THE UPPER HANOVER AUTHORITY

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

The regular meeting of The Upper Hanover Authority Board (TUHA) was held on Thursday, August 6, 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); Jordan Shustack, Gilmore & Associates, Inc. (G&A); Robert Tagert, Executive Director; Laurie Hagey, Finance Coordinator; and David Weller, Operator.

Dean Kresge announced that this meeting is being recorded.

VISITORS PRESENT: Erin Uber, on behalf of Upper Hanover community members.

PUBLIC COMMENT: Erin Uber addressed the Board regarding potential cyber attacks on water and wastewater facilities; specifically, if The Upper Hanover Authority has to worry about this exposure and measures are being taken to prevent any threats. Bob informed Erin the Authority follows the current requirements set by DEP and the EPA and staying up to date with the standards for cyber protection. Portions of the system are not connected via internet which alleviates the threat remotely. Dean also noted that SCADA is in the capital budget to help any potential threats.

Erin's second concern is related to the proposed Data Center and water usage and if the current water system can meet those demands. Bob informed Erin, as of date, the Authority has not received any applications from any developer for a data center project. If The Authority would receive such plans, those would go under a review with our professional services staff to review demand and infrastructure needs and what would be required.

TUHA MINUTES OF PREVIOUS MEETINGS: Ben Fiorito made a ***MOTION*** to approve the minutes of the June 4, 2026 meeting as submitted; the ***MOTION*** was seconded by Tom McCabe. There were no dissenting votes.

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

Quakertown Road, Pennsburg Leak: Bob informed the Board there was a leak on Quakertown Road, Pennsburg that was repaired on August 5, 2026.

560 Seminary Street, Pennsburg: The property at 560 Seminary Street was sold in July, at which time The Authority was not notified. It was discovered this property is being divided into a multi-tenant property. New owners have been sent a letter with an application of potential increased water usage and additional water EDU's that will need to be purchased. Bob contacted Pennsburg Borough requesting The Authority be notified of any future plans regarding multi-units that is serviced by our water.

Red Hill Interconnects: Bob informed the Board on August 5, 2026 himself, TJ, and Ben met with Red Hill Water Authority representatives to discuss the interconnects between the two water systems. The goal for both systems is to eliminate three (3) out of six (6) interconnects, with the emergency interconnect at 11th Street and Montgomery Ave, Pennsburg.

((cont.))

Kraussdale Industrial: Bob informed the Board there was a pre-construction meeting for this development on July 30, 2026. Project still moving forward.

Red Wing Meadows: Bob informed the Board there was a meeting with Horizon Engineer, Engineer representatives from Red Hill and the developer on July 30, 2026. Potential sites for a new well were discussed. Bob will work with the developer on contacting property owners for proposed well locations.

Macoby HMI Screen: Bob informed the Board the HMI screen, part of the Macoby system, has stopped working. Aqua Aerobics determined the screen is bad and needed to be replaced, as this runs the software for the operations of the plant. $9,156.50 was the price for the replacement screen. Bob requested a motion to ratify this purchase. A ***MOTION*** was made by Andy Lechman to ratify the purchase of an HMI Screen for the Macoby WWTP from Aqua Aerobics in the amount of $9,156.50; the ***MOTION*** was seconded by Ben Fiorito. There were no dissenting votes.

Electric Sales Tax Appeal: Bob informed the Board he has submitted all necessary paperwork to appeal the sales tax charged on previous year's electric bills. Bob will update as information becomes available.

