CLAIRTON MUNICIPAL AUTHORITY

BOARD OF DIRECTORS MEETING

June 18th, 2026

Meeting called to order at 6:14 PM by Douglas OzVath

Executive Session was held at _5:00_ PM until _6:00__ PM on June 18th , 2026 to discuss personnel and litigation.

		Present	Absent
Roll Call			
	John Vitullo	X	
	Laurence Wulf	X	
	Robert Rossi	X	
	Doug Ozvath	X	
	Sean Thomas	X	

Administration/Professional

Ryan Potts, Superintendent
Brian Melnichak, Finance Director
Joe Gianvito, P. E., KLH Engineers
Robert McTiernan, Solicitor

Citizens Comments:

Doug OzVath moved, and John Vitullo seconded Motion to approve the minutes from the June 18th, 2026 Board Meeting. The motion carried 5-0.

Doug OzVath moved, and John Vitullo seconded the Motion to approve the paying of the bills from May 21st 2026 thru June 17th 2026. The motion carried 5-0

Robert Rossi moved, and John Vitullo Motion Seconded Motion to approve the Year-to-Date Income Statements for Treatment and Collections. The motion carried 5-0.

Doug OzVath moved, and Sean Thomas Seconded Motion to approve Collection System Billing Summary. The motion carried 5-0.

Doug OzVath moved, and John Vitullo seconded Motion to approve Agreed Upon Procedures Audit 2025 for dissemination to the Upstream Communitas. The motion carried 5-0.

Doug OzVath moved, and John Vitullo seconded Motion to approve proposal for the Industrial Appraisal of the Municipal Authority from Industrial Appraisal Company for the cost of $9,910.00. The motion carried 5-0.

Doug OzVath moved, and John Vitullo seconded Motion to approve Resolution Number 06182026 Consent Assessment of Civil Penalties to the Pennsylvania Department of Environmental Protection in the amount of $6,350.00. The motion carried 5-0.

Doug OzVath moved, and Robert Rossi seconded. Motion to approve Pay Application No. 02 to Frankl electric Co. for the Septage Receiving Station in the amount of $6,129.90 The motion carried 5-0.

Laurence Wulf moved, and John Vitullo seconded the motion to adjourn. The motion carried 5-0.

SECRETARY

CMA
MEETING Check Register
For the Period From May 22, 2026 to Jun 30, 2026

Filter Criteria includes: Report order is by Date.

Check #	Date	Payee	Cash Account	Amount
12449	6/1/26	AERZEN USA CORP	10310-G	14,247.62
12450	6/1/26	AIRGAS USA, LLC	10310-G	401.76
12451	6/1/26	AMAZON CAPITAL S	10310-G	90.76
12452	6/1/26	AMERICAN WATER	10310-G	1,140.00
12453	6/1/26	Boxer LLC	10310-G	1,210.00
12454	6/1/26	CINTAS	10310-G	6,706.00
12455	6/1/26	COMCAST BUSINES	10310-G	595.89
12456	6/1/26	Court Pest Control	10310-G	95.00
12457	6/1/26	COX PIPING SUPPL	10310-G	539.30
12458	6/1/26	PACE ANALYTICAL	10310-G	64.00
12459	6/1/26	HENWIL CORPORA	10310-G	7,125.66
12460	6/1/26	HOME DEPOT CRE	10310-G	305.44
12461	6/1/26	MAHER DUESSEL	10310-G	4,106.92
12462	6/1/26	MARS SUPPLY INC.	10310-G	64.86
12463	6/1/26	PENNSYLVANIA AM	10310-G	34.58
12464	6/1/26	PC TIRE & FOAMFIL	10310-G	100.51
12465	6/1/26	PITNEY BOWES GL	10310-G	1,226.91
12466	6/1/26	PRECISION COPY P	10310-G	6.50
12467	6/1/26	MES Life Saftey LLC	10310-G	419.34
12468	6/1/26	SHILOH SERVICE, I	10310-G	1,090.00
12469	6/1/26	SNYDER BROTHER	10310-G	756.41
12470	6/1/26	USA BLUE BOOK	10310-G	1,056.10
12471	6/1/26	VERIZON WIRELES	10310-G	397.80
921106032026	6/3/26	WEX BANK	10310-G	1,472.20
4109460709	6/8/26	MEIT	10310-G	35,101.52
12472	6/10/26	BRIAN FLEMING	10310-G	632.42
12473	6/10/26	RYAN POTTS	10310-G	360.00
12474	6/18/26	AIRGAS USA, LLC	10310-G	569.16
12475	6/18/26	AMERICAN WATER	10310-G	134.98
12476	6/18/26	AQUA FILTER FRES	10310-G	11.50
12477	6/18/26	CINTAS	10310-G	793.56
12478	6/18/26	COLUMBIA GAS OF	10310-G	314.37

CMA
MEETING Check Register
For the Period From May 22, 2026 to Jun 30, 2026

Filter Criteria includes: Report order is by Date.

Check #	Date	Payee	Cash Account	Amount
12479	6/18/26	COMCAST	10310-G	1,839.21
12480	6/18/26	Commonwealth Solut	10310-G	3,000.00
12481	6/18/26	DE LAGE LANDEN F	10310-G	140.00
12482	6/18/26	DRNACH ENVIRON	10310-G	6,100.00
12483	6/18/26	Duperon Corporation	10310-G	5,029.57
12484	6/18/26	DUQUESNE LIGHT	10310-G	70,607.77
12485	6/18/26	PACE ANALYTICAL	10310-G	165.00
12486	6/18/26	FAGAN SANITARY S	10310-G	246.99
12487	6/18/26	FAYETTE WASTE L	10310-G	76.81
12488	6/18/26	First National Bank	10310-G	3,109.51
12489	6/18/26	FNB Commercial Cre	10310-G	3,577.99
12490	6/18/26	Huckestein Mechanic	10310-G	5,491.50
12491	6/18/26	Invoice Cloud Inc.	10310-G	501.20
12492	6/18/26	JD PRINTING INC	10310-G	2,300.00
12493	6/18/26	KLH ENGINEERS, IN	10310-G	14,231.50
12494	6/18/26	Muni-Link, Inc	10310-G	1,587.67
12495	6/18/26	NOGA SERVICES	10310-G	385.00
12496	6/18/26	PENNSYLVANIA AM	10310-G	1,068.87
12497	6/18/26	PA Dept. of Revenue	10310-G	17.64
12498	6/18/26	Paul A Fisher Insuran	10310-G	41,823.00
12499	6/18/26	PENNSYLVANIA ON	10310-G	41.40
12500	6/18/26	PRECISION COPY P	10310-G	78.02
12501	6/18/26	RAY'S SPRING SHO	10310-G	544.81
12502	6/18/26	RC WALTER & SON	10310-G	161.67
12503	6/18/26	Republic Services #6	10310-G	19,575.90
12504	6/18/26	RONDINELLI, DEBO	10310-G	400.00
12505	6/18/26	SHERWIN WILLIAM	10310-G	1,538.32
12506	6/18/26	Thompson Safety LL	10310-G	159.98
12507	6/18/26	TUCKER ARENSBE	10310-G	3,220.00
12508	6/18/26	ULTRA INDUSTRIAL	10310-G	1,500.00
12509	6/18/26	USA BLUE BOOK	10310-G	383.68
12510	6/18/26	Susan Bluemling	10310-G	200.00

CMA
MEETING Check Register
For the Period From May 22, 2026 to Jun 30, 2026

Filter Criteria includes: Report order is by Date.

Check #	Date	Payee	Cash Account	Amount
12511	6/18/26	Danielle Zubeck	10310-G	174.99
Total				**270,449.07**

Clairton Municipal Authority
Year to Date Income Statement
Collections Actual To Budget
For the 12 Month Period Ending 12/31/2026

		ACTUAL 2026	BUDGET 2026	REMAINING AMOUNT	PERCENT EXPENDED
Revenues					
Debt Pmt Revenues					
91001-C	Residential Flat Rate	$ 620,989.29	$ 1,500,000.00	$ 879,010.71	41.40%
91002-C	Commercial Flat Rate	$ 89,593.38	$ 220,000.00	$ 130,406.62	40.72%
91003-C	Alleg Housing Flat Rate	$ 71,040.00	$ 170,000.00	$ 98,960.00	41.79%
91004-C	School Flat Rate	$ 13,500.00	$ 33,000.00	$ 19,500.00	40.91%
91005-C	USS Flat Rate	$ 530,210.00	$ 1,272,504.00	$ 742,294.00	41.67%
	Total Debt Service Revenues	$ 1,325,332.67	$ 3,195,504.00	$ 1,870,171.33	41.47%
90001-C	Sewer Consumption Charge	$ 1,148,767.56	$ 2,200,000.00	$ 1,051,232.44	52.22%
90002-C	Treatment Consump Charge	$ -	$ -	$ -	0.00%
	Total Consumption Revenues	$ 1,148,767.56	$ 2,200,000.00	$ 1,051,232.44	52.22%
90003-C	Century Townhomes Consumption	$ -	$ -	$ -	0.00%
91006-C	Century Townhomes Flat	$ 66,500.00	$ 120,000.00	$ 53,500.00	55.42%
98500-C	CTH- Penalty	$ -	$ -	$ -	0.00%
	CTH - Total	$ 66,500.00	$ 120,000.00	$ 53,500.00	55.42%
Other Revenues					
92000-C	Penalty	$ 195,190.30	$ 200,000.00	$ 4,809.70	97.60%
96100-C	Dye Test Fees - Plumber	$ (800.00)	$ -	$ 800.00	0.00%
96101-C	Dye Test - Application Fees	$ 1,500.00	$ 6,500.00	$ 5,000.00	23.08%
96200-C	Lien Letter Fees	$ 1,125.00	$ 4,700.00	$ 3,575.00	23.94%
96201-C	NSF Fees	$ 775.00	$ 1,000.00	$ 225.00	77.50%
96202-C	Posting Fees -Terminations $20	$ 33,625.00	$ 62,500.00	$ 28,875.00	53.80%
96203-C	Magistrate & Legal Fees	$ (265.50)	$ -	$ 265.50	0.00%
96204-C	Notice Fee - $15	$ (185.00)	$ -	$ 185.00	0.00%
96300-C	Vactor Rental	$ 3,000.00	$ -	$ (3,000.00)	0.00%
98100-C	Interest Income	$ 77,601.45	$ 175,000.00	$ 97,398.55	44.34%
98110-C	Investment Interest	$ 1,984.29	$ 5,500.00	$ 3,515.71	36.08%
98300-C	Prior Sewage Fee/ Miscellaneous/Bad	$ -	$ -	$ -	0.00%
	Total Other Revenues	$ 313,550.54	$ 455,200.00	$ 141,649.46	68.88%
	Total Revenues	$ 2,854,150.77	$ 5,970,704.00	$ 3,116,553.23	47.80%

