

JOHNSTOWN REDEVELOPMENT AUTHORITY
REGULAR MEETING
Tuesday, August 17, 2021

The Johnstown Redevelopment Authority met in a stated session for the general transaction of business. Monsignor Balta called the meeting to order at 12:00 p.m. The Pledge of Allegiance was recited. Monsignor Balta offered the invocation.

The following members of the Authority were present for roll call:

Monsignor Balta, Mr. Babich, Mr. Pasquerilla, Mr. Truscello, (4).
Absent: Mr. Haselrig (1).

William Barbin, Esquire, Solicitor; Melissa Komar, Executive Director; Thomas Kakabar, EADS Group; and Michael Grandinetti, Maintenance and Operations Manager.

MINUTES

Mr. Pasquerilla made a motion to approve the Minutes of the July 20, 2021 Meeting. The motion was seconded by Mr. Babich and passed by the following vote:

Yeas: Monsignor Balta, Mr. Babich, Mr. Pasquerilla, Mr. Truscello (4).
Nays: None (0).

PUBLIC COMMENTS CONCERNING AGENDA ITEMS

John DeBartola, 1197 Bedford Street, inquired as to Resolution G on the agenda, the 2021-2022 demolition contract of 13 properties. He asked what the amount of the demolition would be and how the 13 properties were selected for demolition.

Mrs. Komar stated the bids were opened that morning at 9:00 a.m. and noted the amount was \$103,900 awarded to Leckey Demolition. She explained that the properties were chosen based on code violations, issues with fire, police and the community. Monsignor Balta added that the worst sites in each neighborhood are the ones being considered.

REPORTS:

EXECUTIVE DIRECTOR'S REPORT

Melissa Komar, Executive Director, referred members to her report for further discussion.

She reported the fire training facility move was in the process of being relocated to its new home on Horner Street.

Mrs. Komar reported that pending Board approval JRA will demolish 13 structures with the use of DCED funding.

Mrs. Komar indicated the land bank discussions continue with the City and County. She stated the County was in the process of adopting the Cambria County Redevelopment Authority as the County land bank for all municipalities in Cambria County excluding Johnstown.

UPJ volunteers were commended for their ongoing efforts to update playgrounds and green spaces throughout the Central Business District.

She indicated approval to accept economic development plans for the Prospect parcels was underway, and Ryan Kieta presented the first rendering for the greenspace project for William Penn which was provided to both Mr. Haselrig and Reverend King for presentation at the community meeting.

The sewer lateral program continues to be very active in the height of construction season. She noted a PennVEST representative had contacted her to make sure the agreement for the Fairfield Avenue project was on today's agenda.

Mrs. Komar noted a workshop regarding biosolid disposal was recently held with the Altoona Water Authority.

FINANCE DIRECTOR'S REPORT

Members were referred to the report of Cheryl Labosky, Finance Director, for a grant funding update, discussion of the July financials, GJWA reports and the Compliance Program and CCRA Grant Program reports.

SANITARY SEWER OVERFLOW REPORT

Thomas Kakabar, EADS Group, referred to his report for discussion of PennVEST 7 Fairfield Avenue Interceptor Project. He noted the contract with Terra Works was due to expire on September 15, 2021, but following a meeting in July, it was decided to suspend that project until due to replacement of the storm sewer prior to the final paving activity, which is scheduled to be completed next year at this time. He stated a change order for a time extension was being requested. Mr. Kakabar noted there could be a cost increase involved.

Mr. Barbin explained that per paragraph six of the agreement, the City replacement of the storm water pipe would result in more disruption of pavement, and the City agreed to be responsible for replacement costs except as those contained in the JRA/PennVEST project budget that remain unexpended.

Mr. Kakabar indicated that a Notice to Proceed has been issued with regard to the Route 403 (Benscreek to War Memorial) PennDOT paving project.

Work on the Clinton Street Project is approximately 65 percent complete with the relining of that portion.

Franklin Street is a pending project coordinated with PennDOT.

Route 271 is a future project for calendar year 2022.

Progress Report No. 26 was submitted, and as of yet, no response had been received.

The Flow Meter Program had been reactivated. JRA recently took delivery of ten units with another ten units being delivered momentarily by FedEx.

