

Coraopolis Water & Sewer Authority
Allegheny County, Pennsylvania
Reorganization Meeting via Teleconference
January 16, 2024
6:00 PM

The Meeting was called to order by the Authority Manager, Raymond McCutcheon.

A Roll Call of Members was then taken.

PRESENT

Robb Cardimen

George Mihalyi 6:02 Arrival

Karl Groom

Charles Spencer

John Schombert

ALSO, PRESENT

Rich Deems – Superintendent

Drew Null – Authority Engineer

Devanté Miles – Authority Engineer

Bailey Gilchrist – Solicitor

Raymond McCutcheon – Manager

Mr. McCutcheon asked if there were any questions on the Agenda, being none, the meeting continued.

Mr. McCutcheon asked for a motion to approve the slate of officers; John Schombert - Authority President; Robb Cardimen – Vice-President and George Mihalyi – Secretary.

Mr. Spencer made a motion to approve the slate of officers; John Schombert - Authority President; Robb Cardimen – Vice-President and George Mihalyi – Secretary. Mr. Cardimen seconded the motion.
APPROVED UNANIMOUSLY BY VOICE VOTE.

Mr. McCutcheon said I will turn the meeting over to the President Mr. Schombert.

Mr. Schombert asked for a motion to approve the slate of Professional Services; Authority Solicitor – Gaiten, Tucceri and Nichols, Authority Engineers – LSSE Civil Engineers and Surveyors, Auditor – Mark Turnley, C.P.A., Depository – First National Bank and Publication – Beaver County Times.

Mr. Cardimen made a motion to approve the slate of Professional Services; Authority Solicitor – Gaiten, Tucceri and Nichols, Authority Engineers – LSSE Civil Engineers and Surveyors, Auditor – Mark Turnley, C.P.A., Depository – First National Bank and Publication – Beaver County Times. Mr. Mihalyi seconded the motion.

APPROVED UNANIMOUSLY BY VOICE VOTE.

Mr. Mihalyi made a motion to set the Authority Meeting for the third Tuesday of every month starting at 6:00 PM at the Coraopolis Municipal Building. Mr. Cardimen seconded the motion.

APPROVED UNANIMOUSLY BY VOICE VOTE.

Public Comments

Mr. Schombert said we have a letter from Zach Schneider of 1050 Rose Avenue. He has excessive use, but has not been able to locate the problem. It has gone back to normal usage and he can't find any leaks.

Mr. Rich Deems said the usage is definitely high and I thought that maybe there was a billing error, so I went to look at the meter myself and everything looks fine as far as the meter reading goes. While I was there checking the meter the water kicked on for thirty seconds and kicked back off and the customer said yes, there is probably a toilet upstairs that is leaking a little bit.

Mr. Schombert said, did you explain to him that he needs to fix it?

Mr. Deems said I did, but I don't think he understands it.

Mr. Schombert said we can't grant him excessive use until we know that he's fixed that problem and a discussion pursued.

Mr. Cardimen made a motion to table the request from Zack Schneider. Mr. Spencer seconded the motion.

APPROVED UNANIMOUSLY BY VOICE VOTE.

Mr. Bradley Phelps of 629 5th Avenue said this property has been empty since November 27th and when I called in the other day it still said excessive usage. I've had two plumbers there checking for leaks and it has never been that high. There are six guys living there and that is why it is higher sometimes, but nothing has changed. I think this is the fault of the meter and he continued to explain and a discussion pursued.

Mr. Schombert said let's not settle this tonight, and he asked Mr. Deems to take the old meter out and test it with a new one.

Mr. Cardimen let's replace his meter with a new meter, test the meter and get another reading before the meeting next month and if the new meter still shows usage, then there is a leak and a discussion pursued.

Juan Juarez of 1415 5th Avenue and Keith Taylor (his plumber) approached the Board for some consideration on the Tap In Fees. Mr. Taylor said I was hired to put the waterline in and I called the Water Authority first and the technician met me there to tell me what I needed to do. I did as he advised and then when I called for the meter, I was told by Mr. Deems that a new service line needed

put in so I did that too. When I called to get a meter, I was told \$3,500.00 needed to be paid for a Tap Fee. He continued to explain and a discussion pursued.

Mr. Schombert explained that when a property has been vacant for twelve months or more a Tap In Fee was established to go towards facility and property costs and he continued to explain.

Mr. McCutcheon said we had a situation similar to this and we had them sign an agreement stating that they would pay over an agreed period of time and a discussion pursued.

Mr. Taylor said I did everything that I was asked to do and it seemed like every time I did, something else got added on and he continued to explain and a discussion pursued.

Mr. Schombert said I'm not sure there is a whole lot more that we can do.

Mr. Cardimen said that is our requirement as an Authority.

Ms. Paula Montgomery said I am the owner 617 7th Avenue which we are in the process of refurbishing. We were trying to get the water connected and found out about the tap in fee. Is this a new law? What is the timeline on that?

