMATIVELY INCLUDED MR. STANCOVICH, MR. GARTLAND, MR. KOVAL, MR. MIORELLI AND MR. YETSKO.

## **VIII. SUPERINTENDENT'S REPORT**

Mr. Stancovich noted that Mr. Cadwallader's report was distributed to the Board members prior to the meeting; and he asked the Board if there were any questions regarding the report.

Mr. Cadwallader stated that included in the information for this evening's meeting was an explanation of the checks received from the Allegheny Ridge Farm as discussed at the last meeting. A check in the amount of \$55,704 was received, which was the 2015 operating payment; and a check in the amount of \$22,617.95 was received, which was the royalty payment. An additional check in the amount of \$68.96 has been received, which is the CPI true-up payment (included for discussion at this evening's meeting under Good of the Order). Action had been taken by the Board at the last meeting to deposit the operating payment and the royalty payment into Account #106.5 Savings; however, action would need taken relative to the true-up payment. Mr. Stancovich noted that the true-up payment in previous years had been much more; however, the operating payment and royalty payment were much higher this year than in previous years.

ON MOTION OF MR. YETSKO, SECONDED BY MR. KOVAL, THE BOARD UNANIMOUSLY AGREED TO DEPOSIT THE CHECK IN THE AMOUNT OF \$68.96 RECEIVED FROM ALLEHGENY RIDGE WIND FARM (CPI TRUE UP) INTO ACCOUNT #106.5 SAVINGS. BOARD MEMBERS VOTING AFFIRMATIVELY INCLUDED MR. STANCOVICH, MR. GARTLAND, MR. KOVAL, MR. MIORELLI AND MR. YETSKO.

As it relates to the Cemetery Road project, Mr. Cadwallader reported that the project is approximately one-half completed. The bacteria samples on the new line were completed and were satisfactory. Three residents will get tied in; and then the crew will proceed with more pipe. Mr. Stancovich questioned if this will take us up to Koban Drive, to which Mr. Cadwallader replied that the project will dead-end at Koban Drive because we have to keep the loop there for circulation in that area. Mr. Cadwallader noted that he received a call from Mr. Koban who would like to tie onto the new line so that he will have higher pressure. At the current time, Mr. Koban has a tap; however, he has to use a pump in order to get water to the upstairs of his residence. The question for the Board, Mr. Cadwallader indicated, is whether Mr. Koban would have to pay another tap fee if he moves the line. Attorney Barbin stated that the Municipal Authorities Act lists different types of tap fees. One is a capacity fee which would not apply in this case. Another is a connection-based fee, which is what we would charge Mr. Koban for because this is what the Authority is looking at. Mr. Cadwallader noted that, if Mr. Koban would be able to tap into the new line, it would eliminate him having to use the current pump.

Mr. Yetzko questioned what will be done with other residents in the area, to which Mr. Cadwallader replied everyone else will be tied into the new line; however, Mr. Koban is currently on the private line that is located in that area. Mr. Cadwallader noted that Mr. Koban is currently on the private line and wants to come onto the new line in order to obtain higher pressure; however, other residents that are on the private line will not be able to reach the new line because the new line is staying on Cemetery Road and will not be moving down into the development.

FOLLOWING DISCUSSION, THE BOARD AGREED THAT MR. KOBAN WOULD NEED TO PAY A TAP FEE IN ORDER TO TAP INTO THE NEW LINE AS DISCUSSED ABOVE.

Mr. Cadwallader apprised the Board that John Canavan bought Mrs. Lauffer's residence on Prospect Street. There is a rental property that sits in the back of the property; and Mr. Canavan is in the process of separating the sewer line from the rental property and the house out front and putting a sewer tap in. The way it was set up in the past, Mr. Cadwallader explained, is that the line comes into the main house and goes from the main house down, but there was no meter put in. Mr. Cadwallader questioned the Board if Mr. Canavan would be required to put a meter in, or would the Board prefer that he get a new tap. He noted that Mr. Canavan wants to have a separate meter for the back property. We would have to go into Mr. Canavan's residence, which he has no problem with. Attorney Barbin commented that it would be more efficient long-term for the Authority if there was a separate tap as the Authority would have better control. Mr. Koval stated that we have done this before with other properties. Mr. Cadwallader stated that at one time we said to a resident that if you wanted to tap off inside and run it to a separate property, the Board would give its approval. Mr. Stancovich questioned the Board as to their feeling on a meter or a new tap, to which Attorney Barbin stated that, in the past the Board has indicated that to service a separate living unit, you would need a separate meter. Mr. Cadwallader agreed indicating that Mr. Canavan is paying the entire bill now for both units. Mr. Koval stated that, based on past history, there should be another tap installed. Attorney Barbin agreed indicating that we had a similar concern in Cassandra in the past and the owner of the building was required to have three separate taps installed.

