

Minutes of Paradise Township Sewer Authority

January 5, 2026

The Board of Paradise Township Sewer Authority met at the Paradise Township Municipal Building, 2 Township Drive, Paradise, Lancaster County, Pennsylvania, on January 5, 2026.

The following members of the Board were present: Bryan Stoltzfus, J.B. Stoltzfus, Dave Bowman, Brian Groff and Kaitlyn Jones. Susan P. Peipher of Appel Yost LLP, solicitor; Aaron Dewald of Rettew Associates, Inc., consulting engineers; Karen Farra, Paradise Township Manager; Dylan Coleman, Jason Myer, Adam Bills and Adryan Yothers were also present.

REORGANIZATION MEETING: Susan P. Peipher served as temporary chair for the election of officers. A motion was made by Bryan Stoltzfus, seconded by Dave Bowman, to appoint Brian Groff as Chairman. The motion carried unanimously. The meeting was turned back over to Chairman Groff. A motion was made by Dave Bowman to appoint J.B. Stoltzfus as Vice Chairman. The motion failed for lack of a second. A motion was made by J.B. Stoltzfus, seconded by Kaitlyn Jones, to appoint Bryan Stoltzfus as Vice Chairman. The motion carried unanimously. A motion was made by Bryan Stoltzfus, seconded by J.B. Stoltzfus, to appoint Brian Groff as Treasurer. The motion carried unanimously. A motion was made by J.B. Stoltzfus, seconded by Kaitlyn Jones, to appoint Dave Bowman as Assistant Secretary/Treasurer. The motion carried unanimously. A motion was made by J.B. Stoltzfus, seconded by Dave Bowman, to appoint Kaitlyn Jones as Secretary. The motion carried unanimously.

A motion was made by Bryan Stoltzfus, seconded by J.B. Stoltzfus, to establish a sewer treasurer's bond in the amount of \$1,500,000.00. The motion carried unanimously. A motion was made by Bryan Stoltzfus, seconded by Kaitlyn Jones, to appoint Susan P. Peipher of Appel Yost LLP to serve as Solicitor. The motion carried unanimously. A motion was made by Kaitlyn Jones, seconded by J.B. Stoltzfus, to appoint Rettew Associates, Inc. to serve as the Authority's engineer. The motion carried unanimously. A motion was made by Bryan Stoltzfus, seconded by Kaitlyn Jones, to appoint S&T Bank as public sewer depositories. The motion carried unanimously. A motion was made by Dave Bowman, seconded by J.B. Stoltzfus, to appoint Truist Bank as OLDS depositories. The motion carried unanimously.

It was moved by Dave Bowman, seconded by J.B. Stoltzfus, that the minutes of the December 1, 2025 Board meeting be approved as submitted. The motion carried unanimously.

It was then moved by Bryan Stoltzfus, seconded by Kaitlyn Jones, that the minutes of the December 18, 2025 Special Meeting be approved as submitted. The motion carried unanimously.

CORRESPONDENCE: None.

PUBLIC COMMENTS: None.

ANNOUNCEMENTS: Chairman Groff announced that the Board held executive sessions with legal counsel on December 22, 2025 to discuss potential claims related to an incident that occurred at the Waste Water Treatment Plant and on January 5, 2026 to discuss legal issues related to a potential sale of assets.

ENGINEER'S REPORT: Aaron Dewald of Rettew Associates, Inc. reported on the following:

1. Rettew has been updating the Rules and Regulations and will present these for the Board to review prior to the February meeting.

2. The 24/7 Service Agreement with Veolia was conditionally approved on December 1, 2025 and was finally received as of the date of the meeting.

3. Aaron reported that equipment has been ordered through Thern for the additional davit cranes and bases.

4. Additionally, Aaron reported that the water pump for the treatment plant was determined to not be covered by warranty and that it would cost more money to fix it than to simply replace it for a cost of approximately \$1,300.00. However, an old pump has been installed and is working fine.

5. Aaron presented a quote from GES for \$4,200.00 for control engineering services to implement and integrate new PLC programming logic to manage VFD operation during generator/utility transfer events. A motion was made by Bryan Stoltzfus, seconded by J.B. Stoltzfus, to approve the quote. The motion carried unanimously. It was noted that the work can be paid for using grant money.

6. Aaron reviewed with the Board a quote from Martz for blowers. A motion was made by Dave Bowman, seconded by Bryan Stoltzfus, to approve Option 1 on the quote in the amount of \$9,584.29. The motion carried unanimously. It was noted that grant money can also be used for this project.

7. Aaron reviewed with the Board the HVAC issues involving the incorrect switches which were installed during construction. PSI has been notified and directed to replace them with switches approved during the shop draw and review process.