Expenses				
Total Salaries	$ 143,869.00	$ 376,300.00	$ 232,431.00	38.23%
Total Employee Benefits	$ 63,639.49	$ 271,200.00	$ 207,560.51	23.47%
Total Payroll Taxes	$ 25,137.98	$ 65,190.00	$ 40,052.02	38.56%
Total Utilities	$ 9,007.18	$ 34,500.00	$ 25,492.82	26.11%
Total Contracted Services	$ 35,223.90	$ 93,746.67	$ 58,522.77	37.57%
Total Repairs, replacements, and oper	$ 3,880.78	$ 98,500.00	$ 94,619.22	3.94%
Total Treatment Charge	$ 729,943.25	$ 1,890,625.00	$ 1,160,681.75	38.61%
Total Insurance	$ 65,925.30	$ 102,601.00	$ 36,675.70	64.25%
Total Professional	$ 49,967.48	$ 158,000.00	$ 108,032.52	31.62%
Total Supplies and equipment	$ 8,118.99	$ 123,000.00	$ 114,881.01	6.60%
Total Depreciation	$ 153,617.90	$ 55,000.00	$ (98,617.90)	279.31%
Total Other Expenses	$ 947.80	$ 7,700.00	$ 6,752.20	12.31%
Total Vehicle fuel and repairs	$ 3,400.29	$ 30,000.00	$ 26,599.71	11.33%
Total Conference Membership	$ 1,524.49	$ 12,700.00	$ 11,175.51	12.00%
Total Expenses	$ 1,294,203.83	$ 3,319,062.67	$ 2,024,858.84	38.99%

Total Debt Payments					
48000-C	Series A Bond Interest Expense	$ -	$ 262,919.00	$ 262,919.00	0.00%
48200-C	Debt Pmt City of Clairton	$ 122,457.10	$ 454,107.12	$ 331,650.02	26.97%
48100-C	Series A Bond Principal	$ -	$ 245,000.00	$ 245,000.00	0.00%
48201-C	Debt Pmt (full bond)	$ 213,799.50	$ -	$ (213,799.50)	#DIV/0!
48300-C	Debt Pmt WWTP Transfers - Series B and PennVest	$ 739,770.85	$ 1,775,514.84	$ 1,035,743.99	41.67%
48301-C	Interest Exspence	$ 67,741.20	$ 175,000.00	$ 107,258.80	38.71%
	Total Debt Payments	$ 1,143,768.65	$ 3,584,540.96	$ 2,440,772.31	31.91%
	Total Expenses & Debt Payment	$ 2,437,972.48	$ 6,903,603.63	$ 4,465,631.15	35.31%
	Net Income (Loss)	$ 416,178.29	$ (932,899.63)	$ (1,349,077.92)	-44.61%
	Transfer from Capital				
	Net Final				

Clairton Municipal Authority
Year to Date Income Statement
WWTP Actual To Budget
For the 12 Month Period Ending 12/31/2026

		ACTUAL 2026	BUDGET 2026	REMAINING AMOUNT	PERCENT EXPENDED
Revenues					
90000-T	Clairton Collec/Operation/Main	$ 729,943.25	$ 1,890,625.00	$ 1,160,681.75	38.61%
90100-T	Jefferson Hills Operation/Main	$ 648,553.25	$ 1,478,125.00	$ 829,571.75	43.88%
90200-T	Petersan Operation/Maint	$ 589,516.50	$ 1,546,875.00	$ 957,358.50	38.11%
90300-T	South Park Operation/Maint	$ 131,299.75	$ 371,250.00	$ 239,950.25	35.37%
	Total Consumption Revenues	$ 2,099,312.75	$ 5,286,875.00	$ 3,187,562.25	39.71%
Other Revenue					
98000-T	Miscellaneous Income	$ -	$ -	$ -	0.00%
98002-T	Collection Office Rent	$ -	$ 12,000.00	$ 12,000.00	0.00%
98001-T	Insurance Dividend	$ -	$ -	$ -	0.00%
	Total Other Revenues	$ -	$ 12,000.00	$ 12,000.00	0.00%
	Total Revenues	$ 2,099,312.75	$ 5,298,875.00	$ 3,199,562.25	39.62%

Total Salaries	$ 342,201.93	$ 1,003,000.00	$ 660,798.07	34.12%
Total Employee Benefits	$ 159,216.49	$ 671,393.36	$ 512,176.87	23.71%
Total Payroll Taxes	$ 21,619.86	$ 67,797.60	$ 46,177.74	31.89%
Total Utilities	$ 385,591.03	$ 1,031,500.00	$ 645,908.97	37.38%
Total Contracted Services	$ 54,666.00	$ 173,000.00	$ 118,334.00	31.60%
Total Repairs, Replacements, and Maintenanc	$ 86,292.89	$ 256,000.00	$ 169,707.11	33.71%
Total Sludge Disposal	$ 83,660.87	$ 330,000.00	$ 246,339.13	25.35%
Total Insurance	$ 136,049.70	$ 160,000.00	$ 23,950.30	85.03%
Total Professional	$ 90,539.37	$ 276,500.00	$ 185,960.63	32.74%
Total Supplies and Equipment	$ 94,530.09	$ 305,500.00	$ 210,969.91	30.94%
Total Equip Replacment/Debt Coverage/Depre	$ 927,516.25	$ 2,007,000.00	$ 1,079,483.75	46.21%
Total Other Expenses	$ 3,035.63	$ 13,500.00	$ 10,464.37	22.49%
Total Vehicle Fuel and Repairs	$ 6,667.23	$ 39,500.00	$ 32,832.77	16.88%
Total Conference Membership	$ 4,812.89	$ 34,500.00	$ 29,687.11	13.95%
Total Expenses	$ 2,396,400.23	$ 6,369,190.96	$ 3,972,790.73	37.62%
Net Income Before Non-Operating	$ (297,087.48)	$ (1,070,315.96)	$ (773,228.48)	27.76%

Debt Pmt Revenues							
91000-T	Clairton Collecti/Debt Service	$	739,770.85	$	1,775,709.17	$ 1,035,938.32	41.66%
91100-T	Jefferson Hills Debt Service	$	576,497.95	$	1,383,746.52	$ 807,248.57	41.66%
91200-T	Petersan WWTP Debt Service	$	497,322.25	$	1,193,704.08	$ 696,381.83	41.66%
91300-T	South Park Debt Service	$	89,643.65	$	215,168.30	$ 125,524.65	41.66%
	PENNVEST	$	-	$	-	$ -	0.00%
	Total Debt Service Revenues	$	1,903,234.70	$	4,568,328.07	$ 2,665,093.37	41.66%
Total Debt Payments							
48000-T	Series B Bond Interest Expense	$	-	$	1,654,112.50	$ 1,654,112.50	0.00%
	Capitalized Interest Series B	$	-	$	-	$ -	0.00%
48300-T	DEBT PMT Transfers Wells Fargo	$	1,234,838.55	$	1,310,000.00	$ 75,161.45	94.26%
	PENNVEST	$	668,423.15	$	1,608,000.00	$ 939,576.85	41.57%
	Total Debt Payments	$	1,903,261.70	$	4,572,112.50	$ 2,668,850.80	41.63%
	Net after Debt Obligations	$	(27.00)	$	(3,784.43)	$ (3,757.43)	0.71%
Non-Operating Revenues & Exp							
98110-T	Investment Interest	$	39,463.82	$	100,000.00	$ 60,536.18	39.46%
98100-T	Interest Income	$	51,222.97	$	150,000.00	$ 98,777.03	34.15%
98200-T	Capacity Fees	$	32,467.00	$	50,000.00	$ 17,533.00	64.93%
	Insurance Dividend	$	-	$	-	$ -	0.00%
98400-T	Gain of Sale of Assets	$	-	$	-	$ -	0.00%
49100-T	Loss of Sale of Asset	$	(2,029.57)	$	-	$ 2,029.57	0.00%
44801-T	Bond Investment Fees & Trustee	$	-	$	-	$ -	0.00%
93000-T	Sludge Acceptance	$	72,355.20	$	200,000.00	$ 127,644.80	36.18%
	Total Non- Operating Revenues	$	193,479.42	$	500,000.00	$ 306,520.58	38.70%
						$ -	
	Net Income (Loss)	$	(103,635.06)	$	(574,100.39)	$ (470,465.33)	18.05%
	Capital Transfer for Budget						

CMA

Cash Account Monthly Summary

As of: May 31, 2026

		Beginning Balance		Deposits		Disbursements		Ending Balance
Operating Accounts								
10320-T	FN-WWTP Depository	1,394,669.97	$	837,244.21	$	(601,612.94)	$	1,630,301.24
10330-C	FN-Collection Depository	3,429,310.69		489,778.78		(346,103.97)		3,572,985.50
10311-G	FN-Payroll	52,455.81		105,423.55		(101,909.41)		55,969.95
10310-G	FN-Disbursements	160,459.11		244,698.54		(244,221.88)		160,935.77
Reserved Accounts								
10331-C	FN-Collection City Pmts	1,508,745.41		86,606.52		(51,936.22)		1,543,415.71
10322-T	FN-OPEB	227,096.33		534.10		0.00		227,630.43
10321-T	FN-WWTP Capacity & Capital Im	181,185.19		5,080.76		(245.78)		186,020.17
10333-C	Collection Capital Improvement	1,286,051.37		3,065.48		0.00		1,289,116.85
10332-T	WWTP Debt Coverage	184,861.71		434.77		0.00		185,296.48
10334-T	FN-PENNVEST	170,512.60		133,789.36		(133,684.63)		170,617.33
	Total FNB Accounts	8,595,348.19	$	1,906,656.07	$	(1,479,714.83)	$	9,022,289.43
Trustee Accounts								
10400-T	Refunding bond A&B Cost	1,092.36	$	2.90	$	0.00	$	1,095.26
10402-T	2024 Refi. Bond A&B Debt Resrv	3,912,343.13		14,444.38		(1,665.04)		3,925,122.47
10403-C	2024 Bond A Debt Service	266,753.25		43,381.21		0.00		310,134.46
10404-T	2024 Bond B Debt Service	1,305,352.48		249,931.39		0.00		1,555,283.87
	Total Trustee Accounts	5,485,541.22	$	307,759.88	$	(1,665.04)	$	5,791,636.06
	Grand Total	14,080,889.41	$	2,214,415.95	$	(1,481,379.87)	$	14,813,925.49