FOLLOWING DISCUSSION, THE BOARD AGREED THAT MR. CANAVAN WOULD BE REQUIRED TO HAVE ANOTHER TAP FOR THE RENTAL UNIT AS DESCRIBED ABOVE.

As it relates to the Fastenel quote that is included under New Business, Mr. Cadwallader stated that when the Borough bought their bolt bins, the Authority purchased the same items. The vendor that was used at the time is no longer in business; and Fastenel did provide a quote to the Borough. The quote of \$389 was received to restock the bolt bins that would provide a variety of bolts, including stainless steel. Mr. Stancovich noted that this item would be addressed under New Business.

Mr. Cadwallader informed the Board that he was approached by the employees at the Plant that when they did their last set of samples on the lagoons, the samples on the lagoons at Martindale are increasing as it relates to manganese, aluminum, and suspended solids. This means that we need to have GapVax come in to clean the lagoons. Mr. Cadwallader pointed out that we do have monies left in the budget for Martindale that can be used for this purpose. A quote in the amount of \$4,787 was received to do one lagoon. Both lagoons would need to be done, but the priority would be the Martindale lagoon. The total to do both lagoons would be \$9,547. Mr. Cadwallader noted that GapVax has indicated that for the Martindale lagoon, it would require three, eight-hour days to complete the work. Mr. Stancovich questioned if it would be dumped into the drying bed at Martindale, to which Mr. Cadwallader replied affirmatively and there is a separate dumping area at Benscreek. Mr. Stancovich commented that he believes the last time the lagoon was cleaned is when the liner was replaced. Mr. Miorelli questioned what will be done if there is something wrong with the liner, to which Mr. Cadwallader replied that if anything is wrong with the liner, it is going to be around the top because the rest of the liner is submerged in water. Mr. Cadwallader stated that the liner is not currently showing any signs of wear.

ON MOTION OF MR. KOVAL, SECONDED BY MR. MIORELLI, THE BOARD UNANIMOUSLY APPROVED THE QUOTE RECEIVED FROM GAPVAX FOR PUMPING OF THE LAGOONS AT BOTH MARTINDALE AND BENSOREEK IN THE AMOUNT OF \$9,574. BOARD MEMBERS VOTING AFFIRMATIVELY INCLUDED MR. STANCOVICH, MR. GARTLAND, MR. KOVAL, MR. MIORELLI AND MR. YETSKO.

Mr. Cadwallader shared with the Board various photos of the garbage, etc. that was left following a recent quad run. Mr. Koval commented that this is unacceptable and perhaps a letter should be sent to Blue Knob with regard to this. Mr. Barton indicated that he has already placed a call to them. Attorney Barbin questioned if Blue Knob has any further runs this year, to which Mr. Barton replied negatively. Attorney Barbin stated that this would allow the Board to take some time before any action is taken. Mr. Barton commented that in the past the clean-up crew from Blue Knob has done a pretty good job, but this year this was not the case. Mr. Barton stated that, as it relates to the paint on the trees, he has talked to Lilly regarding this. Mr. Cadwallader indicated that Lilly had stated that they would be in touch with him soon to discuss this matter.

Mr. Stancovich informed the Board that he was approached by the Jamestown Rod & Gun Club relative to a run they would like to have on September 19 to benefit Toys for Tots. In this run, the organization would cut most of the watershed out of their run. The Rod & Gun Club would like approval by the Board to hold this run. Mr. Cadwallader stated that he has received information on this as well. Mr. Barton stated that he would like to meet with representatives from the Rod & Gun relative to where the run is going to be. Mr. Stancovich replied that he was approached by John Roman, to which Mr. Barton stated that he would get in touch with Mr. Roman. Mr. Stancovich indicated that, if everything is satisfactory with Mr. Barton, we could sign the letter of agreement following Mr. Barton's recommendation.

