

THE UPPER HANOVER AUTHORITY

Minutes of Thursday, May 7, 2026 Meeting (6:00 PM)

The regular meeting of The Upper Hanover Authority Board (TUHA) was held on Thursday, May 7, 2026 in the meeting room of the Upper Hanover Township offices at 1704 Pillsbury Road, East Greenville, Pennsylvania. The meeting was called to order at 6:00 PM by TUHA Chairman Dean Kresge followed by the Pledge of Allegiance.

TUHA Board Members present were Chairman Dean Kresge; Treasurer Andrew Lechman, Assistant Secretary-Treasurer Ben Fiorito and Secretary Tom McCabe.

Also present at the meeting for TUHA were Blake Dunbar, Brant & Associates, LLC; Thomas J. Figaniak (TJ), Gilmore & Associates, Inc. (G&A); Robert Tagert, Operations Manager; Laurie Hagey, Finance Coordinator; Samantha Williams, Billing Manager; and David Weller, Operator.

Dean Kresge announced that this meeting is being recorded.

VISITORS PRESENT: Cynthia Smith, Horizon Engineering and Phillip Malitsa, Tuskes Homes. Both visitors are speaking on behalf of Red Wing Meadows development.

PUBLIC COMMENT: Discussion was held regarding Red Wing Meadows and the need for a water service infrastructure in the area. It was noted that there are currently no Authority facilities located in that area of The Upper Hanover Township. Cynthia requested a discussion with the Board and Red Hill Water Authority to construct a well and connect it to a Red Hill service line while Upper Hanover received the revenue. Currently Red Hill Well #3 is the only well supplying Red Hill Borough residents. Multiple proposals were discussed in order to supply this development with water between the two organizations. A professional services agreement for a plan review will need to be submitted, along with an escrow. The Board agreed they are open to continue reviewing solutions that address all concerns.

TUHA MINUTES OF PREVIOUS MEETINGS: Tom McCabe made a **MOTION** to approve the minutes of the April 2, 2026 meeting as submitted; the **MOTION** was seconded by Ben Fiorito. There were no dissenting votes.

OPERATIONS MANAGER'S REPORT: The Board reviewed the Operations Manager report dated May, 2026.

Well #4: Bob informed the Board that Well #4 was placed back in service after AC Schulties replaced a check valve. An arsenic sample was taken while Well #4 was not running showing a non-detect result at both the Upper Perkiomen Middle School and 3rd & Penn locations indicating that the well has been the source contributing to arsenic in the system.

Quarterly PFAS: Bob informed the Board that staff had performed the quarterly PFAS sampling at Well #2 indicating an exceedance. Resampling was submitted and returned well within limits. The system remains within the annual average compliance requirements.

Perkiomen WWTP: Bob informed the Board that both aeration mixers experienced failures. A new mixer was received, installed, and placed back into operations. Bob requested approval for \$16,078.79 by MOTION Industries to repair old mixers. Bob also requested to ratify the approval of the newly purchased mixer from MOTION Industries in the amount of \$30,242.16. Bob stated he will start an asset procedure to improve maintenance monitoring.

Macoby WWTP: Bob presented the Board with a quote from Xylem for rebuilding the Macoby wasting pump in the amount of \$8,663.36.

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A **MOTION** was made by Ben Fiorito to approve all three (3) requests: \$16,078.79 for MOTION Industries for mixer repairs; \$30,242.16 for MOTION Industries for a new mixer; and \$8,663.36 for Xylem for the rebuild of the Macoby pump; the **MOTION** was seconded by Tom McCabe. There were no dissenting votes.

Executive Director: Discussion was had regarding updates to the new Executive Director job description. Action has been deferred until next meeting to finalize language revisions for Board review.

Mantis Electric Auction: The Board discussed the upcoming Mantis Electric Auction scheduled for May 12, 2026 under Resolution 2026-01. The Board directed Bob to secure the most favorable long-term rate through one (1), two (2), three (3), or four (4) year options. A **MOTION** was made by Tom McCabe to approve Resolution 2026-01 authorizing Bob's participation in the electric auction process; the **MOTION** was seconded by Ben Fiorito. There were no dissenting votes.

