

BPA
MEETING MINUTES
JULY 8, 2025
7:00PM

Mr. Pinkava called the meeting to order at 7:00pm.

Roll Call: Mr. William Pinkava-present / Mr. Curt Johnson-present / Mr. Nick Runo-present.

Pledge of Allegiance

Recognition of Visitors: Mr. Brad Rosen-Berkshire Hills Apartment, Mr. Jake Neill, Mr. Pete Spanos, Mr. George Hess III, Mrs. Lynn Arnold, Mr. Nick Tromba & Mrs. Bridey Matheney.

Cashiers Report:

Mr. Rosen, Manager of the Berkshire Hills Apartment complex, came forward and stated one of his tenants residing at 13803 apartment #1 has had a horrible water leak for the past couple of months. Account #31351-3 has special needs and has three to four caregivers who provided notice of a possible leak starting on February 11, 2025. Mr. Rosen mentioned he went to the tenant's apartment on February 12th and found moisture in the bedroom closet. Replaced a shark bite ¾" line, gave the tenant a dehumidifier to help reduce the moisture in apartment. On February 26, 2025, another work order came in for the same apartment with the same issue. Mr. Rosen returned to the apartment; this time he went to the kitchen to look at the hot water tank. Mr. Rosen noticed the wetness underneath and around the hot water tank and replaced this immediately. On March 12, 2025, another work order was issued for the same apartment and the same water leak issue. Mr. Rosen returned to the tenant's apartment and looked in the bedroom, bathroom and living room. Mr. Rosen stated he had found broken pipes in the wall, which were also replaced. Mr. Rosen thought that he would have rectified the situation until he received an email from Mrs. Arnold with the Village of Burton April 28, 2025. Mr. Rosen stated Mrs. Arnold explained that account #31351-3 was reporting extreme consumptions for the prior month and the tenant's unit needs to be inspected immediately for water issues. Mr. Rosen returned to the tenant's apartment and located the leak underneath the floor, and it was repaired immediately. During this time Mrs. Arnold completed the billing cycle and explained to Mr. Rosen the tenant's utility bill is \$1,826.30, due to the water leak. Mr. Rosen phoned the village office and requested some relief for his tenant and the high utility bill. Mrs. Arnold explained to Mr. Rosen she does not have the authority to grant such a request and recommended personally appearing at the next BPA meeting and inquiring with the

Board. Mr. Rosen stated that is why he is present at this evening's meeting and inquired if such relief could be granted?

Mr. Pinkava stated there is unfortunately no relief for the water. The water passed through the meter and the residents are responsible for the water. Mr. Pinkava made a motion to abate any excess sewer costs other than the normal amount, seconded by Mr. Johnson. All in Favor? AYE! By voice vote motion passed.

Mr. Pinkava welcomed Mr. Spanos to the meeting. Mr. Spanos recapped on the last BPA meeting he attended on his request for a new septic system, which he reminded everyone he was told "no". Mr. Spanos inquired if the BPA Board has any information for him since he visited last month. Mr. Pinkava stated the village had been collecting tap-in fees since 1928, and this is not new. Mr. Spanos has inquired if the village has any plans to make use of some property located in the village. Mr. Spanos mentioned there are properties around the village not being utilized, which could help with tap in fee costs for future builders. Mr. Johnson stated the Demko property was to be cleared this past Spring, but nothing has been done so far, and no one has mentioned one thing as to "why".

Mr. Spanos stated he has investigated different municipalities surrounding the area and would like to show examples of the information he has received as far as tap in fees go. Mr. Spanos researched the City of Solon, Warrensville Hts., Middlefield Village and a few others and would like to report his findings to the BPA Board. Mr. Spanos mentioned the costs of tap in fees the village imposed is remarkably higher than the larger communities he researched. Mr. Rundo came forward and explained to Mr. Spanos he is not comparing at an equal level and could not compare the Village of Burton to the City of Solon.

Mr. Rundo stated that the City of Solon as well as Warrensville Hts and Middlefield have the infrastructure needed as well as more residents where the Village of Burton does not.