## **IX. ENGINEER'S REPORT**

Mr. Beyer commented that a copy of the Engineer's Report was distributed to the Board prior to the meeting.

Mr. Beyer reported that he received an email from Lumadue indicating that the as builts on the Martindale project would be received this week; however, Mr. Beyer has not received them as yet.

Concerning the CDBG/Mountain Avenue project, Mr. Beyer stated that the Board had requested that he prepare estimates relative to having the contractor do the project versus the Authority doing certain portions of the project in order to save funds. Mr. Beyer explained that the total project cost for the contractor to complete the project is \$119,471.31; however, there is only \$89,912.28 in grant funds available for construction. The Board had discussed at the last meeting the possibility of the Authority crew doing the bituminous restoration. Mr. Beyer explained, however, that at this time of the year, he does not think this could be completed; and then you would basically have an open trench because cold patch would not survive all winter. He noted that he did speak with Mr. Custer relative to extending the project until next year. Mr. Custer has no problem with this, but suggested that Lumadue at least purchase the materials and stockpile them to show that some of the grant monies were spent this year. Attorney Barbin indicated that, if this is the case, the Authority would want to have control on what is purchased and that it should be stockpiled in the Authority's pipe yard.

Mr. Beyer stated that the first question for the Board would be whether the Board would want Lumadue purchasing the materials and stockpiling them for the project to be completed next year, or would the Board want Lumadue to complete the project this year and have the Authority pay. Mr. Cadwallader pointed out that the problem with delaying the project is that, if we get a cold snap and they shut down the blacktop plants, the Authority would have to maintain the project area all winter long, and it would be a concern for the Borough crew, school buses, etc. Mr. Koval stated that, as long as the monies are available next year, for the reasons stated we should consider doing the project next year.

Mr. Beyer questioned if the Board was comfortable with starting the project next year and Lumadue purchasing the materials before the end of December, to which the Board agreed. Mr. Beyer stated that Lumadue has indicated in an email to Mr. Beyer that they would agree to stockpile the materials in the Authority's pipe yard.

Mr. Beyer questioned, as discussed at the last meeting, would the Authority be willing to do the restoration, purchasing some fittings, etc., because Mr. Beyer will have to include this in the change order. Mr. Cadwallader commented that we had talked about the Authority putting valves in. There is a valve on Farren Street; and we could utilize that valve and not replace it. There is also a valve on Orchard Street that could be used as well and not replaced. Mr. Cadwallader explained that when they installed valves in the past, they did not put in the type that you could shut off block by block if you do have a problem. There would be a valve on the lower side, the upper side, and a new one placed on Farren Street with a new hydrant. On Orchard Street, there would be a new valve placed where there is not valve currently and it would be tied back into Orchard Street.

Mr. Cadwallader pointed out that there are ways to save money on this project. The Authority could purchase the hydrants. Mr. Cadwallader noted that we do have a hydrant that is going to be used on the Cemetery Road project. The hydrant near the Koban residence is a lower pressure hydrant; and we could pull that hydrant to be used on the Mountain Avenue project because it is a lower pressure area. We would then only need one additional hydrant. Mr. Beyer commented that Lumadue was charging \$1,750 to place the hydrants. Mr. Cadwallader stated that there are monies included in the budget for maintenance of fire hydrants (approximately \$2,884.22 left in this budget line). Mr. Cadwallader noted that if the Board agreed, the Authority could assume the cost of the two hydrants and the blacktop, which would be taken off the project costs. Mr. Beyer indicated that Lumadue was quoting \$27,000 for the blacktop; and the Authority would be able to obtain Costar pricing in this area, which would be cheaper.

Mr. Beyer stated that, on the Martindale side of the CDBG project, Lumadue is still owed contract-wide \$108,300; however, basically with all he has installed, the Authority will owe Lumadue \$80,700. This would be a \$27,600 difference that the Authority could allocate to the Mountain Avenue project. Attorney Barbin questioned if these are monies that the Authority has been reimbursed for but not used, to which Mr. Beyer replied affirmatively. Attorney Barbin questioned if the change order would include the removal of the installation of the hydrants and the blacktop, to which Mr. Beyer replied that, if we remove the paving itself, it would bring the project costs down to \$89,000. Attorney Barbin questioned if, rather than the Authority kicking money into the project, we are basically taking those monies out of Lumadue's contract, to which Mr. Beyer replied affirmatively.