Mr. Schombert said November was when it started and explained the debt service charges associated with the tap in fee.

Ms. Montgomery said I do understand how it works, but I feel that the amount is excessive, so I am just trying to figure out how you came up with the amount.

Mr. Null said the tap fee is a basis of infrastructure and debt service and a discussion pursued.

Ms. Montgomery said I think this is excessive and feel you are being a little short sided in terms of what you should be considering with that fee.

Mr. Schombert said you have the right to appeal our decision. We do not find that number unreasonable.

Ms. Montgomery said I don't think it is unreasonable to have a fee. For people coming in to rebuild, it is a hefty fee. I also want to ask what all is included in that tap in fee, does it include the connection?

Mr. Deems said that is a buy in to the system and a discussion pursued.

Mr. Schombert said it is the repurchasing capacity of the system, we've done a lot to maintain the systems. You are buying a part of the volume of treatment and its operations and a discussion pursued.

Ms. Montgomery said with the fee of \$3,250.00 are there additional fees?

Mr. Deems said all the work on your private property must be done by a master plumber.

Ms. Montgomery said outside of the \$3,250.00 there are no additional charges from the Authority, right?

Mr. Deems said right and a discussion pursued.

Thaddeus Rogowski said I am the owner of 121, 123, and 125 Broadway. Around the holidays I heard what sounded like a leak in the basement so I contacted the Water Authority and spoke with Mr. Deems. That water wasn't going through my meter and I wasn't impacted in any way so it happened that the leak was outside of my house and I was advised to call a plumber. The plumber found that the leak was not on my property, but in the street instead which is the property of the CWSA. CWSA did come out and found and fixed the leak. This was a leak that turned out to be not my leak and I would like to be reimbursed for a portion of the \$4,000.00 repair bill since it was a leak, but wasn't my leak and shouldn't have had to pay to dig it up and fix and a discussion pursued.

Mr. Deems said there was a leak on our side and unfortunately, I was on vacation during this so I can only go on what my employees told me. They said there was an excavation down just in the sidewalk

area and it seemed like there was water coming from under the curb. Everything was lead, his line and ours so we would have replaced ours regardless.

Mr. Schombert said where do we have responsibility with this?

Mr. Deems said it was our responsibility to do our side whether we have a leak or not. He is disputing that he didn't have to replace his lead line because it wasn't leaking.

Mr. Rogowski said that is a different issue, a lead line has its own regulation and remediation. This is a leak that wasn't my leak, the Authority did not do any investigation on its own and I was told to call the plumber.

Mr. Schombert said are you asking for us to pay for your replacement of your lead line?

Mr. Rogowski said I would be happy with a portion of that and a discussion pursued.

Mr. Schombert said would you like to have your Solicitor talk to ours, we'd be glad to have that done, Mr. Tucceri is not here tonight, but we'll ask him to get in touch with your attorney.

Mr. Cardimen made a motion to approve the minutes from the December 19, 2023, Authority Meeting.

Mr. Mihalyi seconded the motion.

APPROVED UNANIMOUSLY BY VOICE VOTE.

Mr. Cardimen made a motion to approve the Water Department Invoices for January 2024 in the amount of \$60,901.50. Mr. Mihalyi seconded the motion.

APPROVED UNANIMOUSLY BY VOICE VOTE.

Mr. Cardimen made a motion to approve the Sewer Department invoices for January 2024 in the amount of \$51,277.85 which includes the Riverview Sanitary Authority charges of \$39,383.65. Mr. Mihalyi seconded the motion.

APPROVED UNANIMOUSLY BY VOICE VOTE.

Mr. Spencer made a motion to approve the Stormwater invoices for January 2024 in the amount of \$10,379.03. Mr. Cardimen seconded the motion.

APPROVED UNANIMOUSLY BY VOICE VOTE.

MANAGER'S REPORT

Mr. McCutcheon said the Water Financials for December the rentals came in at 95.5%, which is \$1.5M. Expenditures; the Professional Services were an odd item last year at \$42,000.00 which was the Cyrus Rice Water Study. We did have capital spending of \$203,000.00 for line replacement. Total Revenues came in at 89%, which is \$1.564M, expenditures were 92.3% of the budget which is \$1.622M giving us an unfavorable balance of about \$58,000.00.

Mr. McCutcheon said Sewer Rentals were 92.5% of budget which was \$985,000.00. We had capital spending of \$23,000.00 which is actually paying Stefanik for the lining on Main Street. We have a favorable balance on sewer of \$53,000.00, so the two basically offset one another.

Mr. McCutcheon said the stormwater fees came in at 105% of the budget for an amount of \$431,000.00. We did receive the \$125,000.00 water restoration protection program grant from Senator Fontana which has paid a third of the cost for McCabe. For the year we were only unfavorable by \$25,600.00. Our stormwater reserve is now at an excess of about \$500,000.00.

