#### KENT COUNTY WATER AUTHORITY

## MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS

July 10, 2025

A meeting of the Board of Directors of the Kent County Water Authority was held on the 10<sup>th</sup> day of July, 2025, at 3:30 p.m. at the offices of the Authority, 35 Technology Way, West Greenwich, RI, in the Robert B. Boyer Board Room.

Chairman Robert Boyer opened the meeting at 3:30 p.m. Board members Scott Duckworth, Geoff Rousselle, Brian Kortz, and Ken Mason, were all in attendance along with Executive Director/Chief Engineer David L. Simmons, Legal Counsel Patrick J. Sullivan, Esq., Sr. Director of Finance and Human Resources Michael Lanfredi, Chief of Operations Richard Burns and Sr. Director of Technical Services Nicole Campagnone.

Mr. Rousselle led the room in the pledge of allegiance.

## **Approval Of The Minutes**

The minutes of the board meeting held on June 17, 2025, as well as executive session of the same date, were presented for approval. Mr. Rousselle moved the approval, seconded by Mr. Mason. Both sets of minutes were approved unanimously.

## **Legal Counsel:**

#### **CONE** Receivership

Mr. Sullivan said there was nothing additional to report in the CONE receivership and that it was still winding down. He said that the potential purchase for several of the lots asked for an extension to conducted due diligence. That extension remains in place.

## **PFAS Litigation**

Mr. Sullivan said that there were payments anticipated from the funds. Mr. Lanfredi added that there were \$2.3 million dollars in the aggregate from the 3M settlements. There were no restrictions for the use of these funds. He said as time went on, additional funds would be disbursed in a per capita method as each settlement fund reaches the payoff stage.

Mr. Kortz asked if there was a plan for the funds. Mr. Simmons said all the settlement funds were earmarked for PFAS mitigation including the EG well reconstruction.

**Remote Net Metering** 

ACTION ITEM: Julian Dash, Clean Economy Development, LLC -Presentation—Results, discussion, and recommendation based on RFPs received for Public-Private Remote Net Metering Project.

Mr. Simmons introduced Mr. Dash who is our consultant in these matters.

Mr. Dash and Mr. Simmons outlined the previous metering agreement with Green Development that Green had backed out of. They said the authority was still looking for reliance on 100% renewable energy. He said they received four responses from the request for proposals. He said that he vetted the agreements using a specific platform, including a technologies score and an economic score. He said, based on his analysis and consultation with Mr. Simmons, he recommended that the board authorize Mr. Simmons to commence and conclude negotiations with Ameresco and ultimately give Mr. Simmons the authority to sign the agreement as time was of the essence. He said that in Washington, solar tax credits had fallen in this favor with lawmakers, and he suspected that they would be not as beneficial if this project moves slowly.

Mr. Dash said that his job is to make sure that the company that the Authority ultimately contracts with has to be ready, willing, and able to perform the duties under the contract at the best pricing. He said this new company is financially strong and is a publicly traded company.

Mr. Mason began an inquiry about the renewable energy credits (REC). Mr. Dash outlined the responsibilities of each side with respect to these credits. The board engaged in a lively discussion about these credits and their value. Mr. Kortz indicated that truly the only value that these credit have are when you sell them. He also asked Mr. Dash whether or not this agreement was less favorable than what was originally proposed by Green Development. Mr. Dash indicated that Mr. Kortz was accurate, that this was less favorable. Mr. Dash indicated that the market conditions had changed.

Mr. Duckworth asked if this is the first time that Green Development had backed out of a deal. Mr. Dash said according to his dealings only, Green had not opted out of an agreement.

Mr. Duckworth moved, then amended his motion, to authorize Mr. Simmons to negotiate with Ameresco and enter into an agreement at terms at or better than the request for proposal response. Mr. Rousselle seconded the motion.

It was unanimously

VOTED: That Mr. Simmons shall negotiate with Ameresco and enter into an agreement to terms at, or better than the request for proposal response.

## **Director of Finance Report:**

## Closing Report/ Cash Report June 2025

Mr. Lanfredi, Finance Director, explained and submitted the financial report. He reported on the Cash Receipts and Disbursements and Statement of Cash Location FY 2024-2025 as of June 2025 and Statement of Revenues, Expenditures, and Changes in Fund Balance as of June 2025, attached as exhibit "A", and a thorough discussion ensued with regard to the sales and revenue.

Mr. Lanfredi discussed the delinquencies, payment plans and shutoffs. He said they tagged 189 customers for shut off that had \$150 or more in arrears.

Mr. Lanfredi went on to show the board that the revenue's as compared to last year were \$596,000 higher than contained in the budget. He also said the expenses were \$300,000 less than the budget item for expenses at this point.

Mr. Rousselle moved, seconded by Mr. Duckworth, to accept the reports and attach the same as an exhibit and that the same be incorporated by reference and be made a part of these minutes.

Upon Motion duly made and seconded, it was unanimously,

VOTED: That the Cash Receipts and Disbursements and Statement of Cash Location FY 2024-2025 as of June 2025 and Statement of Revenues, Expenditures, and Changes in Fund Balance as of June 2025, attached as exhibit "A", be approved as presented and be incorporated herein and are made a part hereof.

## **Personal Privilege and Communication**

There was nothing to report under this agenda item.

## EXECUTIVE DIRECTOR/CHIEF ENGINEER'S REPORT

### **ONGOING PROJECTS**

East Greenwich Well Treatment Plant Pilot study startup – RIDOH approval- Design update.

Mr. Simmons said that the pilot study with the Rhode Island Department of Health was fully put together. He said that they finished the connections a few hours ago and that a representative was coming in to start up operations. The testing regimen was to start over time. He said they should have the design documents by the end of August and by late summer/early fall the project should be able to go out to bid.