ON MOTION OF MR. KOVAL, SECONDED BY MR. GARTLAND, THE BOARD UNANIMOUSLY APPROVED CHANGE ORDER FOR THE MOUNTAIN AVENUE PROJECT AS DISCUSSED ABOVE. BOARD MEMBERS VOTING AFFIRMATIVELY INCLUDED MR. STANCOVICH, MR. GARTLAND, MR. KOVAL, MR. MIORELLI AND MR. YETSKO.

As it relates to the discussion at the last meeting relative to the repairs that need to be made to the spillway, Mr. Beyer commented that he did prepare information for the Board which outlines three options:

1. Replace center of the spillway which is currently cracked: \$273,000 which would include bidding the project, engineering work, actual elevations, survey, etc. Would not include replacing the top section which could be sured up at a cost of \$50,000 (which would keep the current water elevation).
2. Pour a 6" slab over the entire area: \$137,617.25. Mr. Beyer explained that this would be a long-term repair.
3. Repair the cracks by pressure grouting them and use a Sika product on the last 4": \$10,800. Mr. Beyer commented that the Authority could purchase the tubes at New Enterprise at a cost of \$52.19 per tube. This would be a savings for the Authority if they purchase the tubes; and then the Authority would only have to pay the labor costs. This route would only be a one to three year fix depending on how much care was taken to prepare the area.

Attorney Barbin questioned if the annual dam inspection report noted this concern, to which Mr. Beyer replied affirmatively. Mr. Cadwallader commented that DEP will be coming on Thursday to do their inspection as well. Mr. Beyer pointed out that the DEP inspection will point out this concern as well; and if the third option is chosen above, this would be the cheapest and fastest way to address the concern. However, if the Authority allows it to go as it currently exists, they will have to continually do the same thing because of the weather. Attorney Barbin questioned if the Authority would be required to do at least option #3 above, to which Mr. Beyer replied affirmatively. Mr. Beyer noted that the Authority crew would be able to do the work itself at an approximate cost of \$3,000. Mr. Stancovich pointed out that between pouring the 6" slab and option #3 above, the 6" slab also includes pressure grouting for a total cost of \$15,000; and the pressure grouting on option #3 is only \$2,000. Mr. Beyer explained that these are only cost estimates; and they could come through and cut the slabs and get a better cost estimate because there could be voids underneath that he would not be aware of. Mr. Stancovich indicated that the information that Mr. Beyer provided really puts it into perspective on what the Board needs to consider.

Mr. Koval questioned if this is something that needs to be done immediately, to which Mr. Beyer replied that the Authority at least needs to start filling in some of the cracks with the Sika product. If there are voids underneath, the Authority will be filling them in again. Mr. Stancovich questioned what the Authority's timeline would be to address the concern, to which Mr. Beyer replied that when the inspection was done, the inspector indicated that something has to be done immediately (within one month). Attorney Barbin noted that if the Authority was doing the larger project, it could not be completed within a month. Mr. Beyer noted that the Authority would have to do at least option #3 above before the fall weather sets in. Mr. Cadwallader questioned if the Sika can be put in while the area is wet, to which Mr. Beyer replied affirmatively. Mr. Beyer commented that you would still have to remove the loose debris, but the area would have to be moistened with clean water. Mr. Cadwallader stated that the only way to clean the area would be to power wash the area.

Mr. Miorelli questioned what the cost of an entirely new spillway would be, to which Mr. Beyer replied that he does not think we need a new spillway. Mr. Cadwallader explained that the original spillway is in the center, and then the contractor placed wing walls in. Mr. Beyer explained, via a plan, what needs repaired along the wing walls. Discussion ensued regarding the way in which the cracks currently appear. Mr. Beyer stated that, since the dam inspection report points out the concern, the temporary fix would be option #3 above which would appease any concerns of DEP for the current inspection as well as future inspections.

Mr. Beyer noted that the main items noted on the dam inspection report were to fix the cracks on the spillway; install a staff gauge; address the barbwire that is hanging down; and maintaining the vegetation. Mr. Stancovich commented that, as it relates to the spillway, the Board will have to eventually address this concern either short-term or long-term. Mr. Koval commented that we cannot go through another winter without any more damage being done, so we may need to look at the grouting. Mr. Beyer indicated that the Authority crew could do this work if this is what the Board decides because it would only be the cost of the materials. Mr. Stancovich stated that, if the Board decides to do something now, the Sika would be an option being that the winter months are coming.

