

Minutes of Paradise Township Sewer Authority

December 1, 2025

The Board of Paradise Township Sewer Authority met at the Paradise Township Municipal Building, 2 Township Drive, Paradise, Lancaster County, Pennsylvania, on December 1, 2025.

The following members of the Board were present: J.B. Stoltzfus, Dave Bowman, Brian Groff and Kaitlyn Jones. Susan P. Peipher of Appel Yost LLP, solicitor; Aaron Dewald and Abraham King of Rettew Associates, Inc., consulting engineers; Karen Farra, Paradise Township Manager; Dylan Coleman, Paradise Township Supervisor; and Mike Hartmann, Christy Fieldsa and Bob Bell were also present. Board Chairman Bryan Stoltzfus was absent.

It was moved by Dave Bowman, seconded by Brian Groff, that the minutes of the November 3, 2025 Board meeting be approved as submitted. The motion carried unanimously.

CORRESPONDENCE: None.

PUBLIC COMMENTS: None.

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

1. Abraham reviewed the rate study prepared by Rettew and, in particular, the six alternative suggestions for increasing tapping fees. Based upon the rate study, Rettew recommends the maximum allowable tapping fee be set at \$13,300.00. He also reviewed with the Board the suggestions for increasing the quarterly sewer rates. A motion was made by Dave Bowman, seconded by Brian Groff, to increase the tapping fee to \$7,500.00 effective January 1, 2026. The motion carried unanimously. A motion was then made by Kaitlyn Jones, seconded by Brian Groff, to approve the quarterly sewer rate of \$200.00 effective January 1, 2026. The motion carried unanimously.

2. Aaron reviewed with the Board the proposed Membrane Replacement Agreement from Veolia. Susan Peipher confirmed for the Board that the grant money could not be used to fund this type of agreement over a period of years.

3. Aaron reviewed with the Board the terms of the Veolia 24/7 Service Agreement. A motion was made by Brian Groff, seconded by Kaitlyn Jones, to approve the Agreement at a cost of \$4,820.00 per year. The motion carried unanimously.

4. Aaron reviewed with the Board the fact that a total of 2,322 pounds of nitrogen credits has been purchased from Bloomsburg at \$3.00 per pound.

5. With regard to the Waste Water Treatment Plant upgrade/expansion, Aaron reported that Rettew has a site visit scheduled with GES for preliminary troubleshooting on December 4, 2025 at 8:00 a.m.

6. 34 South Vintage Road/B&D Builders – Rettew has reviewed and provided a response to the land development plans from the developer on November 1, 2025. A meeting is being coordinated to talk through the Rettew comments.

7. 57 Paradise Lane – Rettew received a request to review the Component 3 of the Sewage Facilities Planning Module on November 10, 2025. A motion was made by Dave Bowman, seconded by Brian Groff, to approve the Sewage Planning Module. The motion carried unanimously.

SOLICITOR'S REPORT: Susan P. Peipher of Appel Yost LLP reviewed with the Board the options for execution on the municipal liens. The Board concurred that execution on the municipal liens should occur when a balance on a particular account exceeds \$3,500.00. It was also discussed and confirmed by the Board that once an account is two quarters delinquent, Kaitlyn Jones will proceed with sending a past due notice to the customer. If the account remains past due after the 30-day period has expired, Kaitlyn will then refer the account to the solicitor to proceed with the process for a municipal lien claim.

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

1. The Board reviewed the list of bills for the month of October paid from the administrative checking account.

2. The Board reviewed the balance in the administrative checking account with S&T Bank as of October 31, 2025 which was \$169,986.50. The balance in the Truist grant account as of October 31, 2025 was \$347,918.88. The balance in the Truist OLDS account as of October 31, 2025 was \$19,993.62.

3. Kaitlyn shared with the Board the list of properties which will be receiving a notice of intent to lien. She also reviewed with the Board the list of outstanding liens and properties with multiple liens.

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

NEW BUSINESS:

1. Brian led a discussion with the Board concerning his efforts to research potential operators for the Waste Water Treatment Plant. It was noted that the contract with PreDoc provides for re-evaluation of the pricing after the end of the current calendar year. Susan noted to the Board that termination of the PreDoc contract requires 90 days' written notice. Brian shared with the Board a proposal for operations from EEMA O&M Services Group. Brian will get a formal contract for the Board's consideration. Meanwhile, Bryan Stoltzfus will continue with discussions with PreDoc

and evaluate whether there are any cost savings to be achieved under the current contract. No action was taken at this meeting, but the Board may consider the possibility of a special meeting before the end of the year to review a proposed contract from EEMA.

2. Brian led a discussion with the Board regarding the possibility of retaining PFM to perform a financial analysis of the Authority. Karen Farra shared with the Board that the Township obtained an analysis from PFM of the Sewer Authority earlier in the year when the Township was considering extending a loan to the Authority. A copy of the report was shared with Bryan Stoltzfus. The Board took no action to approve retaining PFM at this juncture.

OLD BUSINESS:

1. Abraham King suggested that the Board consider instituting a pre-treatment fee for industrial users based upon the impact the Waste Water Treatment Plant is experiencing caused by certain users. While the current regulations of the Authority do give the Authority the ability to test certain users, the intent behind an industrial pre-treatment fee would be to impose a charge to help address the real costs that are incurred when those industrial users discharge materials that must be treated and increases the Authority's costs.

There being no further business, the meeting was adjourned upon motion made by Dave Bowman, seconded Brian Groff, and unanimously approved at 8:40 P.M. to meet again in regular session on Monday, January 5, 2026, at 7:00 P.M.

(Asst.) Secretary