8. Aaron noted for the Board that Mills Bridge Village & Camp Resort completed installation of the pumping station upgrades on December 29, 2025 and a photograph of the completed work was sent to East Lampeter Township.

SOLICITOR'S REPORT: Susan P. Peipher of Appel Yost LLP reported on the following:

1. Susan presented the Eighth Amendment to the Rate Resolution which ratifies and confirms the action taken at the December 1, 2025 meeting to increase the user fees to \$200.00 per quarter. A motion was made by Dave Bowman, seconded by J.B. Stoltzfus, to adopt the Resolution. The motion carried unanimously.

2. Susan presented the Fifth Amendment to the Tapping Fee Resolution which ratifies and adopts the action taken at the December 1, 2025 meeting increasing the tapping fee from \$5,000.00 to \$7,500.00 per equivalent dwelling unit. A motion was made by Bryan Stoltzfus, seconded by Dave Bowman, to adopt the Resolution. The motion carried unanimously.

3. Susan reviewed with the Board the proposal provided by Providence Engineering for structural engineering services for the Waste Water Treatment Plant concerning the steel grading on the precast concrete tanks in the amount of \$5,800.00 for design phase services and \$600.00 for construction administrative phase services. A motion was made by Bryan Stoltzfus, seconded by J.B. Stoltzfus, to approve the proposal. The motion carried unanimously.

TREASURER'S REPORT: Kaitlyn Jones delivered the following report:

1. Kaitlyn reviewed with the Board the list of expenses associated with the Waste Water Treatment Plant and noticed the biggest issues were related to the Plant Operator expenses. The Board concurred that an in-person meeting needs to be set up between two members of the Authority and representatives of the Operator to discuss the expenses.

2. The Board reviewed the list of bills for the month of November paid from the administrative checking account.

3. The Board reviewed the balance in the administrative checking account with S&T Bank as of November 30, 2025 which was \$119,603.50. The balance in the Truist grant account as of November 30, 2025 was \$342,911.23. The balance in the Truist OLDS account as of November 30, 2025 was \$20,483.79.

4. A motion was made by Bryan Stoltzfus, seconded by Dave Bowman, to approve the Treasurer's report and payment of the bills. The motion carried unanimously.

NEW BUSINESS:

1. The Board discussed a quote from Cleveland Brothers Equipment Co. to replace a gauge and water drain. On a motion made by Kaitlyn Jones, seconded by J.B. Stoltzfus, the Board tabled approval of the quote in order to obtain further information on whether this is something that was missed by the contractor.

2. The Board discussed a quote from Martz Technologies for furnishing and installing sunshields on control panels in the amount of \$2,648.40. A motion was made by Bryan Stoltzfus, seconded by Dave Bowman, to table approval of the quote.

OLD BUSINESS:

1. The Board reviewed a verbal request from Mervin King for a reduced tapping fee, as well as a payment schedule, for 3385 Lincoln Highway East for 72 EDUs. At this point, only a sketch plan has been submitted to the Township. No permit application or plans have been submitted to the Authority. A motion was made by Bryan Stoltzfus, seconded by J.B. Stoltzfus, to deny the proposed payment schedule, as well as the reduced tapping fee.

2. The Board again considered a proposal from EEMA O&M Services Group for operations of the Waste Water Treatment Plant and discussed the desire to renegotiate PreDoc's current contract. A motion was made by Dave Bowman, seconded by Bryan Stoltzfus, to table action on both items to a future date. As was discussed earlier in the meeting, two members of the Authority will follow up and have a meeting with PreDoc to discuss the ongoing costs associated with the operations of the Treatment Plant.

3. The Board further discussed the Letter of Intent from York Water Co. Susan Peipher relayed that she had made some revisions, which have been forwarded to counsel for York Water Co. and approved. Susan circulated the revised Letter of Intent. The Board discussed generally the ongoing concerns with the costs associated with operation of the Plant, the status of the Authority's finances, and also the possibility of bringing water into the Township in the future. The Board discussed the option of having further discussions about a Letter of Intent with York Water Co. and other options for possible sale and agreed to table those discussions until a future meeting which is anticipated to take place on January 21, 2026. A motion was made by Dave Bowman, seconded by Kaitlyn Jones, to table approval of the Letter of Intent with York Water Co. The motion carried unanimously.

There being no further business, the meeting was adjourned upon motion made by Bryan Stoltzfus, seconded by J.B. Stoltzfus, and unanimously approved at 8:36 P.M. to meet again in regular session on Monday, February 2, 2026, at 7:00 P.M.

(Asst.) Secretary