

EAWA BOARD MEETING MINUTES
September 8, 2025 - 6:30 PM

1. **CALL TO ORDER:** The EAWA Board meeting was called to order at 6:30 P.M. by Dale Treese, Chairman. Members present: Keith Murphy, Jeff McCloud, Rich Sheidy, Rick Erb, Rob Reale Jr and Chuck Brewer. Also present were: Austin Calaman, Authority Manager; Jeffrey Shank, Solicitor; Michele Powl, Business Manager; and Jill Gebhart, Admin Assistant. Not present: Jason Bock, Operations Manager; Michael Krieger, Engineer; Donna Bissinger, Admin Assistant. Members of the Public: Jonathan Byler, Cornwall Properties.
2. **PLEDGE OF ALLEGIANCE TO THE FLAG:**
3. **PUBLIC COMMENT:** Jonathan Byler with Cornwall Properties stated they were going to submit one of two development plans to Cornwall Borough, depending on EAWA decision to sell a portion of property by Cornwall Quarry. He asked if he could answer any questions for the Board regarding the sale of a portion of EAWA property for access road to development. Brewer asked if the number of units changed. Byler said it is now 112 duplex units, based on setback requirements.
4. **APPROVAL OF PREVIOUS MINUTES:**

Action: "That the Board approves the Work Session minutes of 8/6/2025 and the Board Meeting Minutes of 8/11/2025, as presented."

Motion: K Murphy **Second:** C Brewer **Approved**

5. REPORTS:

a. **Manager's Report:**

i. **PENNVEST Payment Request Application #6:**

Action: "The Board approves submission of the Payment Request #6 to PENNVEST in the amount of \$ \$502,435.04, which reimburses EAWA expenses for engineering, legal, and Phase 1 construction expenses for the Cast Iron Main Replacement Project."

It was noted that payment does not include legal invoices.

Motion: K Murphy **Second:** J McCloud **Approved**

ii. **Authorizing Phase 2 Water Main Replacement Project Award to Joao & Bradley Construction Co., Inc:**

Action: "MOTION, authorizing Award to Joao & Bradley Construction Co., Inc. in amount of \$3,114,562.50, conditioned upon final settlement of EAWA's

PENNVEST loan, in accordance with the PA Local Government Unit Debt Act..”

Motion: C Brewer **Second:** K Murphy **Approved**

iii. Bill of Sale for Stoneybrook Phase 3A:

Action: “The Board approves the conditional bill of sale for Stoneybrook Phase 3A, pending execution and receipt of all necessary documentation and financial security.”

This was tabled to next month’s meeting due to waiting on documentation.

b. **Operations Manager’s Report:** was presented at Work Session meeting.

c. **Engineer’s Report:** was presented at Work Session meeting.

d. Financial Reports:

- i. Paid Bills Detail (*Operating Fund*) (08/25/25) distributed with package (\$69,171.66 for balance);
- ii. Paid Bill Detail (*Capital Fund*) (08/25/25) distributed with package (\$102,812.13 for balance);
- iii. Statement of *Operating* Revenues & Expenditures for period of August YTD, distributed with package. Balance: \$1,321,304.17, Expenditures: \$190,726.00 & Income: \$144,387.79;
- iv. Statement of *Capital* Revenues & Expenditures for period of August YTD, distributed with package. Balance: \$9,010,533.40, Expenditures: \$242,249.73 & Income: \$1,307,919.22.

Action: “That the Board accepts the August Statement of Revenues & Expenditures (Actual vs. Budget).”

Motion: K Murphy **Second:** J McCloud **Approved**

6. UNFINISHED BUSINESS:

- a. **Rate Study Proposal:** At August’s Board meeting, we discussed having a cost of service/rate study completed for the authority. There was a suggestion for getting additional quotes/proposals for comparison which we were able to do. Right now, we have a proposal from UFS, Raftelis and Waterworth. I did also connect with Manheim Area Water and Sewer Authority, and they mentioned that they used their engineer to perform their cost of service/rate study. They used Spots, Stevens and McCoy who I have worked with in the past in a strategic planning capacity. They also mentioned that they are

working with Waterworth which is the 3rd proposal. Waterworth provides both cost of service and year over year budgeting/financial planning with rate projections.

Discussion ensued on details of each proposal noting differences in what is offered. UFS typically bills at end of service and can have report 8-10 weeks after data provided. UFS costs \$18,500 plus \$1,500 per year. 5 years would cost \$24,500. Raftelis bills on % completion of rate study and could have report by late November at \$42,500 for 5 years. Waterworth bills up front and timing would be contingent on getting information from EAWA. Waterworth 3 year rate study would be \$21,972 which includes a yearly cost of buying their budget planning software. EAWA could run Waterworth software for different rate designs at any time.

Action: “The Board accepts the proposal from Utility Financial Solutions for a 5-year rate study plan at price of \$24,500.”

Motion: K Murphy

Second: R Reale Jr

Approved

- b. **Proposal for LCR Support – 120Water:** As part of the Federal Governments new regulations concerning lead and copper, EAWA and other water systems must adhere to the new guidelines. They include many things with the top items being service line inventory (both public and private, testing, replacement and communication). 120Water is one of the top companies to help systems adhere and maintain compliance with DEP and the EPA. They manage inventory, mapping and assistance with submissions, mailings, etc... when those milestones arise. Included are two proposals, one for a single year and one for two years. For context, Del and I had lengthy conversations about this, and he also suggested that we move to a system like 120water. He would have done it if he knew the hoops he needed to jump through to submit the initial inventory back in October 2024. Additionally, 120Water offers a service called predictive modeling which can be used to satisfy unknown services without having to field verify with excavation. This would be in addition to the proposal amount and can be evaluated after the inventory is built and updated.

Action: “The Board accepts the ____ year proposal from 120water for a price of _____.”

This was tabled until October work session.

7. NEW BUSINESS: None

8. BILLS PAYABLE: Refer to Unpaid Report.

Action: “That the Board pays bills listed on statement of Unpaid *Operating* Fund Bills Detail totaling \$33,169.31 (09/08/25) and Unpaid *Capital* Fund Bills Detail totaling \$1,013,701.65 (09/08/25).”

Motion: K Murphy **Second:** R Sheidy **Approved**

9. BOARD MEMBER’S REMARKS: Treese called an executive session after board meeting for a decision on sale of property for Cornwall Properties. Treese also discussed changing priorities of our projects. After talking with Calaman and operations manager, Treese came to understand that adding the 3rd skid at the plant can be set aside from top priority. Adding the 3rd skid was not due to capacity but from demands of cleaning from a lack of pretreatment. Wells 6 & 7 project is now priority to boost our system and can consider a non-block building to reduce costs. High St project is 90 % designed by GHD, for next phase of cast iron main replacement outside of PennVest. HRG could do the PennVest work and GHD do the design for High St and Market St. Both being state roads, big ticket items, and to connect the projects; priority will be moved to later. More in-depth discussion on re-ordering priorities will be at the Special Session 9/20/25.

10. EXECUTIVE SESSION:

11. ADJOURN: 7:55 PM

Action: “That the Board adjourns the regular meeting.”

Motion: K Murphy **Second:** J McCloud **Approved**

Respectfully submitted,

A Calaman, Authority Manager

Approved at 10/13/2025 Meeting