Sewer Receivables

Service	Description	Charges	Adjustments	Penalties	Interest	Discounts	Refunds	Adjusted Receipts	Receipts
ALLF1	Allegheny Housing Flat (Wylie)	$ 11,914.00	$ -	$ -	$ -	$ -	$ -	$ -	$ (24,423.70)
ALLF2	Allegheny Housing Flat (Reed)	$ 2,294.00	$ -	$ -	$ -	$ -	$ -	$ -	$ (4,702.70)
CNTRY	Century Town Homes Flat Rate	$ 13,300.00	$ -	$ 665.00	$ 9,753.37	$ -	$ -	$ -	$ -
COLLE	Metered Sewer Collection	$ 221,689.88	$ (676.37)	$ 4,166.34	$ 13,490.92	$ -	$ -	$ 2,974.08	$ (209,622.76)
COMF	Commercial Sewer Flat Rate	$ 17,723.27	$ -	$ 220.10	$ 405.88	$ -	$ -	$ -	$ (17,007.07)
RESF	Residential Sewer Flat Rate	$ 124,886.28	$ (632.26)	$ 2,700.95	$ 10,102.99	$ -	$ -	$ 835.10	$ (115,181.75)
SSRF	School Sewer Flat Rate	$ 2,700.00	$ -	$ 135.00	$ 18.05	$ -	$ -	$ -	$ -
USSF	USS Sewer Flat Rate	$ 106,042.00	$ -	$ -	$ -	$ -	$ -	$ -	$ (106,042.00)
Billed Collection Flat usage Charge		$ 16.00	$ -	$ -	$ -	$ -	$ -	$ -	$ (16.00)
	Sewer Receivables Totals	$ 500,565.43	$ (1,308.63)	$ 7,887.39	$ 33,771.21	$ -	$ -	$ 3,809.18	$ (476,995.98)

Sewer Direct									
Service	Description	Charges	Adjustments	Penalties	Interest	Discounts	Refunds	Adjusted Receipts	Receipts
NSF Fee	NSF Fee	$ -	$ 125.00	$ -	$ -	$ -	$ -	$ -	$ (150.00)
POST	Posting Fee - Shut Offs	$ -	$ 7,080.00	$ -	$ -	$ -	$ -	$ 50.00	$ (5,619.88)
TurnOff	Water Turn Off Fee	$ -	$ 420.00	$ -	$ -	$ -	$ -	$ -	$ (468.72)
TurnOn	Turn On Fee	$ -	$ 150.00	$ -	$ -	$ -	$ -	$ -	$ (240.00)
Dollar Energy Fund Discount	Dollar Energy Fund Discount CMA	$ (272.00)	$ -	$ -	$ -	$ -	$ -	$ 272.00	$ -
	Sewer Direct Totals	$ (272.00)	$ 7,775.00	$ -	$ -	$ -	$ -	$ 322.00	$ (6,478.60)

Sewer Summary	
Previous Ending Balance	$ 4,840,608.28
Charges	$ 500,293.43
Adjustments	$ 6,466.37
Penalties	$ 7,887.39
Interest	$ 33,771.21
Discounts	$ -
Refunds	$ -
Adjusted Receipts	$ 4,131.18
Receipts	$ (483,474.58)
Current Balance	$ 4,909,683.28

Total Receipts	$ (479,343.40)

AR increase (decrease) $ 69,075.00

Delinquent Accounts shutoffs – In May we sent out 314 10- day delinquent notices, 121 properties were posted for shutoff, and 28 accounts were sent over to the water company for shut off and 12 was shut off.

Payment Plans – We have currently granted 229 payment plans since the updated pay plan policy was instituted. 23 plans have been satisfied, 199 plans have been dropped for non-payment, and 7 are still active.

Collections Crew Management and Reporting – The May 2026 report has been sent to you.

$Energy Fund – In April, the fund processed 16 applications, 16 approved. We received a total of $3069 from Dollar Energy. We have about $2700 left in the program

With the completion of the Treatment Plant we should probably get a new appraisal done of our Plant and Sewer system. I reached out to the people who have done our appraisal in the past to get a quote on the cost of this process. **There is a Proposal for having the appraisal completed for review tonight.**

We had a conversation with Spectrum VoIP, they are a Telephone system. They seem to be able to offer us significant savings over Comcast. WE will be doing some additional work to determine if we can switch from Comcast or if we are locked into a contract.

We got letters about the PMAA Conference. Take a look at the flyers and see if this is something you guys wish to attend.

We sent out invitations to the rate payers of Clairton for the open house I would expect them to be delivered in the next week or 2. **These have gone out. The Tour is Saturday the June 27th. I hope some of the board can attend.**

Once the audit is complete and received, we will post the Financial Statements on the Website like we did last year. We will then shift the focus to the AUP Audit to determine if moneys should be refunded to 4 UpStream Communities. **The Final Audit has been placed on our website for people to access. We also receive the draft of the AUP Audit. Once we approve that Audit we will get the information to Jefferson, Peters Creek, and South Park. Once again this year there is not need for any funds to be returned to the Communities.**

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Clairton Municipal Authority

2012 Wastewater Treatment Agreement
Agreed-Upon Procedures

For the Year Ended December 31, 2025

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CLAIRTON MUNICIPAL AUTHORITY

2012 WASTEWATER TREATMENT AGREEMENT
AGREED-UPON PROCEDURES

FOR THE YEAR ENDED DECEMBER 31, 2025

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Independent Accountant's Report on Applying Agreed-Upon Procedures – Wastewater Treatment Agreement

Board of Directors
Clairton Municipal Authority
Clairton, Pennsylvania

We have performed the procedures enumerated below, to assist Clairton Municipal Authority (Authority) in satisfying the provisions of Appendix B of the Authority's 2012 Wastewater Treatment Agreement (Agreement) with its member participants (the Borough of Jefferson Hills, South Park Township, and Peters Creek Sanitary Authority, collectively, the member participants) as of and for the year ended December 31, 2025. Authority management is responsible for satisfying the provisions of the Agreement.

The Authority has agreed to and acknowledged that the procedures performed are appropriate to meet the intended purpose of determining the entity complied with the required provisions of the Agreement. This report may not be suitable for any other purpose. The procedures performed may not address all the items of interest to a user of this report and may not meet the needs of all users of this report and, as such, users are responsible for determining whether the procedures performed are appropriate for their purposes.

The procedures and results are as follows:

1. **Procedure:** Obtain the Annual Operating Budget prepared by the Authority's duly appointed Professional Engineer that was adopted by the Authority's Board of Directors.

   Result: The annual budget for the year ended December 31, 2025 was obtained from the Authority's Finance Director on January 5, 2026.

2. **Procedure:** Obtain the final adjusted trial balance for the treatment operations of the Authority that was incorporated into the audited financial statements of the Authority for the corresponding year.

   Result: We performed the audit for the above-mentioned year-end. As such, we obtained copies of the final adjusted trial balance from our audit engagement file for the corresponding year.

3. **Procedure:** Create a schedule for the above-mentioned year-end that has the following columns:

a) Revenue and expense accounts per the Operations trial balance.
b) Reconciling items for difference in presentation between the Operations trial balance and the Annual Operating Budget to prepare the Operations trial balance on a comparable basis to the Annual Operating Budget. Any reconciling items will be clearly footnoted and explained.
c) A column for the Operations trial balance on the same basis as the Annual Operating Budget (the result of Column a) and Column b)).
d) Annual Operating Budget.
e) Differences between the Annual Operating Budget of Column d) and the Operations trial balance of Column c).

Result: We prepared a schedule for the above-mentioned year-end to include each of the columns prescribed above.

4. **Procedure:** The schedule created for Procedure 3 will include the following rows:

   a) All revenue line items of the Annual Operating Budget and a total for all revenues.
   b) All expense line items of the Annual Operating Budget, including the subtotals for operating and debt expenses.
   c) An amount equal to the difference between total revenues and total expenses.

   Result: We prepared a schedule for the above-mentioned year-end to include each of the rows prescribed above.

5. **Procedure:** Prepare a summary schedule of total revenues, total expenses, and the difference between total revenues and total expenses for the above-mentioned year-end. Obtain the flow data by municipality for the above-mentioned year-end and allocate the net income in the "Adjusted Trial Balance" column and the "Variance" column to each municipality as a percentage of individual municipality flow to total flow.

   Result: We prepared a summary schedule of total revenues, total expenses, and the difference between total revenues and total expenses for the above-mentioned year-end and performed the aforementioned allocations.

We were engaged by the Authority to perform this agreed-upon procedures engagement and conducted our engagement in accordance with attestation standards established by the American Institute of Certified Public Accountants. We were not engaged to, and did not, conduct an examination or review, the objective of which would be the expression of an opinion or conclusion, respectively, on compliance with the Agreement. Accordingly, we do not express such an opinion or conclusion. Had we performed additional procedures, other matters might have come to our attention that would have been reported to you.

We are required to be independent of the Authority and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements related to our agreed-upon procedures engagement.

This report is intended solely for the information and use of the Authority and its member participants, and is not intended to be, and should not be, used by anyone other than those specified parties.

