

JOHNSTOWN REDEVELOPMENT AUTHORITY  
REGULAR MEETING  
Tuesday, February 15, 2022

The Johnstown Redevelopment Authority met in a stated session for the general transaction of business. Mr. Pasquerilla, Vice Chair, called the meeting to order at 12:00 p.m. The Pledge of Allegiance was recited. Mrs. Komar, Executive Director, offered the invocation.

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

Mr. Haselrig (via telephone), Ms. Huchel, Mr. Pasquerilla,  
Mr. Truscello (4).  
Absent: Monsignor Balta (1).

William Barbin, Esquire, Solicitor; Melissa Komar, Executive Director; Thomas Kakabar, EADS Group; Cheryl Labosky, Finance Director; Michael Grandinetti, Maintenance and Operations Manager; Chris Kurchak, Michael Sabo and Shannon Kester were also present.

MINUTES

Mr. Truscello made a motion to approve the Minutes of the January 18, 2022 Regular Meeting. The motion was seconded by Ms. Huchel and passed by the following vote:

Yeas: Mr. Haselrig, Ms. Huchel, Mr. Pasquerilla, Mr. Truscello (4).  
Nays: None (0).

PUBLIC COMMENTS CONCERNING AGENDA ITEMS

John DeBartola, 1197 Bedford Street, Johnstown, commented on concerns regarding Resolutions C through H and the drop in bond rating. He asked that the increases in the different fees be explained before each is voted on.

REPORTS:

EXECUTIVE DIRECTOR'S REPORT

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

She reported that demolition work continues in Old Conemaugh Borough and Hornerstown. She was notified by the Community Foundation that there are additional dollars for façade funds and Old Conemaugh Borough. Mrs. Komar reported that a new business will be moving in that area.

She reported that JRA advertised for proposals for a sewer rate and fiscal management study. Responses are due back to the Authority by March 3, 2022.

Numerous conversations were held with Telehealth over the last few weeks with regard to last round of funding. Mrs. Komar noted they would present to the workshop, and the architect is moving forward on the first portion of the drawings. She recommended hearing information directly from Telehealth in case there are questions that need to be answered.

Executive Director indicated that over the past two weeks both JRA and Inframark compared costs for leachate and septic. She explained that leachate is material that is treated from the local landfills and the septic is regarding the septic haulers. She noted that Mr. Grandinetti personally reached out to a lot of JRA customers to help them understand the increases.

Hauling permit increases are minimal and were recommended. Mr. Kester noted the increase would be from \$25 to \$30 per truck. IPP permits are a three-year permit that will increase from \$250 to \$300 over the three years. There was further discussion regarding rates being charged in other parts of the state.

Mr. Barbin explained that by making these changes indicated in Resolutions C through G revenue would be generated, which would satisfy the problem identified by S&P, and this would solve those problems immediately.

Mrs. Komar reported receiving two haulers for leachate and septic, and JRA was also in the process of permitting an additional landfill out of Westmoreland County. She noted their leaching ponds were reaching capacity.

She noted two smaller one-year leases for Board approval for the remaining offices at 416 Main Street, one for Mr. Kester and Inframark and the other for V&V Construction, LLC.

A proposal for industrial cleaning due to pigeons entering the third floor at 324 Chestnut Street has been received.

Mrs. Komar reported that the sewer lateral program continues to be very active and discussion continue with the City regarding potential funding. She will meet with the City Manager tomorrow morning.

The plan for the Prospect area where large-scale demolition occurred has been approved by the Cambria County Conservation District and Snyder commenced work yesterday.

She noted that Hosanna was recently in town working on residential homes. A follow-up meeting with 1889 was held.

Mrs. Komar reported that Brownfield funding has cleanup dollars available so JRA is working on another joint application with the City and the County Redevelopment Authority in the hopes that we can move on to the next step to fund Act 1 and Act 2 to do cleanup work. She noted one project is the former mill site in Franklin.

She reminded members to complete the ethics form by April 30.

#### FINANCE DIRECTOR'S REPORT

Cheryl Labosky, Finance Director, referred to her report for further discussion. A spreadsheet reflecting changes was attached for review.

The benches and water fountain were delivered to the Public Works garage and will be installed in the spring at the Honan Avenue location.

The final payment request, photos and reports were submitted with regard to the Clara Barton House.

Ms. Labosky has been working with the auditor while preparing for the 2021 Audit.

