

Minutes of Paradise Township Sewer Authority

January 21, 2026

The Board of Paradise Township Sewer Authority met at the Paradise Township Municipal Building, 2 Township Drive, Paradise, Lancaster County, Pennsylvania, on January 21, 2026 at 10:00 A.M. Karen Farra, Paradise Township Manager; Matt Scarpato, York Water Chief Operating Officer; Samuel Eby and Jacob King were also present.

The following members of the Board were present: Bryan Stoltzfus, J.B. Stoltzfus, Dave Bowman, Brian Groff and Kaitlyn Jones.

DISCUSSION ITEM:

The board discussed a request for tapping fee reduction and payment plan for the pending construction of Summer Hills- a 72- unit residential development at 3385 Lincoln Highway East. Kaitlyn Jones notified the board that the property is not currently connected to public sewer and therefore do not any EDUs allocated to the property. The board did increase the tapping fees effective January 1, 2026, but knew that this project was in the works for some time. The project was put on hold because the developer had to wait for a zoning ordinance amendment which was adopted in December 2025. After receiving a formal request and discussion a motion was made by Kaitlyn Jones, seconded by J.B. Stoltzfus, to approve the request for tapping fee reduction and payment plan presented by Summer Hills LLC. The motion carried unanimously.

The board discussed the most current Letter of Intent with York Water Company. Dave Bowman asked if York Water would operate the plant during this time. Matt Scarpato informed the board that York Water would not operate the plant during the 90-day period, but if PTSA and York Water did come to an agreement of sale, York Water Company would be willing to enter into a contract operations agreement following 30-60 days after the agreement is finalized. Kaitlyn Jones asked if PTSA could reach out to PFM to have a financial analysis completed. Matt stated there are provisions in the LOI that allow for such analysis and if PTSA did hire a company to do that, York Water Company would be interested in obtaining the reports as well. Dave Bowman questioned what would happen to the customer rates if the sale did go through. Matt confirmed that PUC would require York Water to hold the rates until their next rate case. They cannot automatically increase rates immediately after the sale. J.B. Stoltzfus asked if PTSA and York Water Company moved forward with an agreement of sale and a contract of operations would PTSA still be liable for bills. Matt confirmed the bills would still be PTSA's responsibility until the purchase is final. After discussion, a motion was made by Bryan Stoltzfus, seconded by Dave Bowman, to approve the Letter of Intent with York Water Company. The motion carried unanimously.

There being no further business, the meeting was adjourned upon motion made by Dave Bowman, seconded by Bryan Stoltzfus, and unanimously approved at 10:29 A.M.

Secretary