Mr. Koval noted that, since this is a maintenance repair, it would not need a motion by the Board. Mr. Stancovich requested that Mr. Cadwallader organize what needs to be done and keep the Board updated. Mr. Cadwallader noted that there are monies in the budget under Account #453 to address this (\$4,000 is currently budgeted). The Board agreed that this is the account that should be utilized for this project.

#### X. SOLICITOR'S REPORT

Attorney Barbin noted that he had submitted a copy of his report prior to the meeting.

Attorney Barbin informed the Board that, after having prepared his report, Mr. Barton provided him with a map outlining the land that Cooney owns that the Authority may be interested in purchasing; and the total acreage amounts to 289.3 acres. Attorney Barbin forwarded the map along with a letter to Mr. Lambrusco informing him that the Authority would like to purchase the property and asking for a selling price. Mr. Barton reminded the Board that Cooney had originally approached the Authority several years ago relative to the Authority's interest in the property. Attorney Barbin explained that this is mostly land that drains into the Bens Creek; and it is land that is in front of the current intake. If the Authority in the future would ever decide to move the intake, the more watershed the Authority owns would provide more options in the future. He pointed out that in the past there was a question with Highland on the lower reservoir which is given up now, so as long as the Authority owns watershed and controls the land, it could actually move down lower and collect more water. Attorney Barbin emphasized that there is a positive aspect; and it is a long-term investment for the Authority.

As it relates to the Caldwell Avenue property, Attorney Barbin reported that he sent the bank the information and is waiting to hear back from them as to what they want for the property. There is a \$59,025.64 outstanding mortgage on the property; and this is probably why the property was not sold in the tax sale.

## **XI. FORESTER'S REPORT**

As it relates to the property as discussed under Attorney Barbin's report, Mr. Barton shared with the Board a copy of the map outlining the property in question. He noted that there are several old strip mines in the area that we are proposing to purchase from Cooney. The areas designated on the map in brown were strip mined back in the early 50's; and the areas outlined in purple were strip mined in the last 70's, early 80's. The area that lies within the watershed proper that we are interested in is about 243 acres. There is an additional 39 acres that the Authority may be interested in that lies outside of the watershed, but what this would do is tie us into the road to the windmills, which would give the authority access to the entire center of that road for the entire length of the property.

Mr. Barton commented that what he had proposed was twofold. First, in either respect, there is 195.5 acres of land with forest on it and the balance of that property is what was strip mined. The 43 acres that lies outside the watershed plus the old abandoned strip mine, Mr. Barton believes the Authority should ask for a reduced price per acre on this land. As it relates to the land that has timber on it, Mr. Barton commented that he believes Cooney is currently selling land for around \$1,200 per acre. He emphasized that the timber on the 195.5 acres is worth more than what Cooney is asking for the ground itself; and if the Authority would purchase the property and clear cut the land, it would have money left over that would pay for the entire project. Mr. Barton pointed out that there is a significant pine stand on the land that has been reclaimed, so that Authority would probably be able to sell some of that timber as well but Mr. Barton did not include this in his estimate.

Mr. Barton indicated that the only liability you would have in the purchase is the two dumps that are currently on the central portion of the property, each of which are about one acre. He commented that he was through that area in the past during the windmill project with his former employer; and what they were looking for were chemicals that would be bad in the watershed, paint cans, etc. There was nothing like that in the dumps at that time. Mr. Barton noted that when he talked with Attorney Barton and Mr. Cadwallader, he mentioned that this may be a way to reduce the price; i.e., take the cost of cleaning up the dumps out of the price of the land.

Mr. Barton noted that the property would take in part of the wind farm; and we are not getting any gas rights, which have already been sold by Cooney; and the wind rights are gone with the property as well. He emphasized that 243 acres of the proposed purchase does lie in the watershed plus it gives us nice access to that side of the watershed. He indicated that every time we have a timber sale on that side of the watershed up to the treatment plant, we have always been able to come through Cooney's; however, if someone else was to purchase the property, we might not have that option.