Pittsburgh, Pennsylvania
DATE XX, 20XX

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CLAIRTON MUNICIPAL AUTHORITY

OPERATIONS BUDGET TO ACTUAL COMPARISION SCHEDULE

FOR THE YEAR ENDED DECEMBER 31, 2025

ACCOUNT DESCRIPTION	2025 AUDITED TRIAL BALANCE	TRIAL BALANCE ADJUSTMENTS	ADJUSTED TRIAL BALANCE	2025 APPROVED BUDGET	VARIANCE
Operating Revenues:					
Consumption Revenues:					
Clairton Collection/Operations/Maintenance	$ 911,694	$ -	$ 911,694	$ 1,375,000	$ (463,306)
Jefferson Hills Operations/Maintenance	929,360	-	929,360	1,075,000	(145,640)
Peters Operations/Maintenance	1,050,900	-	1,050,900	1,125,000	(74,100)
South Park Operations/Maintenance	228,484	-	228,484	270,000	(41,516)
Total Consumption Revenues	3,120,438	-	3,120,438	3,845,000	(724,562)
Other Revenues:					
Office Rent	-	-	-	12,000	(12,000)
Total Other Revenues	-	-	-	12,000	(12,000)
Total Operating Revenues	3,120,438	-	3,120,438	3,857,000	(736,562)
Operating Expenses:					
Wages and Taxes	901,944	-	901,944	1,013,960	112,016
Employee Benefits	378,873	-	378,873	602,000	223,127
Utilities	898,383	-	898,383	847,750	(50,633)
Contracted Services	222,751	-	222,751	164,000	(58,751)
Maintenance and Repairs	92,450	-	92,450	255,000	162,550
Sludge Disposal	188,882	-	188,882	330,000	141,118
Insurance	244,075	-	244,075	140,000	(104,075)
Professional Services	167,899	-	167,899	276,500	108,601
Supplies and Equipment	275,407	-	275,407	253,700	(21,707)
Equipment Replmt/Debt Coverage/Depreciation	1,835,058	318,285 (a)	2,153,343	707,000 (c)	(1,446,343)
Other Expenses	16,881	-	16,881	12,925	(3,956)
Vehicle Expense	13,222	-	13,222	39,500	26,278
Conference and Memberships	18,067	-	18,067	34,500	16,433
Total Operating Expenses	5,253,892	318,285	5,572,177	4,676,835	(895,342)
Non-Operating Revenues (Expenses):					
Debt Service Revenues:					
Clairton Collection/Debt Service	1,424,017	-	1,424,017	1,152,151	271,866
Jefferson Hills Debt Service	1,221,752	-	1,221,752	897,830	323,922
Petersan WWTB Debt Service	1,053,966	-	1,053,966	774,523	279,443
South Park Debt Service	189,980	-	189,980	139,610	50,370
Pennvest	-	-	-	1,056,911	(1,056,911)
Total Debt Service Revenues	3,889,715	-	3,889,715	4,021,025	(131,310)
Debt Payments:					
Series B Bond interest expense	1,648,887	-	1,648,887	1,654,114	5,227
Pennvest interest expense	248,727	783,800 (b)	1,032,527	1,056,911	24,384
DEBT PMT Transfers Wells Fargo	-	1,310,000 (b)	1,310,000	1,310,000	-
Total Debt Payments	1,897,614	2,093,800	3,991,414	4,021,025	29,611
Net Non-Operating Revenues (Expenses)	1,992,101	(2,093,800)	(101,699)	-	(101,699)
Other Revenues (Expenses):					
Sludge Acceptance	173,176	-	173,176	200,000	(26,824)
Investment Inc./Fees & Capacity Fees	437,171	(79,282) (d)	357,889	250,000 (d)	107,889
Transfers	106,349	-	106,349	-	106,349
Total Other Revenues (Expenses)	716,696	(79,282)	637,414	450,000	187,414
Total Net Income (Loss)	$ 575,343	$ (2,491,367)	$ (1,916,024)	$ (369,835)	$ (1,546,189)

Adjustments:

(a) Per the rate covenant, depreciation expense is not intended to be factored into the Engineer's budget. Therefore, it was adjusted out of this analysis. The deduction was offset by any treatment capitalized projects that were paid soley from Clairton Municipal Authority (Authority) funds. For the year ended December 31, 2025, these projects amounted to $2,153,343.

(b) Amounts represent principal payments not included as expenses on the audited trial balance, as they represent reductions to a liability account under accrual accounting.

(c) Debt coverage does not represent an actual expense of the Authority. Therefore, there is no adjusted trial balance equivalent.

(d) Capacity fees were excluded from this schedule, as they represent funds that belong solely to the Authority.

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CLAIRTON MUNICIPAL AUTHORITY

OPERATIONS BUDGET TO ACTUAL SUMMARY SCHEDULE

FOR THE YEAR ENDED DECEMBER 31, 2025

	AUDITED TRIAL BALANCE	TRIAL BALANCE ADJUSTMENTS	ADJUSTED TRIAL BALANCE	APPROVED BUDGET	VARIANCE
Total Revenues	$ 7,726,849	$ (79,282)	$ 7,647,567	$ 8,328,024	$ (680,457)
Total Expenses	$ 7,151,506	$ 2,412,085	$ 9,563,591	$ 8,697,859	$ (865,732)
Net Income (Loss)	$ 575,343	$ (2,491,367)	$ (1,916,024)	$ (369,835)	$ (1,546,189)
Net Income Allocation by Municipality:					
Clairton			$ (563,311)		$ (454,580)
Jefferson Hills			$ (569,251)		$ (459,373)
South Park			$ (139,870)		$ (112,872)
Peters			$ (643,592)		$ (519,365)

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CLAIRTON MUNICIPAL AUTHORITY

FLOW DATA

FOR THE YEAR ENDED DECEMBER 31, 2025

Municipality:	
Clairton:	
Flow (MG)	459.85
Percentage	29.40%
Jefferson Hills:	
Flow (MG)	464.68
Percentage	29.71%
South Park:	
Flow (MG)	114.24
Percentage	7.30%
Peters:	
Flow (MG)	525.45
Percentage	33.59%
Total Flow (MG)	1,564.22

* Flow data was obtained from the KLH Engineers, Inc. Consulting Engineer's Annual Report for each respective year.

BUDGETED REVENUE [BR]	BUDGETED EXPENSE [BE]	BUDGET REVNUE (LOSS) [BR-BE]
$ 7,031,687.00	$ 7,042,165.00	$ (10,478.00)

AUDITED REVENUE [AR]	AUDITED EXPENSE [AE]	AUDITED REVENUE (LOSS) [AR-AE]	ALLOWABLE REVENUE [5% OF AE]	BALANCE TO BE REFUNDED (REPAYED) - AUDITED [(D-C)*-1]
$ 7,647,567.00	$ 9,563,591.00	$ (1,916,024.00)	$ 478,179.55	$ (2,394,203.55)

PRIOR LOSS CARRY FORWAD FROM 2024	ANNUAL CREDIT FLOW BASED - CLAIRTON	ANNUAL CREDIT FLOW BASED - JEFFERSON HILLS	ANNUAL CREDIT FLOW BASED - SOUTH PARK	ANNUAL CREDIT FLOW BASED - PCSA	LOSS CARRIED FORWAD TO 2025
$ (4,112,432.80)	$ (703,895.84)	$ (711,317.87)	$ (174,776.86)	$ (804,212.97)	$ (6,506,636.35)

MUNICIPALITY	FLOW (MILLION GALLONS)	% OF TOTAL FLOW
Clairton	459.85	29.40%
Jefferson Hills	464.68	29.71%
South Park	114.24	7.30%
Peters	525.45	33.59%
Total	**1,564.22**	100.00%

CLAIRTON MUNICIPAL AUTHORITY

APPRAISAL AGREEMENT

May 21, 2026

Industrial Appraisal Company

Two Gateway Center
603 Stanwix Street, Suite 1450
Pittsburgh, Pennsylvania 15222
800-245-2718 / 412-471-1758 FAX
www.indappr.com

John Pfeffer, Vice President of Sales
Phone 412-208-1730, Email jpfeffer@indappr.com

Industrial Appraisal
COMPANY

TWO GATEWAY CENTER, 603 Stanwix St., Suite1450, Pittsburgh, Pennsylvania 15222
Phone 800-245-2718 Fax 412-471-1758 www.indappr.com

May 21, 2026

Email to: brianm@clairtonmunicipalauthority.org

Mr. Brian Melnichak
Financial Director
Clairton Municipal Authority
1 North State Street
Clairton, Pennsylvania 15025

Dear Mr. Melnichak:

We are pleased to submit our proposal to provide an appraisal for the Clairton Municipal Authority for fixed asset accounting control and insurance valuation purposes.

Under the terms of our agreement, we will conduct an on-site inspection and appraisal of the ***buildings/structures, site improvements, fixed equipment, machinery and movable equipment*** associated with the property locations listed in Addendum No. 1 of the agreement.

The report will be presented in our *Property Inventory and Accounting Cost Record* format which will provide a record of assets in computerized form. This presentation is designed for the continued maintenance of effective property control as well as providing a depreciation study for all fixed assets in compliance with GASB 34 requirements. The depreciation study is based upon actual or estimated acquisition cost and year acquired.

Applicable to insurance values, our certified report will establish the current cost of reproduction new and sound insurable value of the properties appraised.

When our proposal is accepted, please sign and date the Acceptance Page (Page 5 of the Agreement), Initial the Verification of Property Listing as shown in Addendum No. 1 (Page 8 of the Agreement) and return the signed, dated and initialed Agreement to me. Upon receipt, we will proceed promptly in making arrangements to schedule the on-site inspection.

If you wish to have us furnish your insurance agent or broker with a copy of the appraisal summary, please complete and return the attached Form 311, agent authorization (Page 12). Due to the confidential nature of these figures, they will be released only with your written consent.

Should you have any questions, do not hesitate to call me at 412-208-1730 or email *jpfeffer@indappr.com.*

Thank you for considering the professional appraisal services of Industrial Appraisal Company. We look forward to being of service to you in your valuation requirements.

Very truly yours,

INDUSTRIAL APPRAISAL COMPANY

John Pfeffer
John Pfeffer
Vice President of Sales

JP/mg

Industrial Appraisal
COMPANY

TWO GATEWAY CENTER, 603 Stanwix St., Suite1450, Pittsburgh, Pennsylvania 15222
Phone 800-245-2718 Fax 412-471-1758 www.indappr.com

APPRAISAL AGREEMENT

The Industrial Appraisal Company hereby proposes to provide inventory and valuation services for the:

Clairton Municipal Authority
1 North State Street
Clairton, Pennsylvania 15025

I. PROVISIONS AND SCOPE OF APPRAISAL

The appraisal services and reports are to consist of on-site consultation, data collection, inventory, valuation, and cost analysis of the fixed assets of the **Clairton Municipal Authority** for the purpose of preparing a tabulated schedule of fixed assets including a depreciation study related to actual or estimated year of acquisition and acquisition cost. This schedule is designed to conform to the requirements of **GASB 34** as it pertains to depreciation. Supplementally, an opinion of the current insurance values of the buildings/structures and equipment will be provided.

The fixed assets to be identified and recorded will include selected buildings/structures, fixed and movable equipment. The applicable property locations to be considered for appraisal are listed in **Addendum No. 1** to this agreement.

II. INVENTORY AND APPRAISAL PROVISIONS

The data for the proposed asset management system and the insurance valuation reports will be developed by physical inspection, inventory and cost analysis of all applicable assets.

A. Buildings/Structures
The buildings/structures will be valued as a unit-in-place for cost accounting and insurance valuation purposes reflecting specific data elements relating to dates of construction or acquisition, original cost allocation, square footage, useful life, and reproduction cost new. Building component classifications will be comprised of General Construction, Plumbing, Heating/Air Conditioning/Ventilating, Electrical, Sprinkler System, Roofing and Fixed Equipment allocations.