Collection System: Bob informed the Board of a blockage in the sewer system in the Macoby Development. Residents were reporting of slow sewer flow and a manhole surcharging. HydroTech jetted the affected manhole and successfully removed the grease obstruction. Once the new Authority website is live, staff will include education information regarding proper disposal practices and materials that should not be discharged into the sewer system.

System Delivery Report: Ben questioned why Kemmerer Springs was producing less according to reports. Bob informed the Board once Well #4 was off-line, Well #1 & #2 were both running which decreases the flow from Kemmerer Springs. Ben requested that Bob include grants and their timelines in his monthly reports. Bob also informed the Board he is waiting for a response from the EDA to see if any projects fit any grant options.

Application for Payment #2: The Board reviewed Application for Payment #2 in the amount of \$846,687.60 to Joao Bradley Construction for the Area 3 Water Main Replacement. A **MOTION** was made by Andy Lechman to approve Payment Release #2 in the amount of \$846,687.60 to Joao Bradley Construction for the Area 3 Water Main Replacement; the **MOTION** was seconded by Tom McCabe. There were no dissenting votes. With this second payment, The Authority can submit for their grant funding from the LSA Grant Program.

ENGINEER'S REPORT: The Board reviewed the Engineer's Report dated May 7, 2026.

TJ informed the Board there was a preconstruction meeting on April 28, 2026 with Sewer Specialties Services. Notice to proceed will be issued pending weather conditions.

TJ informed the Board the Macoby DRBC docket renewal was submitted on April 28, 2026.

Area 3 Water Main Project: TJ informed the Board that this project came to a temporary halt due to Berks County occupancy permits and demands. The Authority has officially received such documents needed to proceed and work will commence in the next few weeks. TJ also informed the Board there is a revision to plans over at Hosensack Creek; previously construction would have been cross stream connection and has since been revised to directional drilling.

Well #4 Remediation: TJ informed the Board remediation alternatives are being reviewed to determine the most cost-effective long-term solution.

SOLICITOR'S REPORT: The Board reviewed the Solicitor's Report dated April 30, 2026.

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Easements: Blake informed the Board that the School District resubmitted easement documents and will be filed appropriately. Blake also has five (5) drafted easements for the owners on Knoll property but is waiting for additional information before sending.

Cell Tower Leases: Discussion was held regarding the AT&T lease agreement, including a proposed rent increase and allocation of 50% of property taxes. Blake will work with Laurie regarding revised rent figures and new lease configurations for presentation at the next meeting.

The Board also discussed reviewing the T-Mobile contract and rate increase. Additional review will be conducted regarding inspection requirements for tanks before and after work is completed.

FINANCE REPORT: The Board reviewed the Billing Manager's Report including Accounts Receivable balances, April 2026 billing of \$145,134.31, and April 2026 receipts for services of \$302,289.50.

Payroll: Laurie informed the Board she contacted three (3) different payroll companies to outsource payroll for The Authority. Paychex was the lowest vendor with no contract, only a service agreement. Blake can review any documents before proceeding. Laurie will sit with employees and any Board members to review new pay dates. A **MOTION** was made by Tom McCabe to approve Paychex as the new vendor for The Upper Hanover Authority payroll upon approval from Blake; the **MOTION** was seconded by Ben Fiorito. There were no dissenting votes.

Waiver: A tag waiver request in the amount of \$40.00 from Ramona Queeney, at 860 Montgomery Ave, Pennsburg was presented the Board. This request was approved.

Andy Lechman presented a financial breakdown of current funds, potential capital projects, revenue projections, and future expenditures to the Board. After much discussion, the Board agreed certain capital projects would not come into fruition for 2026. Laurie, TJ, and Bob will continue refining long-term capital projects and cost estimates for future review.

TUHA MARCH EXPENDITURES 2026: A **MOTION** was made by Andy Lechman to approve the TUHA Check Registers with water expenses of \$69,456.21, escrow expenses of \$4,786.50 and sewer expenses of \$31,784.75 totaling \$106,027.46 and any unexpected bills to be paid, with ratification for the exact bills to be made at the next regular meeting. The **MOTION** was seconded by Ben Fiorito. There were no dissenting votes.

ADJOURNMENT: There being no further business to come before the Board, Tom McCabe made a **MOTION** to adjourn the meeting at 8:05 PM.

Respectfully submitted,

*NOTE: The above minutes give a generalization of the meeting and is not a verbatim transcript.
Next resolution number: 2026-02*