



**DALLAS AREA
MUNICIPAL AUTHORITY**
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MINUTES
DALLAS AREA MUNICIPAL AUTHORITY
July 10, 2025

The Regular monthly meeting of the Dallas Area Municipal Authority was held at 7:00 P.M. on Thursday, July 10, 2025, at the DAMA Administration Building.

Board Members present: Brent Snowdon, James Reino, Chester Mozloom, Tim Carroll and Ryan Doughton. Mark Van Etten was absent.

Other Officials present: Susan Lee, Frank Dominick, and Attorney Jeffrey Malak, DAMA Solicitor.

A motion was made by Mr. Mozloom to accept the May 12, 2025, Regular Meeting Minutes after striking the final paragraph on page 2 of the minutes; the motion was seconded by Mr. Carroll. The motion was approved in favor on a 5-0 vote.

Treasurer's Report

Mr. Mozloom submitted the Wastewater division invoices totaling \$146,527.87 for approval. Following a brief discussion about the wastewater division check registers, a motion was made by Mr. Mozloom to pay the Wastewater division check-register as presented; the motion was seconded by Mr. Doughton. On a 5-0 unanimous roll call vote, the motion to pay the Wastewater division invoices was approved.

Mr. Mozloom submitted the Solid Waste division invoices totaling \$45,957.54 for approval. Following a brief discussion about the Solid Waste division check registers, a motion was made by Mr. Mozloom to pay the solid waste division check register as presented; seconded by Mr. Reino. On a 5-0 unanimous roll call vote, the motion to pay the Solid Waste division invoices was approved.

Mr. Mozloom submitted the Storm Water division invoices totaling \$12,306.69 for approval. A motion was made by Mr. Mozloom to pay the storm water division check register as presented; seconded by Mr. Carroll. On a 4-0 unanimous roll call vote, the motion to pay the Storm Water division invoices was approved. Mr. Doughton abstained from voting as his brother works for a company that is being paid.

Mr. Mozloom discussed the split expense sheet, bank account balance and the profit/loss budget versus actual statements, as presented.

DEPARTMENT MANAGERS REPORTS

Mr. Dominick reported for the Waste Water division. Mr. Dominick stated that after discussions with Mr. Reino and Mr. Berger, ADS was recommended to complete the meter data collection system, as required by DEP. DAMA would have to rent 14 additional meters for 6 months, as part of the project. DAMA employees will read DAMA meters weekly, and send the data to ADS each week. A motion was made by Mr. Mozloom to accept the ADS contract, pending approval from DEP of the plan, within a 4% variance of the contract, if DEP would require a few more meters; seconded by Mr. Doughton. The motion was approved in favor of a 5-0 vote.

Speaking for the MS4 division, Mr. Reino stated that Joeys Landcare Bid was improperly put into the system, and his understanding was that legally, Joey's Landscape had 24 hours to correct the amount. Since the bid was due the day before the July 4th holiday, it may be prudent to check with the bidding platform company before assigning a bid winner, as Joey's Landscaping corrected bid ended up being \$82,284, which is the lowest bid. A motion was made by Mr. Carroll to send the bids back to ARRO for verification and review; the motion was seconded by Mr. Reino. The motion was approved in favor on a 5-0 vote.

EXECUTIVE DIRECTOR'S REPORT

Mr. Reino reported a meeting was held on June 18, 2025 with DEP at their offices. The management team and Quad 3 Group reviewed system historical meter data and discussed the meter plan presented by DAMA for DEP approval. Several minor changes were agreed upon. Once completed, DAMA will submit the finalized revised meter plan to DEP for approval.

Mr. Reino reported the Mr. Van Etten and Mr. Reino met with representatives from the general contractor for the 188 Project, Mar-Paul, to review the project history and construction timeline. Input from Mar-Paul centered around their claim that they were constantly waiting for information from MS Consultants, and many times the information wasn't complete or correct. Mar-Paul provided an example noting that the general plans had the handicap switches in place on the walls, but the electrical plan didn't show any included wiring data.

Mr. Reino reported that new problems have arisen at the 118 site. In the office building, the air conditioning is leaking and placing condensation throughout the facility, causing ceiling tiles to stain and warp. He said the HVAC contractor was contacted and needs to correct the problem. Another major problem was determined in the main building. When the floor was poured, the concrete for the floor was not pitched to direct water into the floor drains, causing puddling from the accumulated water. The floor was poured in at zero tolerance pitch, so little of the water goes into the drains, and the water just sits on the floor. In order to potentially fix the problem, we would need to cut the floor from one end of the building to the other, and add cross-cut sections to drain the water into the drains, or tear up the entire floor and repour it.

SOLICITOR REPORT

Attorney Malak reported Country Club Apartments are not in Bankruptcy but rather in a Mortgage Foreclosure Process, so they have a receiver appointed. There is no Consent Decree from the overseeing judge, Judge Pierentoni. DAMA sent a letter asking for the trash fees to be paid. Mascaros and Country Club Apartments said they weren't paying it as they say they are a commercial enterprise, so the trash collection didn't apply to them. Attorney Malak had his associates research the issue, and found precedent cases, defining the definition of "residential". The precedent defined "Residential" to include single or multifamily dwellings, including apartments and mobile homes. Mr. Malak believes this situation clearly fits under that definition. Mr. Malak suggested that the correct course of action would be write a letter back to them, noting the precedent.

Attorney Malak reported Yalick Farms have agreed to pay 40% of the past due solid waste fees.

Attorney Malak stated Samara Industries, a company in Kingston Township, believes they do not have to pay anything for any service. Mr. Malak is going to file a Writ with the Court System, to determine what legal claim is being used for their defense.

Attorney Malak reported we did send a letter to MS Consultants on June 30, 2025, giving them 15 days before we start enforcing liquidated damages provisions. We have not heard anything yet.

Attorney Malak reported Harvey's Lake was able to find their signed copy of the agreement. He did have a conversation with their attorney. One of the problems is the ordinance, GMAHL is all for it, but the municipality needs to enforce it, and the Borough is not interested in doing it.

OLD BUSINESS

The Board agreed to continue to table Solid Waste Requisitions MSW 25 for \$8,795.85, MSW 26 for \$9,112.50, MSW 27 for \$ 269,674.92 and MSW 28 for \$3,449.00 pending a meeting with the general contractor.

A motion to adjourn the meeting was made by Mr. Mozloom, seconded by Mr. Doughton at 7:54 P.M. Motion was unanimously approved.

Respectfully submitted,



Ryan Doughton, Secretary
Dallas Area Municipal Authority