B. Site Improvements – (Insurable and Uninsurable Site Improvements)
The site improvements will consist of: Traffic Signals, Lighting, Fencing, Signs, Flagpoles, Parking Lots, Sidewalks, Curbs, Retaining Walls, Property in the Open, Etc.

C. Movable Equipment
Movable equipment will be inventoried on a building, floor, departmental and room-by-room basis and will be segregated by asset class and between **major** movable equipment and **other** movable equipment.

1. **Major** movable equipment will generally include individual items with a replacement cost exceeding **$5,000.00 applicable to insurance** and **$5,000.00 capitalization thresholds** with a useful life of one year or more.

2. The remaining movable equipment, designated as **other** movable equipment, will be inventoried on a room-by-room or by building basis, grouped and valued by asset class. Data elements relating to dates of acquisition, acquisition cost, useful life, and replacement cost will be developed "at average" by asset type for each location segregation.

Licensed Vehicles
Licensed Vehicles may be included in the fixed asset record based on information to be supplied by the Clairton Municipal Authority. Vehicles should be reported with *Vehicle Description, Manufacturer, Model, Vehicle Identification Number (VIN), Cost and Year Acquired.*

III. REPORT PRESENTATION

The capital asset report presentation will include all fixed asset classifications currently scheduled or pre-designated by the **Clairton Municipal Authority** and will be prepared in conformance with Industrial Appraisal's Property Inventory and Accounting Cost Record form.

A. The report(s) to be provided will include:

- Letter of Transmittal
- Building Schedule Index
- Departmental Schedule Index
- Insurance Valuation Summary
- Recapitulation Summary by Asset Code
- Master Detailed Report

B. The Master Detailed Report will include the following data:

Building Identification - Floor/Room/Area Code - Asset Class Code - Quantity - Description - Date Acquired - Life - Reproduction Cost New - Acquisition Cost - Accumulated Depreciation - Annual Depreciation - Salvage Value

1. Acquisition Date and Cost (Buildings/Structures):
The dates of acquisition and acquisition costs of the Buildings/Structures will be developed by the appraisal staff through use of data to be supplied by the Clairton Municipal Authority and should include architectural cost breakdowns, renovation projects and any records of site purchases. In the absence of actual costs, Industrial Appraisal Company will utilize reverse trending indices applied against current replacement cost calculations.

2. Life:
The life schedule for fixed assets conforms to recommendations by GASB Statement 34 implementation as indicated in **Addendum No. 2**. Any exceptions required by the Clairton Municipal Authority must be made prior to commencement of the work.

3. Depreciation:
All **major** fixed asset items recorded will be capitalized and depreciated on a straight-line basis utilizing the half-year convention computed as of a **December 31 fiscal cutoff** or as otherwise specified.

4. Salvage Value:
Salvage value is an opinion of the amount, expressed in terms of money that may be expected for the whole property or a component of the whole property that is retired from service for possible use elsewhere, as of a specific date. Salvage value will be computed by classification and calculated using the schedule indicated in **Addendum No. 2**.

All Industrial Appraisal Company reports are provided in electronic format. An additional charge will apply for hard copy reports. Please contact Industrial Appraisal Company if a hard copy is required.

Once the appraisal report is submitted to the Clairton Municipal Authority, the client has ninety (90) days to review the report, submit questions and request changes.

IV. PROFESSIONAL FEE

The total fee for the proposed inventory and appraisal services is:

NINE THOUSAND NINE HUNDRED AND TEN DOLLARS

$9,910.00

FEE IS INCLUSIVE OF ALL EXPENSES

This fee covers work under this agreement only, and such items as legal conferences, depositions, court testimony or expansion of the appraisal for purposes not specified herein will be invoiced at a per diem rate to be determined.

V. BILLING PROCEDURE

The fee quoted for services to be provided currently will be progressively billed as follows:

- 60% of Appraisal Service Fee due upon completion of the on-site fieldwork
- Balance due upon delivery of the completed appraisal report

Unless special arrangements have been made all progressive payments must be in hand before the appraisal results are released for delivery.

This agreement may be terminated by either party at any time given 10 days written notice, however, accumulated fees and costs incurred to the point of termination will be billed through the active period.

VI. ANNUAL SERVICES

The Industrial Appraisal Company will provide annual maintenance service for both the updating of the Property Inventory and Accounting Cost Record and the Report of Insurable Values.

A. Property Inventory and Accounting Cost Record Updating
Industrial Appraisal Company offers to furnish annually a new fixed asset schedule that will reflect the additions, deletions and transfers that have been reported to the Company for the previous year. New depreciation data will be calculated. In addition to the revised master report the following supplemental reports will be prepared.

- Current Year Capital Additions by Building
- Current Year Deletions by Building

B. Insurable Values Updating
A report of updated insurable values will include a new appraisal summary reflecting the current Cost of Reproduction New and Sound Insurable Value of the buildings and equipment.

ANNUAL SERVICE FEES

Annual Updating of the Property Inventory and Accounting Cost Record.. $530.00
(Due First Anniversary)

Annual Updating of Insurable Values.. $770.00
(Due First Anniversary)

VII. PROOF OF LOSS SERVICE

In the event of a loss covered by insurance, provided immediate written notice is given to our Corporate Office, and our Annual Revaluation Service is in effect, the Industrial Appraisal Company will provide updated values, for preparation of proof of loss, of the appraised property as of the date of the loss.

TERMS AND CONDITIONS

General
In the event Industrial Appraisal Company's services are requested to include items not covered by this agreement, these services shall be negotiated between the Clairton Municipal Authority and Industrial Appraisal Company.

Fee stated in this agreement are predicated on property as indicated to us without benefit of independent verification. Should the results of our investigation indicate that the scope of the project or the amount of assets to be appraised is greater than indicated, we reserve the right to adjust our fee based on the additional work effort. Correspondingly, if we are requested to include other properties not listed in the information provided, we will identify the cost to provide those additional services in a separate notification.

Performance of this contract and fees developed hereunder are predicated upon reasonable free access to the property and required information and available data to be provided promptly as requested. When formulating our conclusions, we may rely on information provided by the Clairton Municipal Authority or others. Should new information become available after a draft or final report has been submitted, we reserve the right to amend or modify our report and the conclusions therein. The fee quoted is contingent upon the on-site inspection being conducted during normal business hours, Monday through Friday. Should it be necessary to conduct the on-site inspection other than during normal business hours, an additional fee may apply.

Any exceptions to our standard life schedules, codes, salvage values, etc. will result in additional charges.

Terms and conditions on purchase orders issued to Industrial Appraisal Company for authorization are for Clairton Municipal Authority's internal use only and shall not modify the terms and conditions of this agreement, addenda, or related documents.

The Industrial Appraisal Company is not an accounting firm and we rely upon mutual cooperation with the Clairton Municipal Authority in developing an accurate accounting database that will meet GASB 34 requirements for compliance.

Limitation on Damages
The Clairton Municipal Authority agrees that the Industrial Appraisal Company officers, directors, employees, shareholders, agents and subsidiary or related entities shall not be liable to the Clairton Municipal Authority for any claims, liabilities, causes of action, losses, damages (whether compensatory, consequential, special, direct, indirect, incidental, punitive, exemplary, or of any other type), costs and expenses (including, but not limited to reasonable attorneys' fees and expert witness fees and the reasonable time and expenses of Industrial Appraisal Company's personnel involved) in any way arising out of this engagement in any amount greater than the total amount of fees paid by the Clairton Municipal Authority to the Industrial Appraisal Company, except to the extent finally and judicially determined to have been the result of bad faith, gross negligence, or intentional or willful misconduct of the Industrial Appraisal Company. This provision shall survive the termination of this agreement for any reason, and shall apply to the fullest extent of the law, whether in contract, statute, tort, strict liability or otherwise.

Force Majeure
Neither Party shall be liable for or deemed to be in default for any delay or failure to perform any act under this Agreement (other than the payment of money) resulting, directly or indirectly, from Acts of God, civil or military authority, acts of public enemy, war, accidents, fires, explosions, earthquake, flood, failure of transportation, strikes or other work stoppages by either Party's employees, or any other cause beyond the reasonable control of such Party.

Confidentiality
To the extent Industrial Appraisal Company, its employees or agents is provided, has access to or comes into possession of, any protected proprietary and/or confidential information of the Clairton Municipal Authority (collectively, "Confidential Information"), the Industrial Appraisal Company, its employees and agents shall not, directly or indirectly, acting alone or with others: (i) disclose to any other person or entity any Confidential Information (unless required by law); or (ii) use any Confidential Information other than for performance of this contract.

Industrial Appraisal Company agrees that upon completion and delivery of the appraisal reports, whether physically or electronically, the appraisals shall be the property of the Clairton Municipal Authority. Industrial Appraisal Company agrees to maintain the confidentiality of this proposal and the information contained in the appraisals unless compelled to disclose such information by judicial process from a court of competent jurisdiction. Industrial Appraisal Company agrees that prior to any disclosure pursuant to judicial process, Industrial Appraisal Company shall notify, and provide a copy of such process to, the Clairton Municipal Authority.

Property Exclusions
The appraisal will not include landscaping, licensed vehicles, infrastructure, fine arts, antiques, inventory, product, work in progress, consumable supplies, valuable papers, intangible assets, property of third parties, or properties other than those indicated in this agreement.

ACCEPTANCE AND AUTHORIZATION TO PROCEED

Neither party to this contract is bound by any promise, term nor condition, either oral or written, not incorporated in this instrument. Acceptance of this Appraisal Agreement also indicates acceptance of the Addenda. This offer for appraisal services **expires after ninety (90) days** at which time it may be renegotiated.

SUBMITTED this **21st** day of **May 2026**

INDUSTRIAL APPRAISAL COMPANY
TWO GATEWAY CENTER
603 STANWIX STREET, SUITE1450
PITTSBURGH, PENNSYLVANIA 15222

John Pfeffer
____
John Pfeffer
Vice President of Sales

ACCEPTED:

CLAIRTON MUNICIPAL AUTHORITY
1 NORTH STATE STREET
CLAIRTON, PENNSYLVANIA 15025

____
Signature

____
Date

____
Print Name

REPORT REVIEW

Once the appraisal report is submitted to the Clairton Municipal Authority, the client has ninety (90) days to review the report, submit questions and request changes.