Four properties have completed the Cambria County Redevelopment Grant Program. She commented that homeowners are "very pleased" that these funds are available to complete sewer work.

January financial disbursements were as follows: Cambria Iron Works, \$6,353.46; Grant Partnership Fund, \$21,001.63; Center Town Mall, \$3,205.79; Revolving Account, \$74,772.96; Johnstown Regional Sewage, \$874,905.75, for total disbursements of \$980,239.59.

Ms. Labosky referred members to the dashboard for further discussion. She noted the Clinton Street project is wrapping up with a small change order in the amount of \$3,800. Final paying for the Fairfield Avenue project will take place starting this spring. Mr. Kakabar noted that approximately 90 percent of

these projects were completed, and the project is "well into the closing phases of the abatement plan that's been submitted to the DEP."

### SANITARY SEWER OVERFLOW REPORT

Thomas Kakabar, EADS Group, referred to his report for discussion of PennVEST#7, the Fairfield Avenue, wherein he noted no final cost until the August or September time frame.

With regard to the interceptor maintenance projects, he noted previous discussion regarding Clinton Street. There was no project change on Franklin Street.

Upcoming is the 271 project, which he noted had not been put out for bid yet.

He noted that Mr. Grandinetti will talk about details of the Cooper Avenue project but state the tentative start date as March 22, 2022, pending snow melt.

Regarding the Hershberger Road project Mr. Kakabar noted that PennDOT has paving plans for this State Route 3002 from the City line down to Southmont Boulevard but that details are still pending.

Progress Report #27 was submitted and no comments were received yet. The flow monitoring program is ongoing and should wrap up the end of April and a final report to the Department would be submitted shortly after that time.

Initial preparation phase of the Chapter 94 Report has begun and is due March 31, 2022.

Assistance on the Dornick Point Wastewater Projects continues as necessary.

### SEWAGE OPERATIONS REPORT

Michael Grandinetti, Maintenance and Operations Manager, referred to his report for further discussion. He reviewed monthly meetings with the sewage plant manager, including the switch gear upgrade, which was installed and functioning properly.

The West Taylor Dishong Mountain project will commence sometime in March. Some field work to identify buried manholes has to be completed. An informational notice will be sent to residents regarding the project.

There is no new action with the flow meters. He has been in contact with Mr. Barbin regarding review of the Leisure Village.

The PennDOT resurfacing project referred to by Mr. Kakabar will require onsite visits with regard to how that impacts the interceptor manhole.

Mr. Grandinetti reported the sewer lateral program continues.

Mr. Grandinetti will be talking with the Feeder Canal owners regarding some off-site parking.

The Iron Street bridge inspection will take place once some warmer weather arrives.

He reiterated discussion by Mrs. Komar regarding the leachate and septic proposed rate increases. He thanked Mike Sabo, plant manager, and Shannon Kester, IPP coordinator, for their assistance.

Mrs. Komar commented that Mr. Grandinetti was very instrumental in the early stages of the leachate and septic increases and recognized all who were part of the group effort over the past three weeks.

#### SOLICITOR'S REPORT

William Barbin, Esquire, Solicitor, reported that agenda items were reviewed with the Executive Director prior to them being placed on the agenda.

He explained that the fee increase for the industrial pretreatment program, including the leachate, and the septic fees will correct the defect found by Standard and Poors.

Mr. Barbin indicated that the engineer at the recent Adams Township meeting brought in information on the PA Race Horse Development and Gaming Act of 2004, which provides for distribution of all gambling monies to local municipalities throughout Pennsylvania and permits grants between the amounts of \$25,000 to a \$1 million for projects. He noted that the application is due March 15, 2022, and JRA is one of the eligible applicants for acquisition of land, demolition, construction, infrastructure improvements. He asked members to consider authorizing the Executive Director to file an application with the Commonwealth Finance Authority for PA Race Horse Development Gaming Act Grants for 2022. There was further discussion.

Ms. Huchel made a motion to amend the agenda to add the resolution. The motion was seconded by Mr. Truscello and passed by the following vote:

Yeas: Mr. Haselrig, Ms. Huchel, Mr. Pasquerilla, Mr. Truscello (4).

Nays: None (0).

Mr. Haselrig made a motion to authorize the Executive Director to submit a grant to the PA Race Horse Development and Gaming Act Funds for infrastructure projects. The motion was seconded by Mr. Truscello and passed by the following vote:

Yeas: Mr. Haselrig, Ms. Huchel, Mr. Pasquerilla, Mr. Truscello (4).

