

COPLAY WHITEHALL SEWER AUTHORITY

THE REGULAR MEETING of the Coplay-Whitehall Sewer Authority was called to order by Chairman James Hahn at 7:30 p.m. on the 20th day of October 2022.

BOARD MEMBERS present were:

**Paul F. Geissinger
James Hahn
Dennis Wehr, Jr**

**Paul D. Boyle
Joseph J. Marx**

**Joseph Bonshak
James Roth**

MANAGER: Matthew Harleman

BUSINESS MANAGER: Anita Smith

AUTHORITY SOLICITOR: Andrew Schantz, Davison & McCarthy P C

ENGINEER: NONE

LIAISONS: NONE

PRESS: Jim Weber, Times News

**CITIZENS present: Robert Kayal, 3012 MacArthur Rd, Whitehall, PA
Attorney Alex Elliker, Law Office of Alexander J. Elliker, Kutztown, PA
Leu Rauch, Lehigh Engineering-Whitehall Farms
Richard Colasuonno, Owner 4291 Harrison LLC
Joe Colasuonno, Owner 4291 Harrison LLC
Moe Valady, Harrison Fields
Al Geosits, North Whitehall Board of Supervisors
Joe Rentko, Black Forest Engineering, 2455 Black Forest Dr Coplay, PA
-Harrison Fields
Attorney Dennis McCarthy, Davison & McCarthy PC, Harrison Fields
Richard Nemeth, 3633 Mechanicsville Rd, Whitehall, PA
Michael Melosky, Operations Manager**

CHAIRMAN James Hahn called the meeting to order.

Mr. Hahn called for the Pledge of Allegiance to the Flag.

Mr. Hahn called for the reading of the minutes of the Regular Meeting of September 15, 2022.

MOTION WAS MADE BY MR. MARX, SECOND BY MR. ROTH, APPROVING THE MINUTES OF THE REGULAR MEETING SEPTEMBER 15, 2022 WITH ANY AND ALL ADDITIONS /DELETIONS AS NOTED, DISPENSING WITH READING OF SAME. 7 AYES, 0 NAYES, 0 ABSENT. MOTION CARRIED.

Mr. Hahn asked if anyone would like to address the board.

Attorney Dennis McCarthy stepped up to address the board. He represents the owners of the property at 4291 Harrison Street, known as 4291 Harrison Street LLC. They submitted information on the proposed development to the Township and they would like to present to the board several options for sewer connection. Mr. Joseph Rentko, the engineer on the project and the owners Richard and Joe Colasuonno are also here tonight. They are proposing building 21 townhomes on the property.

They presented several options to connect to the CWSA system. None of the options were acceptable to the CWSA as presented.

Attorney McCarthy said they will look into other options and thanked the board for their time.

Mr. Hahn asked if anyone else would like to address the board.

Attorney Alex Elliker stepped up to address the board. He is representing Mr. & Mrs. Kayal who owns the Auto Sales Business at 3012 MacArthur Rd, Whitehall, PA. The Board had reviewed at the September meeting, a request for a change in a right of way in the rear of Mr. Kayal's property which abuts a residential property. Attorney Schantz and I have drafted an agreement for the improvement to be done. We had two items to clarify, first one CWSA wants to camera the line before and after construction. They want to camera the line after 18 months. We think the 18 months is an excessive amount of time to wait to complete the final televising of the line.

Mr. Roth said 18 months is the amount of time given to any project, since the ground takes time to settle, so it has time to freeze and thaw.

Attorney Schantz said 18 months is the typical amount of warranty time allotted for a land development project.

Mr. Hahn said we plan to follow the same protocol that is done for everyone.

Attorney Elliker asked when CWSA cameras the line what would be the cost?

Mr. Harleman said a few hours work, not much time.

Mr. Geissinger stated as long as all costs incurred including our attorney's fees are included in the agreement and will be paid by Mr. Kayal. In the paperwork that I received it does not include that responsibility of that cost.

Mr. Hahn said this information was received last minute and forwarded to the board.

Attorney Schantz said you can make a motion contingent that it will state in the easement agreement that Mr. Kayal will bear all costs for inspections, attorney fees for preparation of agreement, etc. along with an 18 months maintenance period.

MOTION MADE BY MR. GEISSINGER, SECOND BY MR. ROTH, TO APPROVE THE MOTION CONTINGENT THAT THE EASEMENT AGREEMENT STATES THAT ALL COSTS FOR INSPECTIONS, ATTORNEY FEES FOR PREPARATION OF THE AGREEMENT, ETC WILL BE PAID BY MR. KAYAL. IT WILL STATE THAT THERE IS AN 18 MONTH MAINTENANCE PERIOD. 7 AYES, 0 NAYES, 0 ABSENT. MOTION CARRIED.