ADDENDUM NO. 1

Properties to be Appraised

ADDENDUM NO. 1

PROPERTIES TO BE APPRAISED

APPRAISAL AGREEMENT

Clairton Municipal Authority
1 North State Street
Clairton, Pennsylvania 15025

PROPERTY LOCATION	APPROXIMATE SQUARE FOOTAGE	APPRAISAL NOTES
1 North State Street Clairton PA 15025		
0101 Raw Sewage Pump Station	1,508	
0102 Headworks Building	7,812	
0103 Air Degritter Comminutors		
0104 Aeration Tanks		
0105 Primary Settling Tanks		
0106 Secondary Aeration Tank		
0107 Screw Pump Sludge Division Box		
0108 Blower & Chlorine Bldg	2,668	
0109 Chlorine Contact Tank		
0110 Dewatering Building	3,092	
0111 Digester Building	2,122	
0112 Digester Tank #1		
0113 Digester Tank #2		
0114 Digester Tanks #3		
0115 Electric Substation	918	
0116 Garage	10,108	
0117 Administration Building	4,236	
0118 Blower Shelter	968	
0119 Final Settling Tank		
0199 PITO		added several additional pumps
		and changed some filtration operations
		and new air compressors with structure
910 North State Street Clairton PA		
0201 Wilson Pump Station		
Miller Avenue Clairton PA		
0301 Miller Avenue Pump Station Pump House	242	
0302 Miller Avenue Pump Station Wet Well		
0399 PITO		
1 North State Street Clairton PA 15025		
0401 CSO #2		
0501 CSO #3		
0601 CSO #4		

ADDENDUM NO. 1
PROPERTIES TO BE APPRAISED CONTINUED…

PROPERTY LOCATION	APPROXIMATE SQUARE FOOTAGE	APPRAISAL NOTES
1 North State Street Clairton PA 15025		
0701 CSO #5		
0801 CSO #6		
0901 CSO #7		
Site Improvements (Insurable and Uninsurable) at Property Locations Listed on this Addendum		To Include: Lighting, Fencing, Signs, Flagpoles, Parking Lots, Sidewalks, Curbs, Retaining Walls, Property in the Open, Etc.

THE FEE QUOTED IN THIS AGREEMENT IS FOR THE APPRAISAL OF THE LOCATIONS AS INDICATED ON THIS ADDENDUM ONLY. THE APPRAISAL OF LOCATIONS NOT LISTED ON THIS ADDENDUM OR SIGNIFICANT INCREASE IN SQUARE FOOTAGE WILL RESULT IN ADDITIONAL CHARGES.

Please Initial Verification of Property Listing_______________

ADDENDUM NO. 2

Universal Coding
(GASB 34 Compliant)

Industrial Appraisal Company

Information Technology
Two Gateway Center
603 Stanwix Street, Suite1450
Pittsburgh, PA 15222
412-471-2566/800-245-2718
www.indappr.com

UNIVERSAL CODING for Property Record, Fixed Asset Appraisals

DESCRIPTION	ASSET/ PROPERTY CLASS	LIFE	SALVAGE VALUE %
LAND, IMPROVEMENTS, BUILDINGS/STRUCTURES, INFRASTRUCTURE			
Land	01	N/A	N/A
Site Improvements	02	20+/-	00
Buildings	03	40+/-	00
Leasehold Improvements	04	20	00
Infrastructure	05	50+/-	00
BUILDING ITEMS/PERMANENT FIXTURES			
Stained Glass	06	--	--
Stained Glass - Fine Arts	07	--	--
Chandeliers/Sconces	08	--	10
Pipe Organs	09	--	10
Statues	10	--	--
Bells/Bell Carillons (Bldg.)	11	--	--
Murals/Icons	12	--	--
Architectural Fine Arts	14	--	--
Permanent Fixtures	21	20	00
Bowling Alley/Pinsetters	22	20	10
Carillon (PF)	23	20	10
Permanent Fixtures -- SV	25	N/A	N/A

DESCRIPTION	ASSET/ PROPERTY CLASS	LIFE	SALVAGE VALUE %
EQUIPMENT			
Machinery/Shop Equip.	30	15	10
Construction Equipment	32	15	10
Refrigeration Equip (Ice Rink, etc.)	34	15	05
Equipment	38	15	05
Office Mach & Devices	44	08	00
Audio Visual Equip	45	06	05
EDP Equip	46	05	00
Telephone System	47	10	00
Laboratory/Science Equipment	48	10	10
Medical/Hospital Equipment	49	10	10
Food Service & Appliances	51	15	05
Communications (Radio/TV) Equip	52	10	05
Sacred Vessels/Vestments/Altar Linens	54	10	10
Books, Periodicals & Materials	55	7	10
Fine Arts	56	N/A	N/A
Music Equip & Instruments	57	20	10
Manufacturing Piping	58	20	00
Process Piping	60	20	00
Power Feed Mains	62	20	00
Vehicles -- Police -- Acq. Only	63	2	05
Mobile Equipment	64	12	05
Vehicles -- Licensed -- Acq. Only	66	8	10
Leased Equipment	67	N/A	N/A
"On Board" Vehicle Equipment	70	10	05
Maintenance & Grounds Equip.	72	15	05
Books & Periodicals "OV"	80	7 w/cost	N/A
Dockets & Maps "OV"	81	7 w/cost	N/A
Law Books "OV"	82	7 w/cost	N/A
Molds - Dies - Fixtures "OV"	83	N/A	N/A
EDP Software or Equip."OV"	84	5 w/cost	00
AV Software or Equip."OV"	85	6 w/cost	05
Miscellaneous Equip. "OV"	86	10 w/cost	00
Musical Instruments "OV"	87	20 w/cost	10
Uniforms "OV"	88	10 w/cost	10
Stated Value Equipment	90	N/A	N/A
Athletic & Sports Equipment	91	10	10
Educational & Janitorial Supplies	98	N/A	N/A
"Optional" Description	99	Optional	Optional

Industrial Appraisal COMPANY

FORM 311

Corporate Office
Two Gateway Center
603 Stanwix Street, Suite1450
Pittsburgh, PA 15222
800-245-2718
412-471-2566
Fax: 412-471-1758
www.indappr.com

Please forward a copy of the Appraisal Summary to our Advisor Listed Below (up to three):

	Please indicate if you wish to have a copy forwarded to your advisor electronically each year: Yes ☐ No ☐		
Advisor 1 Email:			
Name:			
Company:			
Advisor 2 Email:			
Name:			
Company:			
Advisor 3 Email:			
Name:			
Company:			
Name of Appraised Property:			
Client Signature:			
Print Name:		Date:	
Telephone:			
Form 311 Industrial Appraisal COMPANY			

- Week of June 1, Illona from WTA/Unisol and MMBR were on site to inspect MBR trains. During their time here we were able to repair/replace 1 Membrane block in train 1. Visually inspect all the trains. There are 4 membranes that have MBR sheets that are pulled out from the middle of the block (1 sheet in each block). We have those membranes turned off for now. We need to replace 3 small blocks, which we have on site, and 1 large block that needs to be ordered. I am waiting for reports from MMBR and WTA before we make any repairs/replacements. I am hoping they can be warranty or we work something together.
- On June 4th the influent bar screen was off track and some damage was done to the rollers from rope that came down the line and tangled in the bar screen. State Pipe called the plant on Wednesday after hours and left a message for me to call them. When I called on Thursday, they said that they lost about 400 feet of rope down the sewer they were working on in Jefferson. I told them and they agreed they would pay for the damage and replacement parts. Jeremy was able to get the bar screen back into working order. We ordered new parts from Duperon ($4,743.28). Brian will send a bill over to State Pipe.
- Still waiting on Aerzen to install the new motor on blower #1. Spoke with them via email today. Rice electric came and picked up the motor today 6-12-26, they will be installing RTD sensors for vibration and temp. Blower has been out of service since 2-6-26
- Waiting on our pump to come back from WILO. They are waiting on a part from Germany. This has been out of service since 3-2-26
- Brian Fleming and myself are going to Penntec this upcoming week
- The guys painted the plant and are working on getting the plant ready for the tour June 27th.
- Construction will start on Monday, June 15th for the new sampler location followed by construction for the new off-loading station.
- CBDG 51 will be posted for bid, bid opening July 9th
- Brian working with Marc to move GEDTF grant $55k to use for equipment, truck replacement on collections
- We received a violation letter from the DEP which resulted in a Fine.

Pennsylvania
Department of
Environmental Protection
SOUTHWEST REGIONAL OFFICE

June 5, 2026

CERTIFIED MAIL NO. 7019 1120 0000 5008 3500

Douglas Ozvath, Chairman
Clairton Municipal Authority
1 North State Street
Clairton, PA 15025-2712

Re: Unauthorized Discharges,
NPDES Permit No. PA0026824
Clairton Municipal Authority
City of Clairton, Allegheny County

Dear Permittee:

Discharges from the Clairton Municipal Authority have frequently failed to comply with the effluent limits established in your NPDES Permit. Failure to comply with the effluent limitations in the NPDES Permit is a violation of the Clean Streams Law and subjects you to the penalty provisions therein.

The Department is responsible for the enforcement of the Clean Streams Law, including the recovery of civil penalties for each violation. To avoid litigation, the Department is willing to resolve the matter by accepting a civil penalty settlement in lieu of civil penalty action for the above violations.

Enclosed is a Consent Assessment of Civil Penalty (CACP) document. Please read the enclosed document carefully. If you find this settlement offer acceptable, please have **both** copies signed appropriately and return them to me by August 7, 2026, along with a check made out to the Commonwealth of Pennsylvania for the civil penalty payment. If your attorney does not review and sign the CACP, please write the word "WAIVED" in the space provided for your attorney's signature. You will receive one fully executed copy for your files after the document is dated by and signed on behalf of the Department.

Please contact me at 412-442-4040 or email: jkohut@pa.gov if you have any questions regarding this matter.

Sincerely,

Jeffrey T. Kohut
Compliance Specialist
Enclosure

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF ENVIRONMENTAL PROTECTION

In the Matter of:

Clairton Municipal Authority City of Clairton Allegheny County	:	Violations of The Clean Streams Law

<u>CONSENT ASSESSMENT OF CIVIL PENALTY</u>

This Consent Assessment of Civil Penalty ("CACP") is entered into this ______ day of ______, 2026, by and between the Commonwealth of Pennsylvania, Department of Environmental Protection ("Department"), and the Clairton Municipal Authority ("Clairton").

The Department has found and determined the following:

A. The Department is the agency of the Commonwealth with the duty and authority to administer and enforce The Clean Streams Law, the Act of June 22, 1937, P.L. 1987, No. 394, *as amended*, 35 P.S. §§ 691.1-691.1001 ("The Clean Streams Law"); and the regulations promulgated thereunder ("Regulations"). Pursuant to a delegation from the United States Environmental Protection Agency, the Department also administers the National Pollutant Discharge Elimination System ("NPDES") program of the Federal Water Pollution Control Act, 33 U.S.C. § 1342.