Mr. Kakabar referred to a proposal under review for improving the safety of electrical service at the Dornick Point Wastewater Treatment Plant Project. He noted an item on the agenda regarding this matter.

He explained the scope of work expected to be received from the contractor was defined and that the proposal provided did not match the scope of work so the proposal from the contractor could not be approved and a new one would need to be resubmitted. Mr. Kakabar indicated that he met with the contractor last week and noted the contractor is back on board with the suggested scope of work to resolve the safety issues with a cost much aligned to the work requested at a cost not to exceed \$50,000. There was further discussion.

SEWAGE OPERATIONS REPORT

Michael Grandinetti, Maintenance and Operations Manager, noted the façade upgrades at the Ideal Market including exterior lighting and painting.

Mr. Grandinetti noted that he and Ms. Labosky continue to work on the sewer lateral program and the Cambria County Sewer Lateral Assistance Program.

He referred to resolutions on the agenda with regard to the industrial pretreatment sampling at the plant. A new switch gear proposal has been received and the project is moving forward.

He noted other capital improvements at the plant would be budgeted appropriately.

Mr. Grandinetti stated the flow meters were being installed as they were being delivered to location.

SOLICITOR'S REPORT

William Barbin, Esquire, Solicitor, was satisfied that the matter involving the switch gear at the plant constitutes a "true serious emergency" situation.

He explained that the Fairfield Avenue Agreement arose as a result of JRA's contractor discovering voids under the avenue, so it would make sense to get the matter resolved before final paving.

The consent order and approval for the Johnstown Hydraulics Project had been completed. Mr. Barbin delivered the signed deed to Mr. Wharton's office this morning and was advised the matter would be closed on Monday, August 23, 2021.

Mr. Barbin indicated the resolution to award the laboratory bids to Environmental Service Laboratories of Indiana, PA, were proper.

Eviction of the William Penn property would soon occur.

MOTION TO APPROVE FISCAL/OPERATIONS REPORTS

Mr. Pasquerilla made a motion to approve the reports. The motion was seconded by Mr. Truscello and passed by the following vote:

Yeas: Monsignor Balta, Mr. Babich, Mr. Pasquerilla, Mr. Truscello (4).
Nays: None (0).

RESOLUTIONS AND MOTIONS

A. A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF JOHNSTOWN AUTHORIZING PAYMENT OF CERTAIN OBLIGATIONS RELATED TO SEWAGE OPERATIONS IN ACCORDANCE WITH STANDING RESOLUTION NUMBER 3869.

Mr. Pasquerilla made a motion to approve the resolution. The motion was seconded by Mr. Babich and passed by the following vote:

Yeas: Monsignor Balta, Mr. Babich, Mr. Pasquerilla, Mr. Truscello (4).
Nays: None (0).

B. A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF JOHNSTOWN AUTHORIZING THE WRITE-OFFS OF DELINQUENT ACCOUNTS WHICH ARE OLDER THAN 18 MONTHS.

Mr. Truscello made a motion to approve the resolution. The motion was seconded by Mr. Pasquerilla and passed by the following vote:

Yeas: Monsignor Balta, Mr. Babich, Mr. Pasquerilla, Mr. Truscello (4).
Nays: None (0).

C. A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF JOHNSTOWN AUTHORIZING THE AWARD OF CONTRACT NO. 2021-WWTP-5 LABORATORY SERVICES FOR NATIONAL POLLUTANT DISCHARGE ELIMINATION PROGRAM (NPDES) PERMIT OBLIGATIONS TO ENVIRONMENTAL SERVICE LABORATORIES OF INDIANA, PA.

Mr. Babich made a motion to approve the resolution. The motion was seconded by Mr. Pasquerilla and passed by the following vote:

Yeas: Monsignor Balta, Mr. Babich, Mr. Pasquerilla, Mr. Truscello (4).
Nays: None (0).

D. A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF JOHNSTOWN AUTHORIZING THE AWARD OF CONTRACT NO. 2021-WWTP-6, LABORATORY SERVICES FOR THE INDUSTRIAL PRETREATMENT PROGRAM TO ENVIRONMENTAL SERVICE LABORATORIES OF INDIANA, PA.