Mr. Barton stated that, if the Authority goes with the 243 acres and decides it does not want the lower 39 acres, he believes the Authority should reserve two rights; i.e., 1) the right to utilize the wind farm road indefinitely; and 2) a right-of-way that we have used for several timber sales in the past of 32 or 54 feet. Mr. Barton commented that most of the area from north to south from the windmill road through the woods can be driven by a pickup truck to the powerline currently. He noted that he also broke out property that the Authority would be requesting to purchase in the powerline as well, which is about seven (7) acres.

Mr. Koval questioned what the next steps would be. Attorney Barbin stated that he did send a letter to Cooney requesting a purchase price for the 289.4 acres. Mr. Stancovich questioned Mr. Barton as to his feeling on what would be a fair price for the property, to which Mr. Barton replied that he did not know, but the timber value is more than what is being asked for the ground. He noted that he is very impressed with the timber that is on the property right now; and in a good market, the sale of the timber would probably cover the entire purchase of the property. In addition, Mr. Barton stated that it is land that will be in the watershed, which is good for the future; and it would nicely protect what the Authority currently has and gives the Authority an additional buffer. Mr. Koval questioned if the timber could be harvested now, to which Mr. Barton replied affirmatively, stating that it would not be \$1,200 per acre but would probably be 30-40% of that for the 195 acres. Attorney Barbin commented that the purchase of the property could approximate \$250,000.

Discussion took place relative to a rumor Mr. Miorelli heard relative to the water hole on the old trail that he has heard they are talking about a million gallon frac pond in that same area. Mr. Barton pointed out that they are abandoning the pads that they have been drilling. Attorney Barbin commented that they have abandoned the well in Adams Township already. Mr. Barton stated that he talked to a client and was told that they have essentially shut down production on the wells in Blue Knob for the foreseeable future, so he does not know if they have any intention of doing anything in this area for quite some time. Mr. Cadwallader noted that, with the proposed property, we would not have any of the gas rights, but if we purchase the property, it will protect what we do have gas rights to. Attorney Barbin pointed out that, if the Authority is the surface owner, they still have to talk to the Authority. He noted that the 39 acres that we may purchase that is not in the watershed, this would be an area to suggest for drilling because from their gas pad they can move two miles underground now. Attorney Barbin pointed out that under Pennsylvania law, if someone owns the gas rights, they have the right to come on to your land to drill. The Authority currently owns 866 acres and did not purchase the gas rights and it is part of our watershed for Benscreek. Additionally, Mr. Barton stated, if what Mr. Miorelli is stating is true on the plans for a frac pond, it may give the Authority the ability to negotiate with them and request that they place it on the Authority's property outside of the watershed or move it onto the Helsel property outside of the watershed.

Mr. Barton informed the Board that Sean Claar will be starting the timber sale soon. He commented that Mr. Claar is doing a phenomenal job and is a pleasure to work with.

## **XII. UNFINISHED BUSINESS**

- 2014 CDBG Grant

Discussed earlier in the meeting.

- Tax Sale – Caldwell Avenue

Discussed earlier in the meeting.

- Cemetery Road Project

Discussed earlier in the meeting.

- Employee Issues

As it relates to the discussion at the last meeting regarding pay increases and employee licenses, Mr. Stancovich stated that he provided to the Board prior to the meeting information he had discussed at the last meeting. He stated that he highlighted those classes and subclasses that are required at the plants. A new hire starting at \$10 per hour, in four years they could be up to \$17 per hour just with the licenses they have obtained, which would not include any annual increases, and would keep that individual below our current plant operators. Mr. Koval stated that what Mr. Stancovich prepared and presented he believes is fair; and he would agree to the Board adopting it.

Mr. Gartland questioned if those licenses that are highlighted are the required ones, to which Mr. Stancovich replied affirmatively. Mr. Stancovich explained that, originally, all of the ones from Subclasses 2 – 15 on the original pay scale were at \$.50 each in pay increases. If we continued this, he stated, this would take a new hire above what the current plant operators make. Mr. Stancovich commented that it does take a person four years to be a Class A certified operator; i.e., a new hire with no experience would complete the Class A certified operator certification in four years. Mr. Stancovich commented that there may be some of the subclasses that are required in the future, but he took into consideration only those subclasses that are required at the present time.