B. Clairton is a "municipality" as that term is defined by Section 1 of The Clean Streams Law, 35 P.S. § 691.1. Clairton maintains a business mailing address of 1 North State Street, Clairton, Pa 15025-2712.

C. Clairton owns and operates a sewage treatment plant known as the Clairton Municipal Authority STP ("Facility") located in City of Clairton, Allegheny County, Pennsylvania.

D. All dischargers of sewage must first obtain a permit from the Department to discharge sewage in any manner, directly or indirectly, into waters of the Commonwealth pursuant to Sections 201 and 202 of The Clean Streams Law, 35 P.S. §§ 691.201 and 691.202.

E. Pursuant to Section 92a.1(b) of the Regulations, 25 Pa. Code § 92a.1(b), a person may not discharge pollutants from a point source into surface waters except as authorized under an NPDES permit.

F. Pursuant to Section 92a.9 of the Regulations, 25 Pa. Code § 92a.9, an NPDES permit is the discharge permit for purposes of Section 202 of The Clean Streams Law, 35 P.S. § 691.202.

G. On January 1, 2022, the Department renewed NPDES permit PA0026824 ("NPDES Permit") authorizing Clairton to discharge treated sewage from Outfalls 001 and 010 from the Facility to an Unnamed Tributary ("UNT") and Peters Creek. The UNT and Peters Creek are "water(s) of the Commonwealth" as that term is defined by Section 1 of The Clean Streams Law, 35 P.S. § 691.1.

Violations of Effluent Limitations

H. Part A, Condition I of the NPDES Permit establishes effluent limitations on the discharges from the Facility for, *inter alia*, carbonaceous biochemical oxygen demand (CBOD5), fecal coliform, and total suspended solids.

I. Part A, Condition III of the NPDES Permit requires Clairton to sample its discharges for compliance with the effluent limitations in the NPDES Permit and to submit the results monthly to the Department in the form of Discharge Monitoring Reports ("DMRs").

J. As evidenced by its DMRs, Clairton failed to comply with effluent limitations in the NPDES Permit from March 2023, through and including, August 2025. The specific violations of the effluent limitations in the NPDES Permit, which are the subject of this Consent Assessment of Civil Penalty, are listed in Exhibit A, which is attached hereto and fully incorporated by reference.

K. Clairton's failures to comply with the effluent limitations, as described in Paragraph J, above, constitute violations of the NPDES Permit, Section 92a.1(b) of the Regulations, 25 Pa. Code § 92a.1(b), and Sections 201 and 202 of The Clean Streams Law, 35 P.S. §§ 691.201 and 691.202; constitute statutory nuisances under Sections 3 and 202 of The Clean Streams Law, 35 P.S. §§ 691.3 and 691.202; constitute unlawful conduct under Section 611 of The Clean Streams Law, 35 P.S. § 691.611; and subject Clairton to civil penalty liability under Section 605 of The Clean Streams Law, 35 P.S. § 691.605.

ASSESSMENT

After full and complete negotiation of all matters set forth in this Consent Assessment of Civil Penalty and upon mutual exchange of the covenants herein, the parties desiring to avoid litigation and intending to be legally bound, it is hereby ASSESSED by the Department and AGREED to by Clairton as follows:

1. **Assessment.** In resolution of the Department's claim for civil penalties, which the Department is authorized to pursue under Section 605 of The Clean Streams Law, 35 P.S. § 691.605, the Department hereby assesses a civil penalty of SIX THOUSAND THREE HUNDRED FIFTY DOLLARS ($6,350), which Clairton hereby agrees to pay.

2. **Civil Penalty Settlement.** Clairton consents to the assessment of the civil penalty assessed in Paragraph 1, which shall be paid in full upon signing this Consent Assessment of Civil Penalty. This payment is in settlement of the Department's claim for civil penalties for the violations set forth in Paragraphs J and K, above. The payment shall be by corporate check or

the like, made payable to the "Commonwealth of Pennsylvania" and sent to the attention of Compliance Specialist, Clean Water Program, Department of Environmental Protection, 400 Waterfront Drive, Pittsburgh, PA 15222-4739.

3. **Findings.**

a. In any matter or proceeding between Clairton and the Department, Clairton shall not challenge or deny the Department's assertion of the truth, accuracy or validity of Paragraphs A through K, above.

b. The parties do not authorize any other persons to use the findings in this Consent Assessment of Civil Penalty in any matter or proceeding.

4. **Remedies.** In the event Clairton fails to make any payment required by this Consent Assessment of Civil Penalty, all remaining payments shall be immediately due and payable. In that event, the Department may pursue any remedy available for failure to pay a civil penalty, including an action for breach of contract or the filing of this Consent Assessment of Civil Penalty as a lien in any county in this Commonwealth.

5. **Reservation of Rights.** The Department reserves all other rights with respect to any matter addressed in this Consent Assessment of Civil Penalty, including the right to require abatement of any conditions resulting from the events described in the Findings. Clairton reserves the right to challenge any action which the Department may take; but waives the right to challenge the content or validity of this Consent Assessment of Civil Penalty.

6. **Resolution.** Attached hereto as Exhibit B is a resolution of Clairton authorizing its signatories below to enter into this Consent Assessment of Civil Penalty on its behalf.

IN WITNESS WHEREOF, the parties hereto have caused this Consent Assessment of Civil Penalty to be executed by their duly authorized representatives. The undersigned representatives of Clairton certify, under penalty of law, as provided by 18 Pa. C.S. § 4904, that they are authorized to execute this Consent Assessment of Civil Penalty on behalf of Clairton; that Clairton consents to the entry of this Consent Assessment of Civil Penalty as an ASSESSMENT of the Department; that Clairton hereby knowingly waives any right to a hearing under the statutes referenced in this Consent Assessment of Civil Penalty; and that Clairton knowingly waives its right to appeal this Consent Assessment of Civil Penalty, which rights may be available under Section 4 of the Environmental Hearing Board Act, Act of July 13, 1988, P.L. 530, 35 P.S. § 7514; the Administrative Agency Law, 2 Pa. C.S. § 103(a) and Chapters 5A and 7A; or any other provision of law. Signature by Clairton's attorney certifies only that the agreement has been signed after consulting with counsel.

FOR CLAIRTON MUNICIPAL AUTHORITY:

____
Name:
Title:

____
Name:
Title:

____
Attorney for Clairton Municipal Authority

FOR THE COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION:

____
Kevin Halloran
Program Manager
Clean Water Program
Southwest Region

As to form and legality

____
Matthew Kessler
Assistant Counsel

EXHIBIT A

Clairton Municipal Authority
Clairton Municipal Authority STP
Outfall 001
Effluent Limitation Violations

Monitoring End Date	Outfall	Parameter	Statistical Base Code	Permit Value	Sample Value	Unit of Measure
3/31/2023	001	Carbonaceous Biochemical Oxygen Demand (CBOD5)	Average Monthly	25	30.1	mg/L
3/31/2023	001	Fecal Coliform	Instantaneous Maximum	10000	> 2420	No./100 ml
3/31/2023	001	Total Suspended Solids	Average Monthly	1500	2208	lbs/day
3/31/2023	001	Total Suspended Solids	Weekly Average	45	50.2	mg/L
3/31/2023	001	Total Suspended Solids	Average Monthly	30	58.2	mg/L
4/30/2023	001	Fecal Coliform	Instantaneous Maximum	10000	> 2420	No./100 ml
5/31/2023	001	Carbonaceous Biochemical Oxygen Demand (CBOD5)	Average Monthly	25	27.2	mg/L
5/31/2023	001	Fecal Coliform	Instantaneous Maximum	1000	> 2420	No./100 ml
5/31/2023	001	Total Suspended Solids	Average Monthly	30	36.6	mg/L
6/30/2023	001	Fecal Coliform	Instantaneous Maximum	1000	> 2420	No./100 ml
8/31/2023	001	Fecal Coliform	Instantaneous Maximum	1000	> 2419	No./100 ml
9/30/2023	001	Fecal Coliform	Instantaneous Maximum	1000	> 2420	No./100 ml
10/31/2023	001	Fecal Coliform	Instantaneous Maximum	10000	> 2420	No./100 ml
11/30/2023	001	Fecal Coliform	Instantaneous Maximum	10000	> 2420	No./100 ml
12/31/2023	001	Fecal Coliform	Instantaneous Maximum	10000	> 2420	No./100 ml

1/31/2024	001	Carbonaceous Biochemical Oxygen Demand (CBOD5)	Average Monthly	25	27.1	mg/L
1/31/2024	001	Fecal Coliform	Instantaneous Maximum	10000	> 2420	No./100 ml
1/31/2024	001	Total Suspended Solids	Average Monthly	30	41.3	mg/L
2/29/2024	001	Fecal Coliform	Instantaneous Maximum	10000	> 2420	No./100 ml
2/29/2024	001	Total Suspended Solids	Average Monthly	30	40.2	mg/L
2/29/2024	001	Total Suspended Solids	Weekly Average	45	47.5	mg/L
3/31/2024	001	Fecal Coliform	Instantaneous Maximum	10000	> 2420	No./100 ml
3/31/2024	001	Total Suspended Solids	Average Monthly	30	33.4	mg/L
4/30/2024	001	Fecal Coliform	Instantaneous Maximum	10000	> 2420	No./100 ml
4/30/2024	001	Total Suspended Solids	Average Monthly	1500	1572	lbs/day
4/30/2024	001	Total Suspended Solids	Average Monthly	30	48.2	mg/L
5/31/2024	001	Fecal Coliform	Instantaneous Maximum	1000	> 2420	No./100 ml
5/31/2024	001	Fecal Coliform	Geometric Mean	200	205.5	No./100 ml
7/31/2024	001	Fecal Coliform	Instantaneous Maximum	1000	> 2420	No./100 ml
8/31/2025	001	Fecal Coliform	Instantaneous Maximum	1000	> 2419.6	No./100 ml

EXHIBIT B

RESOLUTION

Clairton Municipal Authority
City of Clairton, Pennsylvania

RESOLUTION NUMBER (____##____)

The undersigned and authorized representatives of Clairton Municipal Authority hereby certify that at a meeting held on the ___ day of _______, 2026, after due notice, at which a quorum was present, Clairton Municipal Authority adopted the following Resolution:

NOW, THEREFORE, BE AND IT HEREBY IS RESOLVED, as follows:

________________________________, ________________________________ and
(name) (title)

________________________________, ________________________________ of
(name) (title)

Clairton Municipal Authority are hereby authorized to execute the signing of the Consent Assessment of Civil Penalty from the Department of Environmental Protection and to forward the signed Consent Assessment of Civil Penalty to the Department of Environmental Protection in a timely manner.