Mr. Truscello made a motion to approve the resolution. The motion was seconded by Mr. Babich and passed by the following vote:

Yeas: Monsignor Balta, Mr. Babich, Mr. Pasquerilla, Mr. Truscello (4).
Nays: None (0).

E. A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF JOHNSTOWN AUTHORIZING ENTRY INTO A CONTRACT WITH THE CITY OF JOHNSTOWN WITH RESPECT TO THE REHABILITATION OF THE FAIRFIELD AVENUE SANITARY SEWER INTERCEPTOR LINE.

Mr. Pasquerilla made a motion to approve the resolution. The motion was seconded by Mr. Babich and passed by the following vote:

Yeas: Monsignor Balta, Mr. Babich, Mr. Pasquerilla, Mr. Truscello (4).
Nays: None (0).

F. A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF JOHNSTOWN AUTHORIZING ACCEPTANCE OF A QUOTE FROM SCHULTHEIS ELECTRIC OF LATROBE, PENNSYLVANIA, IN AN AMOUNT NOT TO EXCEED \$50,000 TO DO EMERGENCY UPGRADES TO THE AUTOMATIC TRANSFER SWITCH FOR THE GENERATOR.

Mr. Pasquerilla made a motion to approve the resolution. The motion was seconded by Mr. Babich and passed by the following vote:

Yeas: Monsignor Balta, Mr. Babich, Mr. Pasquerilla, Mr. Truscello (4).
Nays: None (0).

G. A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF JOHNSTOWN AUTHORIZING THE AWARD OF FY 2021-2 DEMOLITION CONTRACT TO THE LECKEY DEMOLITION SERVICE OF JOHNSTOWN IN THE AMOUNT OF \$103,900.

Mr. Truscello made a motion to approve the resolution. The motion was seconded by Mr. Pasquerilla and passed by the following vote:

Yeas: Monsignor Balta, Mr. Babich, Mr. Pasquerilla, Mr. Truscello (4).
Nays: None (0).

H. A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF JOHNSTOWN AUTHORIZING THE SALE OF PROPERTY LOCATED ALONG NAPOLEON STREET, TAX MAP NO. 76-003-127.000 TO THE GREATER JOHNSTOWN WATER AUTHORITY IN THE AMOUNT OF \$1,000.

Mr. Babich made a motion to approve the resolution. The motion was seconded by Mr. Pasquerilla and passed by the following vote:

Yeas: Monsignor Balta, Mr. Babich, Mr. Pasquerilla, Mr. Truscello (4).
Nays: None (0).

NEW BUSINESS/ANNOUNCEMENTS/DISCUSSION ITEMS

Mr. Truscello noted that he was interested in attending the workshop session regarding the land bank. Mrs. Komar will ask Ms. Cheche to contact members for availability and will schedule the session within the next two weeks.

Monsignor Balta noted there has been recent contact regarding real estate transaction proposals and that Mrs. Komar will gather additional information regarding that matter.

Monsignor Balta stated, given the rise in COVID-19, he inquired if members would be interested in continuing virtual meetings through October and then deciding on a month-to-month basis after that.

PUBLIC COMMENTS (ITEMS NOT ON AGENDA)

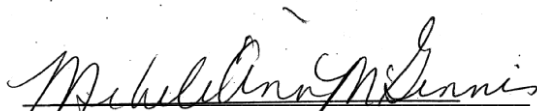
John DeBartola, 1197 Bedford Street, asked that New Business discussion be repeated and commented on the Solicitor's Report regarding Fairfield Avenue. He stated "that road is a mess" and asked for clarification. Monsignor Balta explained a condition was discovered by the City that was not anticipated and that there is no choice now but for them to make the repairs before final paving. There was further discussion.

ADJOURNMENT

Mr. Truscello made a motion to adjourn. The motion was seconded by Mr. Pasquerilla and passed by the following vote:

Yeas: Monsignor Balta, Mr. Babich, Mr. Pasquerilla, Mr. Truscello (4).
Nays: None (0).

There being no further business, the meeting was adjourned at 12:33 p.m.


TRANSCRIBED BY:
SARGENT'S COURT REPORTING
SERVICE, INC.

BRUCE HASELRIG,
SECRETARY