ON MOTION OF MR. KOVAL, SECONDED BY MR. GARTLAND, THE BOARD UNANIMOUSLY APPROVED THE PAY SCALE LICENSE INCREASES AS PRESENTED. BOARD MEMBERS VOTING AFFIRMATIVELY INCLUDED MR. STANCOVICH, MR. GARTLAND, MR. KOVAL, MR. MIORELLI AND MR. YETSKO.

### **XIII. NEW BUSINESS**

- Fastenal Quote

As discussed under the Superintendent's Report, Mr. Stancovich commented that this quote is for replenishing and restocking of all of the bolt bins that would provide a variety of bolts, including stainless steel. The total cost would be \$389.42. Mr. Yetko questioned if this would be an annual cost, to which Mr. Cadwallader replied affirmatively. Mr. Cadwallader noted that we included the stainless steel bolts because on some of the valves the bolts are rotting so they will be replaced with the stainless steel.

ON MOTION OF MR. YETSKO, SECONDED BY MR. KOVAL, THE BOARD UNANIMOUSLY APPROVED THE QUOTE FROM FASTENAL FOR RESTOCKING AND REPLENISHING OF THE BOLT BINS AT A TOTAL COST OF \$389.42 (TO BE TAKEN OUT OF ACCOUNT #488). BOARD MEMBERS VOTING AFFIRMATIVELY INCLUDED MR. STANCOVICH, MR. GARTLAND, MR. KOVAL, MR. MIORELLI AND MR. YETSKO.

- MMO Worksheet

Mr. Cadwallader noted that this is the worksheet for the Pension Plan. For budgetary purposes, this needs approved for the coming year. Attorney Barbin questioned if the Authority is fully paid up for its pension, to which Mr. Cadwallader replied affirmatively.

ON MOTION OF MR. KOVAL, SECONDED BY MR. GARTLAND, THE BOARD UNANIMOUSLY APPROVED THE MMO WORKSHEET FOR 2016 AS PRESENTED. BOARD MEMBERS VOTING AFFIRMATIVELY INCLUDED MR. STANCOVICH, MR. GARTLAND, MR. KOVAL, MR. MIORELLI AND MR. YETSKO.

- Martindale Annual Dam Safety Inspection

Discussed earlier in the meeting.

- Caller ID

Mr. Stancovich commented that a quote was received for installing caller ID for the Martindale and Benscreek plants at a cost of \$11.50 per line per month. Due to the cost, the Board agreed that no motion was needed to approve this matter.

#### **XIV. GOOD OF THE ORDER**

- Request for Adjustment

Mr. Stancovich noted that one adjustment was received from St. Peter & Paul's Church relative to a leaking toilet. The adjusted payment would be \$75.70.

ON MOTION OF MR. YETSKO, SECONDED BY MR. MIORELLI, THE BOARD UNANIMOUSLY APPROVED THE ABOVE ADJUSTMENT AS PRESENTED. BOARD MEMBERS VOTING AFFIRMATIVELY INCLUDED MR. STANCOVICH, MR. GARTLAND, MR. KOVAL, MR. MIORELLI AND MR. YETSKO.

- Allegheny Ridge Farm – CPI True Up

Discussed earlier in the meeting.

- Turbidity Meter

Mr. Cadwallader apprised the Board that the employees informed him today that they had trouble with the turbidity meter at the Martindale plant. He noted that he requested a quote for repair which has not been received as yet. Mr. Cadwallader noted that, as the meter is crucial, he requested approval for repair/replacement if needed. The Board agreed that Mr. Cadwallader move forward once the quote is received.

- Budget Meeting

Following discussion, the Board agreed to hold a budget meeting on October 7, 2015 at 6:00 p.m. at the Authority conference room.

#### **XV. ADJOURNMENT**

THERE BEING NO FURTHER BUSINESS, ON MOTION OF MR. KOVAL, SECONDED BY MR. GARTLAND, THE BOARD ADJOURNED THE MEETING AT 8:20 P.M. BOARD MEMBERS VOTING AFFIRMATIVELY INCLUDED MR. STANCOVICH, MR. GARTLAND, MR. KOVAL, MR. MIORELLI AND MR. YETSKO.

#### **XVI. NEXT MEETING**

The next meeting will be held on Thursday, October 1, 2015 at 7:00 p.m.

Respectfully submitted,

*Sharon Squillario*  
Sharon Squillario  
Recording Secretary