It is certified that the above Resolution is in full force in effect as of this ______ day of _____, 2026.

Clairton Municipal Authority (SEAL)

____
(Signature)

____
(Title)

____
(Signature)

____
(Title)

KLH ENGINEERS, INC.

CLAIRTON MUNICIPAL AUTHORITY

Consulting Engineer's Report

June 18, 2026

Phase II Upgrade Project

KLH notified DEP on January 21, that the contract work was completed as of January 15, 2026. The Post Construction Completion Certification was provided as required.

CDBG Year 51

CMA was awarded CDBG Year 51 grant in the amount of $398,365. This grant is to be used towards a sewer repairs project with an estimated cost of $677,496. The COG confirmed that the grant funds cannot be reallocated to the Dry Run project. These funds were approved for sewer repairs only, not full manhole to manhole sewer replacement. **KLH is working with CMA and the Steel Rivers COG to advertise this project for bids via PennBid.**

Septage Receiving Station Construction

CMA awarded the General/Mechanical Contract to Gildea Group, LLC in the amount of $634,000 and the Electrical Contract to Frankl Electric in the amount of $156,100. KLH prepared contract documents for execution and issued Notice-to-Proceed on October 17, 2025. This is the start date for the contract work. The Final Completion is September 12, 2026. This project is being partially funded by the 2023 State-Wide LSA Grant award of $434,000.

KLH approved the receiving station and water booster pump submittals. Gildea will provide a construction schedule after the receiving station delivery is confirmed by SAVECO. A construction meeting was held May 26, 2026, via Teams. The next meeting will be on June 30.

Gildea and Frankl provided pricing for influent sampler relocation as described below.

- Gildea = $17,100.00. Stainless steel sampling box, influent sampler, and sampling pump to be supplied by CMA and installed by Gildea. Gildea to supply and install all piping, valves, and support brackets.
- Frankl = $4,400.00. Removal of existing explosion proof heater shall be completed by CMA. Frankl to supply and install wire/conduit and explosion proof receptacle for the sampling pump. Existing heater circuit to be used to feed pump.

KLH recommended and CMA approved use of the allowances included in each contract to cover this work. Both Gildea and Frankl have $50,000 allowances for unforeseen conditions. The contractors are proceeding with this work accordingly.

Frankl submitted their Pay Application No. 2 in the amount of $6,129.90 for SCADA work. KLH has reviewed this pay application and we recommend payment.

Glick Run Sewer Study

The estimated project cost for this project is approximately $1,000,000. KLH completed drawings and specifications for bid. We submitted the HOP application to PennDOT for review and the E&S Plans to the Allegheny County Conservation District (ACCD) for review. No stream crossing permits will be required. Once PennDOT issues the HOP and the ACCD

approves the E&S Plans, we will be ready to advertise for bids. Marc Gergely is working to secure a grant for this project.

WWTP Backup Power

The WWTP was designed to have dual feed electrical power service, which typically provides the most reliable backup power possible. CMA has two independent (separate substation circuits) feeds. If one goes down, there is an automatic switchover to the other. Unfortunately, over the past few years there have been multiple simultaneous outages of both feeds. This has brought into question the reliability of the power company's distribution system. Given these reliability concerns, CMA does not meet DEP's requirements for backup power, and therefore stand-by generators should be considered. The initial option of sizing medium voltage generator(s) for the full plant load is not feasible due to the duration of plant outage that would be required. Additionally, this option would be higher cost that than multiple area specific low voltage generators. KLH evaluated three options:

1. Full load sized permanent backup generators with automatic transfer switches at the Main Electrical Building (MBR), Raw Sewage Pump Station, and Headworks. The estimated cost for this alternative is $3.3M.
2. DEP required load sized permanent backup generators with automatic transfer switches at the Main Electrical Building (MBR), Raw Sewage Pump Station, and Headworks. The estimated cost for this alternative is $2.6M.
3. DEP required load sized manual transfer switches with hookups for temporary generators at the Main Electrical Building (MBR), Raw Sewage Pump Station, and Headworks. The estimated cost for this alternative is $1.2M. This option is not feasible given that lead time for the temporary generators is estimated at 10 days, thus not meeting DEP requirements for backup power.

KLH recommends Option 2.

2024 State-Wide LSA Grant Application

Applications for the 2024 State-Wide LSA Grant Program were due by November 29, 2024. KLH recommended applying for the Dry Run Sewer Replacement Project. The estimated construction cost for this project is approximately $2M. Resolution No. 11-21-2024 was passed by the Board review. This resolution is authorized a grant application requesting $1,000,000 in grant funds. It does not commit CMA to the project. KLH submitted the grant application. **CMA was awarded a $250,000 grant for this project. KLH is working on finalizing design and submitting permit applications while we are waiting on 2025 LSA Grant award. This project needs to be constructed by October 1, 2027.**

CDBG Year 52

The CDBG Year 52 grant application for a sewer repair project was submitted. **If awarded, these grants funds will not be able to be repurposed to the Dry Run Project.**

GEDTF 2025

KLH worked with the COG to submit the GEDTF 2025 grant application for the Park Avenue sewer separation project. CMA was awarded a $55,000 grant for this project.

2025 State-Wide LSA Grant Application

Applications for the 2025 State-Wide LSA Grant Program were due by November 28, 2025. KLH worked with the COG for the submission of the Dry Run Project. Grants will be awarded for up to $1,000,000 and no match is required.

NPDES Permit Renewal Application

KLH is preparing CMA's NPDES Permit renewal application.

Influent Sampler Relocation

The influent sampler was originally designed and was installed outside of the Headworks building. This location was selected given the high lift requirements and hazardous environment at the Raw Sewage Pump Station. After completion of the original design, the MBR manufacturer requested that rescreening capability be added to the scope of work. Rescreening involves pumping approximately 200 GPM MLSS from the membrane zone back to the Headworks. While this process provides the benefit of reducing fibrous material buildup in the membrane tanks, it has resulted in high BOD and TSS loadings to the sampler given recirculation of MLSS. These loadings have resulted in a perceived organic overload. At the time of design, we were hopeful that the rescreening impact would be less significant.

KLH is working on design for relocation of the existing sampler to the Raw Sewage Pump Station. This design includes a submersible pump that will be installed in the influent channel that will discharge to a sampler box at a higher elevation. The relocated sampler will be installed within the pump room, and it will draw samples from the sampler box. Please note the submersible pump and sampler box will add additional maintenance requirements. However, to eliminate the perceived organic overload, this will be necessary.

See Septage Receiving Station above.

Motion to approve Pay Application No. 02 to Frankl electric Co. for the Septage Receiving Station in the amount of $6,129.90

Motion By: ______________________________

Seconded By: ____________________________

		Yes	No
<u>Roll Call</u>	John Vitullo	________	________
	Laurence Wulf	________	________
	Robert Rossi	________	________
	Doug Ozvath	________	________
	Sean Thomas	________	________

APPLICATION AND CERTIFICATION FOR PAYMENT

AIA DOCUMENT G702

TO OWNER: Clairton Municipal Authority
Hauled Waste Receiving Station

FROM CONTRACTOR:
Frankl Electric Inc.
134 Singer Ave
McKees Rocks, PA 15136

VIA ARCHITECT:
KLH Engineers, Inc.
5173 Campbells Run Road
Pittsburgh, PA 15205

CONTRACT FOR:

APPLICATION NO: 2

PERIOD TO: 06/05/26

PROJECT NO:

CONTRACT DATE:

Distribution to:
- [ ] OWNER
- [ ] ARCHITECT
- [ ] CONTRACTOR

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract.
Continuation Sheet, AIA Document G703, is attached.

1. ORIGINAL CONTRACT SUM $ 156,100.00
2. Net change by Change Orders $
3. CONTRACT SUM TO DATE (Line 1 ± 2) $ 156,100.00
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703) $ 10,311.00
5. RETAINAGE:
   a. 10 % of Completed Work (Column D + E on G703) $ 1,031.10
   b. 10 % of Stored Material (Column F on G703) $ -
   Total Retainage (Lines 5a + 5b or Total in Column I of G703) $ 1,031.10
6. TOTAL EARNED LESS RETAINAGE (Line 4 Less Line 5 Total) $ 9,279.90
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate) $ 3,150.00
8. CURRENT PAYMENT DUE $ 6,129.90
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6) $ 146,820.10

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner		
Total approved this Month		
TOTALS	$0.00	$0.00
NET CHANGES by Change Order	$0.00	

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR:

By: Date: 6/5/2026

State of: County of:
Subscribed and sworn to before me this day of
Notary Public: Joyce Iannarelli
My Commission expires:

Commonwealth of Pennsylvania - Notary Seal
JOYCE IANNARELLI - Notary Public
Washington County
My Commission Expires June 27, 2026
Commission Number 1076874

ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED .... $ 6,129.90

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and onthe Continuation Sheet that are changed to conform with the amount certified.)

ARCHITECT:

By: Date: 06-10-2026

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

CONTINUATION SHEET

AIA DOCUMENT G703

AIA Document G702, APPLICATION AND CERTIFICATION FOR PAYMENT, containing
Contractor's signed certification is attached.
In tabulations below, amounts are stated to the nearest dollar.
Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NO: 1
APPLICATION DATE: 6/5/2026
PERIOD TO: 6/5/2026
ARCHITECT'S PROJECT NO: 0

A	B	C	D	E	F	G		H
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G ÷ C)	BALANCE TO FINISH (C - G)
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD				
1	Bonds and Insurance	3,500.00	$ 3,500.00			$ 3,500.00	100.00%	
2	SCADA Allowance	30,000.00		$ 6,811.00		$ 6,811.00	22.70%	23,189.00
3	Unforeseen Allowance	50,000.00					0.00%	50,000.00
4	Excavation	10,000.00					0.00%	10,000.00
5	MCC Buckets	7,100.00					0.00%	7,100.00
6	Conduit / Wire	54,000.00					0.00%	54,000.00
7	Contract Closeout	1,500.00					0.00%	1,500.00
	GRAND TOTALS	$ 156,100.00	$ 3,500.00	$ 6,811.00	$ -	$ 10,311.00	6.61%	$ 145,789.00

Users may obtain validation of this document by requesting of the license a completed AIA Document D401 - Certification of Document's Authenticity

Motion to Adjourn

Motion By: ______________________________

Seconded By: ____________________________

		Yes	No
<u>Roll Call</u>	John Vitullo	________	________
	Laurence Wulf	________	________
	Robert Rossi	________	________
	Doug Ozvath	________	________
	Sean Thomas	________	________