Nays: None (0).

#### MOTION TO APPROVE FISCAL/OPERATIONS REPORTS

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

Yeas: Mr. Haselrig, Ms. Huchel, Mr. Pasquerilla, Mr. Truscello (4).

Nays: None (0).

#### RESOLUTIONS AND MOTIONS

- A. A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF JOHNSTOWN APPROVING A LEASE AGREEMENT WITH INFRAMARK FOR OFFICE SPACE LOCATED AT 414 TO 418 MAIN STREET.

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

Yeas: Mr. Haselrig, Ms. Huchel, Mr. Pasquerilla, Mr. Truscello (4).

Nays: None (0).

- B. A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF JOHNSTOWN APPROVING A LEASE WITH B&B CONSTRUCTION MANAGEMENT, LLC FOR OFFICE SPACE LOCATED AT 414 TO 418 MAIN STREET.

Ms. Huchel made a motion to approve. The motion was seconded by Mr. Haselrig and passed by the following vote:

Yeas: Mr. Haselrig, Ms. Huchel, Mr. Pasquerilla, Mr. Truscello (4).  
Nays: None (0).

C. A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF JOHNSTOWN AUTHORIZING AN INCREASE IN COSTS FOR ACCEPTING LANDFILL LEACHATE AT THE DORNICK POINT WASTEWATER TREATMENT PLANT AT THE RATE OF FIVE CENTS PER GALLON.

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

Yeas: Mr. Haselrig, Ms. Huchel, Mr. Pasquerilla, Mr. Truscello (4).  
Nays: None (0).

D. A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF JOHNSTOWN AUTHORIZING AN INCREASE IN COST FOR ACCEPTING SEPTIC AT THE DORNICK POINT WASTEWATER TREATMENT PLANT AT A RATE OF SEVEN CENTS PER GALLON.

Ms. Haselrig made a motion to approve. The motion was seconded by Ms. Huchel and passed by the following vote:

Yeas: Mr. Haselrig, Ms. Huchel, Mr. Pasquerilla, Mr. Truscello (4).  
Nays: None (0).

E. A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF JOHNSTOWN AUTHORIZING A FEE ADJUSTMENT FOR HAULING PERMITS FOR SEPTIC AND SLUDGE AT THE DORNICK POINT WASTEWATER TREATMENT PLANT.

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

Yeas: Mr. Haselrig, Ms. Huchel, Mr. Pasquerilla, Mr. Truscello (4).  
Nays: None (0).

F. A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF JOHNSTOWN AUTHORIZING A FEE ADJUSTMENT FOR THE INDUSTRIAL PRETREATMENT PERMITS.

Ms. Huchel made a motion to approve. The motion was seconded by Mr. Haselrig and passed by the following vote:

Yeas: Mr. Haselrig, Ms. Huchel, Mr. Pasquerilla, Mr. Truscello (4).

Nays: None (0).

G. A RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF JOHNSTOWN APPROVING MODIFICATION TO SEPTIC AND LEACHATE ACCEPTANCE FEE, LATE FEE, PENALTIES AND PERMITTING FEES WITHIN THE JOHNSTOWN REGIONAL SEWAGE RATES, RULES AND REGULATIONS.

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

Yeas: Mr. Haselrig, Ms. Huchel, Mr. Pasquerilla, Mr. Truscello (4).

Nays: None (0).

H. 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 NO. 3869.

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

Yeas: Mr. Haselrig, Ms. Huchel, Mr. Pasquerilla, Mr. Truscello (4).

Nays: None (0).

#### TABLED MATTERS

None.

#### NEW BUSINESS/ANNOUNCEMENTS/DISCUSSION ITEMS

Mr. Pasquerilla thanked Mrs. Komar and staff for dealing with S&P and getting an RFP out in a timely manner and for reviewing the rates just approved.

#### PUBLIC COMMENTS (ITEMS NOT ON AGENDA)

None.



Tuesday, February 15, 2022  
Stated Meeting, continued

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ADJOURNMENT

Mr. Pasquerilla made a motion to adjourn. The motion was seconded by Mr. Truscello.

There being no further business, the meeting was adjourned at 12:38 p.m.

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

  
\_\_\_\_\_  
BRUCE HASELRIG,  
SECRETARY