

Minutes of Paradise Township Sewer Authority

July 6, 2026

The Board of Paradise Township Sewer Authority met at the Paradise Township Municipal Building, 2 Township Drive, Paradise, Lancaster County, Pennsylvania, on July 6, 2026 at 7:30 P.M.

The following members of the Board were present: Brian Groff, Bryan Stoltzfus, J.B. Stoltzfus, Dave Bowman, and Kaitlyn Jones. Susan P. Peipher, of Appel Yost LLP, solicitor; Aaron Dewald, of Rettew Associates, Inc., consulting engineers; J T Hand and Matt Scarpato, of York Water, Adam Bills and Dylan Coleman, Paradise Township Board of Supervisors, Karen Farra, Paradise Township Manager, Walter Hockensmith, Mike Hartmann, and Sam Petersheim were also in attendance.

It was moved by Bryan Stoltzfus, seconded by Dave Bowman, that the minutes of the June 1, 2026 Board meeting be approved as submitted. The motion carried unanimously.

CORRESPONDENCE: NONE.

PUBLIC COMMENTS: NONE.

ANNOUNCEMENTS: Brian Groff announced that the Board held an executive session with legal counsel prior to the meeting on July 6th at 7:00 P.M. to discuss legal issues related to potential contract issues regarding the waste water treatment plant.

ENGINEER'S REPORT: Aaron Dewald presented the following report:

1. RETTEW prepared an updated Rules and Regulations pertaining to Industrial and Commercial Users which the Authority and presented to the Board. This would ensure industrial and commercial users are in compliance with Authority's regulations and pay for their share of usage. A motion was made by Bryan Stoltzfus, seconded by Kaitlyn Jones, to approve the updated Rules and Regulations pertaining to Industrial and Commercial Users. The motion carried unanimously.
2. RETTEW evaluated the existing sludge holding system and based on the evaluation, they developed a proposed approach to hydraulically connect the existing sludge holding tanks. This would provide additional effective storage capacity and improve the plant's ability to accommodate fluctuations in sludge production. Walter Hockensmith asked the board if the tanks would need added to which Brian Groff and Aaron Dewald clarified the tanks are already exist, it is just connecting the tanks. Walter then asked who designed the system? Brian Groff stated RETTEW designed it, but the Sewer Board ultimately approved it. RETTEW also recommended insulating the pipes with heat trace so the pipes do not freeze. Brian Groff stated the Board will go through COSTARS for this project since they are already approved by the state. Karen Farra noted the Township had a great experience with the vendor

Gordian. A motion was made by Bryan Stoltzfus, seconded by Kaitlyn Jones, to approve the WWTP Upgrades not to exceed the balance of the grant fund which is currently \$215,160.34. The motion carried unanimously.

3. RETTEW prepared and submitted a Sewer Rate Study Update memorandum for Authority review. This review was completed to evaluate the long-term financial sustainability of the wastewater system and to establish user rates that would be sufficient to support ongoing operations and maintenance. According to the review, the Authority should anticipate an updated quarterly user rate of approximately \$275 per EDU per quarter. Dylan Coleman asked if the rate study include the presumption of sale. Susan Peipher confirmed that RETTEW used the operator contract assuming York Water was the operator. The Board wanted more time to discuss and review the financials of the Authority as well as the Rate Studies provided by review. A motion was made by J.B. Stoltzfus, seconded by Bryan Stoltzfus, to table the consideration of the Ninth Amendment to Rate Resolution Revising the Computation of Sewer Rates and Other Charges. The motion carried unanimously.

SOLICITOR'S REPORT: Susan P. Peipher of Appel Yost LLP informed the Board that since the last meeting, she has had further discussions with Alex Chiaruttini, York Water's solicitor, and a negotiated purchase agreement that the Board would need to approve as well as a Rate Resolution Revising the Computation of Sewer Rates and Other Charges. Susan Peipher reviewed the general terms of the sale agreement. Once the agreement is executed, York Water will proceed to get approval from the PUC. This transaction can take anywhere from 12-18 months. It is anticipated the Authority will simultaneously execute an operations contact with York Water and terminate the current contract with PreDoc.

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

1. The Board reviewed the list of bills for the month of May paid from the administrative checking account.
2. The Board reviewed the balance in the administrative checking account with S&T Bank as of May 31, 2026 which was \$ 324,303.10. The balance in the Truist grant account as of May 31, 2026 was \$ 215,158.57. The balance in the Truist OLDS account as of May 31, 2026 was \$ 17,106.66.
3. 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: NONE.

OLD BUSINESS:

1. A Resolution to Approve Asset Purchase Agreement with York Water for Sale of Wastewater System and Asset was presented to the board. The board and solicitor fielded questions from the public as to whether other bids were sought, the proposed rate increase, advertised of the sales agreement, the timing of the negotiations, and the availability of the agreement. JT Hand of York Water provided additional background to the public about the Company. Adam Bills raised concerns about the communications between the Township and Sewer Authority and concerns with transparency. According to Adam, the Township has received more information from York Water than they have from the Sewer Board. Brian Groff stated it was not the Boards objective to be secretive. The Board and the Township are subject to a confidentiality agreement with York Water pursuant to a Letter of Intent. Brian Groff stated the Board will provide any and all information that the Board of Supervisors would like to see. Per Susan, the agreement cannot be signed as negotiated until the rate is established. A motion was made by Bryan Stoltzfus, seconded by Kaitlyn Jones, to table the Resolution to Approve Asset Purchase Agreement with York Water for Sale of Wastewater System and Asset. The motion carried unanimously.
2. The board did not discuss or approve termination of the Operations Contract with PreDoC, Inc. A motion was made by Bryan Stoltzfus, seconded by Kaitlyn Jones, to table the Approval of Termination of Operations Contract with PreDoC, Inc. The motion carried unanimously.
3. Susan Peipher provided the Board with a draft of the Operations Contract with York Water Company for consideration. The board generally reviewed the terms of the contract. A motion was made by Bryan Stoltzfus, seconded by Kaitlyn Jones, to table the Approval of Operations Contract with York Water Company. 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 9:24 P.M.

Secretary