ENGINEER'S REPORT

Mr. Drew Null directed everyone to the Monthly Engineering Report and said Water System Needs Assessment: there is nothing new to report, but we will reach out with a date for the next Committee Meeting.

Mr. Drew Null said Grant Applications; the CFA met today and act on GEDF and we are not seeing Coraopolis listed on anything here so for now it doesn't appear that anything has been awarded in your favor. He continued to explain and a discussion pursued.

Mr. Drew Null said Water System Items; you still have the PENNVEST Project and we look to get that finished within the next month.

Mr. Drew Null said Lead Service Inventory; this is a target for this year, the DEP requires a plan by October. You are required to inventory based on the information that you have on hand and he continued to explain.

Mr. Drew Null said Sanitary Sewer System Items; the Long Term Control Plan, we are working to address Moon's comments and at this point there has been no response from Robinson. The plan was sent out to all of the local planning agencies. The County Health Department has responded in favor, and he continued to explain and a discussion pursued.

SUPERINTENDENT REPORT

Mr. Rich Deems stated the total water produced for December 2023 was 6.8M gallons. We purchased 3.3M gallons from MTMA for School Street. The average system daily demand was 331,000 gallons per day.

Water System

Mr. Rich Deems said as you already know, we replaced a leaking lead line to 125 and 123 Broadway. The DEP has a new policy stating anytime we encounter lead like that and disturb it we have to give the customer Britta Water Pitchers for six months and we did do that for both of the dwellings.

Mr. Rich Deems said I began working on the Annual Water Supply Report. The majority of my end is done, but have to wait on last year's billing data before I can finish. One thing that came up is that last year Moon supplied us 22% of our water.

Mr. Schombert said is that because of manpower?

Mr. Deems said yes.

Sanitary Sewage System

Mr. Rich Deems said the Contractor for 1224 4th Avenue did provide me with CCTV data and unfortunately the tap in is a break-in connection and is badly aligned so I told them they will have to get a new tap. After talking with the owner, he said it is better if we have that work done and he will reimburse us.

Mr. Rich Deems said Authority workers took pump #1 at Montour Run Pump Station out of service a couple of weeks ago to rebuild as a planned preventative maintenance. Unfortunately, we had a big rainfall last week and experienced an SSO because we didn't have that pump. The pump is back in service as of yesterday.

Storm System

Mr. Deems said we did have to investigate an illicit discharge to an inlet at Ferree and 5th Avenue. We did have to do some public education with the owner as well as the mechanic who was working there to advise that he can never do that.

Mr. Cardimen said were any of the regulatory agencies notified?

Mr. Deems said the DEP was contacted and they came out to look and said it is your responsibility for enforcement. The Police Chief was looking into citing him, but I'm not sure if he came up with anything and a discussion pursued.

Mr. McCutcheon said regarding the plate in front of our building (which is probably from when we built the building) PennDOT said they will fix the road.

Mr. McCutcheon said the slide on Montour Street is getting worse.

Mr. Cardimen said I spoke to one of the PennDOT Engineers reviewing it the other day and he said that he expects to have to close the road by June, or wet weather season. He continued to explain and a discussion pursued.

SOLICITOR'S REPORT

Ms. Bailey Gilchrist said there are no changes with the PFAS matter.

Ms. Bailey Gilchrist said there are no changes with the Stormwater Management challenge with the school districts.

Ms. Bailey Gilchrist said as for the personnel policy manual and protocol and rules and regulations that we are going to be doing updates for we would like to set up dates for everyone who wants to get involved and a discussion pursued.

Mr. Null said I will get a few dates together.

Ms. Bailey Gilchrist said concerning the Capps matter; Mr. Tucceri has tried to reach out to him a few times, but he has not responded at all. It is our position that the Authority can't legally make payment to him over the insurance carrier's head.

Ms. Bailey Gilchrist said concerning Mr. Rokowski with the Broadway leak, we are going to get as much detail as we can and discuss our responsibility.

OLD BUSINESS

Mr. Schombert asked if the auto-pay concept has been looked into.

Mr. McCutcheon said people from the First National Bank are coming on the 25th, so I will send out an email with the information if anyone wants to come. I think you have to have the software to send account information and we don't have that now and a discussion pursued.

NEW BUSINESS

Mr. Cardimen said we have a pickup truck that is in deplorable condition. The Manager and I are going to reach out to Woltz and Wind and COSTARS and get a price on a new Ford F-150 and a discussion pursued.

CORRESPONDENCE

Mr. McCutcheon said, Mr. Johnston from 1032 Hiland Avenue wanted to thank the CWSA employees for showing up so quickly to the catch basin on Rose Avenue. He continued to explain and a discussion pursued.

Mr. Cardimen made a motion to adjourn. Mr. Mihalyi seconded the motion.

APPROVED UNANIMOUSLY BY VOICE VOTE.

MEETING ADJOURNED