

THE UPPER HANOVER AUTHORITY

Minutes of Thursday, September 3, 2026 Meeting (6:00 PM)

The regular meeting of The Upper Hanover Authority Board (TUHA) was held on Thursday, September 3, 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, and Assistant Secretary-Treasurer Ben Fiorito.

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

Dean Kresge announced that this meeting is being recorded.

VISITORS PRESENT: Noah Hager, Styer & Associates.

PUBLIC COMMENT:

2025 Fiscal Year Ending Audit: Noah Hager reviewed the 2025 fiscal year ending report with the Board. Financial highlights were discussed and the Authority's net position increased by 4.4%. Asset gains increased due to the sale of the 2016 F-250 Truck, and PFAS Settlement payments. Working capital increased by 1.4 million, with operating revenues generally in line with the 2025 budget. There was a decrease in accounts payable due to a large payment made in 2024. The auditors identified certain matters requiring correction in future processes as listed:

- Accounting treatment related to certificates of deposits and maturities.
- Timing of quarterly tax filings.
- A discrepancy involving an output charge that was billed at an incorrect rate.
- Proper reporting and processing of service-year payments through payroll.
- Incorrect entry of two (2) invoices posted to the wrong account.

Noah will follow-up with Laurie regarding the appropriate treatment of the service-year payment made in 2025. The other matters have since been rectified and a process in effect to avoid any incorrect entries. Dean suggested researching an AI Audit in Sage to catch any errors prior to future audits.

TUHA MINUTES OF PREVIOUS MEETINGS: Andy Lechman made a **MOTION** to approve the minutes of the August 6, 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 September, 2026.

Hydrotech Agreement: The Board discussed the sale of Hydrotech to Wind River and receipt of correspondence acknowledging the change in ownership. The Authority will continue its agreement with Wind River. A performance bond, W-9, and Certificate of Insurance have been supplied by Wind River. A **MOTION** was made by Ben Fiorito to accept the new agreement in place with Wind River; the **MOTION** was seconded by Andy Lechman. There were no dissenting votes.

745 Gravel Pike Easement: The easement agreement for 745 Gravel Pike (The Carriage House) was reviewed and had been returned with comments. The Board authorized execution of the revised easement following approval by Blake.

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A **MOTION** was made by Ben Fiorito for the Assistant Secretary-Treasurer (Ben Fiorito) to execute the easement for 745 Gravel Pike upon Blakes approval of revisions; the **MOTION** was seconded by Andy Lechman. There were no dissenting votes.

Perkiomen EQ Pump: Bob informed the Board an EQ pump has failed at the Perkiomen Plant. Based on the amount it would cost for repair, Bob requested the approval for \$17,118.98 for purchase and installation of a new EQ Pump from MOTION Industries.

Macoby Plant Refrigeration Unit: Bob informed the Board the refrigeration unit at the Macoby to store effluent samples is not keeping the correct temperature. Bob requested the purchase of a new unit from Hartco in the amount of \$11,580.

A **MOTION** was made by Ben Fiorito to authorize the purchases of: EQ Pump in the amount of \$17,118.98 from MOTION Industries, and an effluent refrigeration unit in the amount of \$11,580 from Hartco; the **MOTION** was seconded by Andy Lechman. There were no dissenting votes.

Macoby Plant: Bob informed the Board there is a bad check valve on the pre- and post EQ line at the Macoby Plant. Approval was discussed for the purchase of a replacement pump from MOTION Industries, and check valve replacements from Eastern Environmental. The total expenditure is not to exceed \$33,000. A **MOTION** was made by Ben Fiorito to proceed with a new pump and check valves for the Macoby Plant not exceeding \$33,000; the **MOTION** was seconded by Andy Lechman. There were no dissenting votes.

Fixed-Base Meter Reading System: Bob discussed the option of fixed-base meter reading. This process consists of installing three (3) antennas on two (2) well tanks and a pole at Well #2. The system would provide live automated meter readings, daily usage information, leak notifications, amongst other features. A **MOTION** was made by Ben Fiorito to authorize only the purchase of two (2) antennas for well tanks; the **MOTION** was seconded by Andy Lechman. There were no dissenting votes.

Public Speaking: Bob presented the Board with the current Upper Hanover Township policy regarding public speaking at meetings. The Board will review the policy and consider adopting its own policy at the October meeting.

Station Road/Treichler Road Interconnect: The Board discussed the current improvements being made to eliminate the water hammer in the Palm distribution area. Bob hopes that the new water main replacement and valve upgrade will cause better speed control to eliminate the water hammer. Bob will have quotes at the October meeting for the upgraded interconnect valve.