Mr. Leu Rauch representing Whitehall Farms addressed the board next. He said he had been at the September meeting where the board motion was tabled pending on the Township's approval of the Whitehall Farms development. On October 10, 2022 the Township have given final approval for the 44 lots development off of Lehigh Street. All sewer lines are gravity fed and connect on Lehigh Street or Municipal Drive.

MOTION MADE BY MR. ROTH, SECOND BY MR. BOYLE, TO APPROVE THE MOTION FOR THE WHITEHALL FARMS DEVELOPMENT SINCE IT HAS BEEN APPROVED BY THE WHITEHALL TOWNSHIP CONDITIONAL THAT THEY ENTER INTO A STANDARD DEVELOPER'S AGREEMENT WITH CWSA AND COMPLETE A DEP PLANNING MODULE. 7 AYES, 0 NAYES, 0 ABSENT. MOTION CARRIED.

A. FIELD REPORT

1. Written –

MOTION MADE BY MR. MARX, SECOND BY MR. BONSHAK, TO ACCEPT THE SEPTEMBER 2022 MANAGER'S FIELD REPORT AS PRESENTED AND TO MAKE THE WRITTEN REPORT PART OF THE OFFICIAL MINUTES. 7 AYES, 0 NAYES, 0 ABSENT. MOTION CARRIED.

2. Verbal-

Mr. Harleman said that he had one item to review. The office roof replacement project is being done and managed by T & M. There was a mix-up with the permit. The contractor applied and the check was cashed but no permit was printed. This is getting cleared up. The Eberhart Station Roof Replacement has been completed.

B. ADMINISTRATIVE REPORTS - Monthly Financial Report presented for Board review after general review:

MOTION MADE BY MR. BOYLE, SECOND BY MR. WEHR TO APPROVE THE SEPTEMBER 2022 FINANCIAL REPORT AS PRESENTED BY THE TREASURER. 7 AYES, 0 NAYES, 0 ABSENT. MOTION CARRIED.

See attached listings for the invoices listed to be paid.

MOTION MADE BY MR. GEISSINGER, SECOND BY MR. ROTH TO APPROVE THE SEPTEMBER 2022 INVOICES FOR THE 1ST NORTHERN BANK ACCOUNT AS PRESENTED BY THE TREASURER. 7 AYES, 0 NAYES, 0 ABSENT. MOTION CARRIED.

C. CORRESPONDENCE AND OTHER MISCELLANEOUS DATA

1. *Financial Report of CWSA dated December 31, 2021 from Buckno, Lisicky & Co.*
2. *Audit Reporting Package dated December 31, 2021 from Buckno, Lisicky & Co.*

MOTION MADE BY MR. WEHR, SECOND BY MR. BONSHAK, TO APPROVE THE FINANCIAL REPORT AND AUDIT REPORTING PACKAGE DATED DECEMBER 31, 2021. 7 AYES, 0 NAYES, 0 ABSENT. MOTION CARRIED.

3. *Letter dated October 12, 2022 reappointing Paul Boyle to CWSA Board for 5-year term ending December 31, 2027*
4. *Change order for 2022 Manhole Rehabilitation Project with PIM Corporation for \$10996.00*

Mr. Harleman said the change order was done to take advantage of good pricing on the manhole linings this year and additional manholes that were inspected after the initial bid was done.

MOTION MADE BY MR. ROTH, SECOND BY MR. BOYLE, TO APPROVE THE CHANGE ORDER FOR THE 2022 MANHOLE REHABILITATION PROJECT WITH PIM CORPORATION FOR \$10,996.00. 7 AYES, 0 NAYES, 0 ABSENT. MOTION CARRIED.

Mr. Harleman said there was an Office Roof Replacement Project change order decrease which happened since the original bid had 5/8 inch gypsum board that would not be available for about a year. The gypsum board was then changed to 1/2 inch which was available now. T & M said that would be suffice to handle the job.

MOTION MADE BY MR. ROTH, SECOND BY MR. WEHR, TO APPROVE THE CHANGE ORDER DECREASE FOR THE OFFICE ROOF REPLACEMENT PROJECT FROM 5/8 INCH TO 1/2 INCH GYPSUM BOARD SINCE IT WAS AVAILABLE NOW. 7 AYES, 0 NAYES, 0 ABSENT. MOTION CARRIED

Operations Committee -- Mr. Boyle reported normal operations.

Administrative Committee -- Mr. Marx reported normal operations.

Financial Committee-- Mr. Wehr reported normal operations.

Clear Water Committee—Mr. Geissinger reported normal operations.

Safety Committee—Mr. Bonshak reported normal operations.

OLD BUSINESS –

NEW BUSINESS –

ADJOURNMENT –

MOTION MADE BY MR. MARX, SECOND BY MR. WEHR, TO ADJOURN THE MEETING. 7 AYES, 0 NAYES, 0 ABSENT. MOTION CARRIED.

The meeting was adjourned at 8:37 PM.



Respectfully submitted,
Paul Geissinger, Secretary