Area 3 Water Main: Bob reminded the Board of the original plan for two (2) stream crossings being directionally drilled. Based on plan review and the age of the piping that was rerouted around the bridge on Route 100, Bob and TJ concluded that the new piping will be connected to that existing pipe instead of a new main being directionally drilled under the bridge. This is not only cost savings for the project, but preferable for any maintenance needed in the future. An easement agreement was sent to the Carriage House in order to directionally drill through a portion of their property to run the main to Hosensack Creek. The Carriage House owners responded with a request in lieu of the easement, he would not have to purchase an additional water and sewer EDU for the restaurant due to exceedance of EDUs in 2025. This would be a separate agreement between The Authority and the Carriage House. A ***MOTION*** was made by Andy Lechman for consideration of the easement given to The Upper Hanover Authority in lieu of foregoing one (1) water and one (1) sewer tapping fee (total $13,674) on a one-time basis, not affecting future water exceedance, or quarterly charges for increased units; the ***MOTION*** was seconded by Tom McCabe. There were no dissenting votes.

HydroTech Sludge Contract: Blake informed the Board that The Authoiry has been advised by HydroTech that it has been purchased by Wind River. Prior to The Authority agreeing to the newly assigned hauler, proof of replacement bonds and insurance certificate must be provided.

ENGINEER'S REPORT: The Board reviewed the Engineer's Report dated August 6, 2026.

Payment Application request #1 for Sewer Specialty Services for work completed in the amount of $46,075.77 was presented to the Board. A ***MOTION*** was made by Andy Lechman to approve payment application #1 to Sewer Specialty Services in the amount of $46,075.77; the ***MOTION*** was seconded by Tom McCabe. There were no dissenting votes.

Payment Application #3 for Joao & Bradley for the Area 3 Water Main Project in the amount of $1,052,295.20 was submitted. A ***MOTION*** was made by Andy Lechman to approve payment of application #3 to Joao & Bradley in the amount of $1,052,295.20; the ***MOTION*** was seconded by Tom McCabe. There were no dissenting votes.

Well 3 Storage Tank Rehab: TJ informed the Board he is acquiring RFP's through CoStars and once pricing is available, he will present to the Board for recommendation to move forward.

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<u>Local Share Accounts</u>: TJ informed the Board these grants are now available starting September 1, 2026 through November 30, 2026. TJ will start working with Bob and Laurie to have a recommendation for the Board at the September meeting.

<u>Well 4 Remediation</u>: Jordan gave a quick update that he has been in contact with a number of vendors to understanding an additional permitting and different treatment options.

<u>SOLICITOR'S REPORT</u>: The Board reviewed the Solicitor's Report dated July 31, 2026.

<u>AT&T Lease:</u> A new lease was previously proposed from AT&T due to additional changes that needed to be made to the Authority Water Tower, including additional antennas and new infrastructure next to the water tower. Blake sent a letter to AT&T addressing the items that will need to be included in the new agreement.

<u>Red Hill Water Authority:</u> An agreement from Red Hill Water Authority was sent to The Upper Hanover Township. Blake reached out to the Red Hill Solicitor to discuss the reasoning behind the agreement. Due to the possibility of a municipality extending a water system outside of their Township, an intermunicipal agreement would be acknowledged.

<u>FINANCE REPORT</u>: The Board reviewed the Billing Manager's Report including Accounts Receivable balances, July 2026 billing of $146,963.85, and July 2026 receipts for services of $344,687.75.

Laurie informed the Board the <u>2025 audit presentation</u> will be held at the September meeting.

<u>Water EDU Income</u>: Bob informed the Board The Authority received $371,004 in water tapping fee's from Blommer.

<u>TUHA JUNE AND JULY EXPENDITURES 2026</u>:

A ***MOTION*** was made by Tom McCabe to approve the TUHA June Check Registers with water expenses of $76,507.89, escrow expenses of $7,495.53 and sewer expenses of $73,553.39 totaling $157,556.81 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.

A ***MOTION*** was made by Tom McCabe to approve the TUHA July Check Registers with water expenses of $107,155.09, escrow expenses of $9,942.28 and sewer expenses of $83,631.03 totaling $200,728.40 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.

<u>ADJOURNMENT:</u> There being no further business to come before the Board, Ben Fiorito made a ***MOTION*** to adjourn the meeting at 7:17 PM.

Respectfully submitted,

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