

EAWA WORK SESSION MEETING MINUTES
October 1, 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, Rob Reale Jr and Chuck Brewer. Also present were: Austin Calaman, Authority Manager; Michele Powl, Business Manager; Jason Bock, Operations Manager; Bernadette Hohenadel, Solicitor; and Jill Gebhart, Admin Assistant. Not present: Michael Krieger, Engineer; Donna Bissinger, Admin Assistant. Members of the Public: Jonathan Byler and Mike Swank from Cornwall Properties; Daniel Olk, HACC student.

2. **PUBLIC COMMENT:**

3. **REPORTS:**

a. **Manager's Report:**

- i. **Cornwall Quarry:** EAWA has been approached by an interested purchaser to sell approximately 8 acres of the quarry property in Cornwall Borough. The Board referred the matter to its solicitor and special counsel.

Action: "As to the purchaser's interest in approximately 8 acres of the quarry property, the Board A) directs negotiations of terms of sale or B) that the interested purchaser is informed EAWA does not wish to sell any part of the quarry property."

Action was decided on: B) That the interested purchaser is informed EAWA does not wish to sell any part of the Quarry property.

Motion: K Murphy

Second: R Sheidy

Approved

- ii. **EAWA Personnel Policy Manual Review:** Back in April/May, the Board decided to look at the Personnel Policy Manual to make some updates, revisions, etc. A small committee was formed which met on several occasions to review the entire manual while also sharing it with Mike Miller of Eckert Seamans who is EAWA's labor attorney. Included in September work session agenda was a copy of the DRAFT manual. No comments were received since the September work session meeting. We'll confirm with our labor attorney on any outstanding questions/comments, should there be any.

Board discussed wording of accrued days payout upon resignation and details for length of service award. A current list of employees' length of service was requested for board's review and will be needed annually for budget meetings.

This was tabled to 11/5/25 meeting for Resolution.

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.”

EAWA will hold 10% of the overall financial project cost for warranty period. Streets were dedicated and West Donegal approved. Third paragraph wording “sewer disposal system” should be “domestic water system.”

Motion: K Murphy

Second: R Reale, Jr

Approved

- iv. **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 and that 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.

Calaman is working with a collective group in Lancaster County utilizing services paid for by DEP through the University of Pennsylvania. They are discussing a collective bargaining agreement with a firm using technology called Swordfish, detecting the difference between sound waves or composition of the material type lead and copper. The collective group is exploring all the options beyond just doing predictive modeling.

Action: “The Board accepts the 2-year and 3-month proposal from 120water for a price of \$56,700.”

Motion: J McCloud

Second: R Reale, Jr

Approved

- b. **Operations Manager’s Report:** Bock presented report. Fall flush completed, and flow tested new hydrants, had one new hydrant fail and is being replaced, repaired section from Cornwall hit when crews ran new cable, telephone and gas lines. Creek and wells are low. Treese asked if there were any customer comments coming in. Customers call in asking if Kentrel call for meter replacement appointment is legitimate. Customers

will also call if there is an issue with meter after Kentrel completes replacement. Discussion ensued on communication flow between Customer, EAWA and Kentrel; and logging issues that arise. By mid-November the Borough meter replacements should be about 90% complete and moving to West Donegal Township.

- c. **Engineer's Report:** Water Distribution study and Hydraulic Modal Update: Reservoir to plant study is just starting, flow testing data will be used for hydraulic model. Well 6 & 7 upgrade: GHD started design on new well station. Membrane Replacement Project: EAWA meeting with DEP and new modules for membranes work should start 10/20/25. Reservoir getting the solar bees next week.

4. UNFINISHED BUSINESS: None

5. NEW BUSINESS: None

- 6. BOARD MEMBER'S REMARKS:** Reale asked if there was any feedback from the rate study company. Questions came back about when 2026 rates go in effect, first quarter billed in March 2026, but rates plugged in for January; debt service components; bond for PENNVEST; existing amortization schedule for 2020 refinance of bond for this building, revenue and expense reports for 2023 to current. Rate model for 2026 budget will say what we need to add to current rates. Treese said 10/13/25 board meeting will mostly be dedicated to reviewing the budget and the estimated rate impact on our customers.

7. EXECUTIVE SESSION: None

8. 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 11/10/2025 Meeting