837 Main Street, Pennsburg (Car Wash): The Board discussed water usage at 837 Main Street and their exceedance of EDUs. Bob is in contact with the property owner (Tosco) and car wash owner (Adam Heimer) to acquire the appropriate amount of EDUs to bring the account current with their usage.

ENGINEER'S REPORT: The Board reviewed the Engineer's Report dated September 3, 2026.

Bayberry Escrow: TJ informed the Board the Deed of Dedication was reviewed and found to be in order. The maintenance bond is in place, and as-built drawings have been received leading to closure of this escrow. A **MOTION** was made by Ben Fiorito to close out the Bayberry escrow with the release of funds totaling \$38,933.75; the **MOTION** was seconded by Andy Lechman. There were no dissenting votes.

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Area 3 Water Main Project:

Payment Application #4 for Joao & Bradley for the Area 3 Water Main Project in the amount of \$385,182.25 was submitted. A **MOTION** was made by Andy Lechman to approve payment of application #4 to Joao & Bradley in the amount of \$385,182.25; the **MOTION** was seconded by Ben Fiorito. There were no dissenting votes.

Payment Application #5 for Joao & Bradley for the Area 3 Water Main Project in the amount of \$131,949.30 was submitted. A **MOTION** was made by Andy Lechman to approve payment of application #5 to Joao & Bradley in the amount of \$131,949.30; the **MOTION** was seconded by Ben Fiorito. There were no dissenting votes.

The Board requested an accounting ledger for next month to determine if we are still on budget with the Area 3 Water Main Project. TJ informed the Board he has been in negotiation regarding proposed change-orders as well.

Act 537 Plan Design: TJ informed the Board he has renewed the PennDOT permit for the Authority.

Kraussdale Project: TJ informed the Board a meeting was held on August 13, 2026 with PennDOT. Soft digging is expected to begin soon, and Jordan Shustack has issued a conditional approval letter.

Blommer: The Board discussed Blommer's proposed locker room and temporary facility improvements, including potential holding tanks. Additional information is still pending.

Perkiomen Plant Capacity: TJ reviewed the Perkiomen Plants rerate of 120,000 gallons per day and the allotment of EDUs. With the plant having a reservation of approximately 10% remaining, an upgrade should be considered at a later date. TJ will finalize a spreadsheet for the Board by the next meeting.

LSA Grant: TJ informed the Board this grant is now open for applications. A **MOTION** was made by Andy Lechman for Gilmore to proceed with an application for Well #4 treatment; the **MOTION** was seconded by Ben Fiorito. There were no dissenting votes.

Well #4 Treatment: TJ discussed the challenge of disposing the wastewater generated during backwashing of the well treatment system. The Board requested a future presentation outlining the proposed arsenic removal process, anticipated treatment costs, and a diagram to better understand.

SOLICITOR'S REPORT: The Board reviewed the Solicitor's Report dated August 27, 2026.

Bayberry: Blake advised the Board that the Bayberry Deed of Dedication will be recorded.

AT&T Tower Lease: The Board discussed the AT&T tower lease and the Authority's share of real estate taxes. Correspondence has been forwarded to the appropriate contact. Blake will obtain plans and square footage information in order to determine the appropriate rental amount under the new lease. The Board suggested contacting surrounding municipalities to determine comparable revenue received from cell towers. At this time, the escrow has not been replenished, and no work will commence until the required funds are received.

Blommer Meter Agreement: The Board discussed Blommer's request for replacement meters. The agreement was reviewed and minor changes were made. The escrow requirement was increased to reflect the increased meter cost. The Authority will contract and supervise the work and bill Blommer for the installation of the new meters.

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FINANCE REPORT: The Board reviewed the Billing Manager's Report including Accounts Receivable balances, August 2026 billing of \$174,802.89, and August 2026 receipts for services of \$160,065.18.

2027 Budget Preparation: Laurie informed the Board that she and Bob have started preparing for the 2027 budget, including planning for future capital project needs.

TUHA AUGUST EXPENDITURES 2026:

A **MOTION** was made by Ben Fiorito to approve the TUHA August Check Registers with water expenses of \$130,155.76, escrow expenses of \$6,683.44 and sewer expenses of \$66,411.53 totaling \$203,250.73 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 Andy Lechman. There were no dissenting votes.

Dean announced that Vice-Chairman, Dave Grubb, has officially resigned. A **MOTION** was made by Dean Kresge to appoint Ben Fiorito as Vice-Chairman for the remainder of the 2026 term; the **MOTION** was seconded by Andy Lechman. There were no dissenting votes.

ADJOURNMENT: There being no further business to come before the Board, Andy Lechman made a **MOTION** to adjourn the meeting at 7:51 PM.

Respectfully submitted,

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