Mr. Mason asked if they needed the results of the pilot study first, and Mr. Simmons replied that they did not.

#### PFAS Settlement First installment of 3M Phase One Action Fund Settlement award.

Mr. Simmons advised the board that Mr. Sullivan had discussed this in the legal matters portion of the meeting. He discussed how these funds would be applied to the PFAS mitigation as well as the \$5 million in principal forgiveness from the Rhode Island Infrastructure Bank.

#### **Coventry Projects**

ACTION ITEM Memorandum of Agreement between KCWA and Town of Coventry for Coventry High School Sewer Extension Project / KCWA Coordination of water line replacement on Reservoir Road. Notice of Award cosign with Town of Coventry.

Mr. Simmons indicated that Mr. Sullivan had prepared a Memorandum of Agreement between the Town of Coventry and the Kent County Water Authority. He said it's up for consideration on their meeting of the Coventry Town Council. He said the notice of award was signed by both parties and the water portion of the contract is \$1.142 million. Mr. Simmons asked that the board pass the agreement and allow Chairman Boyer to enter into the agreement on behalf of Kent County Water Authority.

Mr. Duckworth moved, seconded by Mr. Mason, to authorize chairman Boyer to enter the Memorandum of Agreement with the Town of Coventry on the cost and manor of replacing the waterline on Reservoir Road in Coventry in connection with their sewer installation.

Mr. Kortz announced for the record that he was recusing himself from consideration on this agenda item, and did not participate in the discussion or the vote.

Motion made and duly seconded, it was unanimously

VOTED: Chairman Boyer is authorized to enter the Memorandum of Agreement with the Town of Coventry on the cost and manor of rep replacing the waterline on Reservoir Road in Coventry in connection with their sewer installation.

RI National Guard project update to provide water service inclusive of a new pressure gradient on Read Schoolhouse Road.

Mr. Simmons advised the board that the Water Authority would be helping to solve the PFAS problems for the Rhode Island Air National Guard at no cost to the Authority with the installation of a new pump station and establishing a new pressure gradient. He said the Rhode Island Department of Health is on board and the project should be under contract by September 25, 2025. He said the corrosion control study was done as requested by RIDOH. Mr. Simmons added that Walker Ridge, a subdivision in the area, would no longer require a master meter and pump station and would be serviced from the line that is being extended up to the RIANG site. He said there's still work to be done, including asset transfers, and Mr. Sullivan would be working on that. The Washington Oak school would also be connected as part of the project, obfuscating the need for their pumping system.

## EPA Revised Lead and Copper Rule Lead service line inventory update. GLO initiative.

Ms. Campagnone update the board. She advised the board that they went to 1673 unknown and reduced it to 1531. She updated the board on their attempt to get this information from customers and said that they mostly had been cooperative. She said there were only two or three houses that they were unable to get into. She also said that the project for the EPA to assist the Water Authority to scan old service line records has been postponed to August due to the EPA needing to renew the funding for the program.

## Office and Maintenance Facility: Punchlist and project closeout items.

Mr. Simmons discuss this topic. He said the tile that they were waiting for had arrived from Spain, and the tile is cracked. The company did an expedited shipment, and they expect to finish the tile work next week. He discussed the addition of gutter guards, cat walks, and the gate sensor was still an issue. Mr. Duckworth asked if there was a retainage being held back and Mr. Lanfredi said that they are holding back \$300,000.

#### 1072 Main St. – Update on sale

Mr. Sullivan updated the board on the sale of the former headquarters. He advised the board that although the due diligence period had run, the mortgage contingency remains. He said that he was happy to report that the bank had accepted the phase one environmental assessment from the prior purchaser so that should speed up the process.

Executive Session: 4:30pm Pursuant to RIGL 42-46-5(5): Discussions pertaining considerations related to the acquisition of real property for public purposes.

Executive Session: 4:45pm Pursuant to RIGL 42-46-5(2): Discussions pertaining to litigation -RIDOT- Construction Pipe Gantry Issues-KCWA v. D'Ambra Construction and RIDOT- KC-2021-0704.

Mr. Sullivan read each topic heading. Mr. Duckworth moved, seconded by Mr. Rousselle, that the body go into executive session for the reasons set forth in Mr. Sullivan's remarks. Mr. Kortz seconded. It was voted unanimously to go into executive session, via roll call vote.

The board enters executive session at approximately 4:15 pm.

The board enters open session at approximately 4:45 pm.

Mr. Mason moved, seconded by Mr. Duckworth, to emerge from executive session. It was unanimously voted to exit executive session and return to regular open session.

Mr. Duckworth moved, seconded by Mr. Rousselle, to seal the minutes of the executive session. The vote was unanimous.

There being no further business before this board, on motion duly made by Mr. Duckworth, seconded by Mr. Rousselle, and carried, the meeting was adjourned at 4:50 p.m.

Dated: September 2, 2025

Patrick J. Sullivan Legal Counsel

## KENT COUNTY WATER AUTHORITY CASH RECEIPTS & DISBURSEMENTS FISCAL YEAR 2024-2025

FY2025	\$ 2,344,538	2,066,988	2,418,269	1 750 666	1 526 344	1,501,060	1,459,528	1,277,658	1,578,222	1,549,447	1.842,717	21,203,497																					
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	BEGINNING BALANCE	CASH RECEIPTS	Collections	Interest Income		TOTAL CASH RECEIPTS		CASH DISBURSEMENTS	Purchased Water	Purchased Power	Payroll	Operations	Employee Benefits	Legal	Materials	Insurance	Sales Tax	Bank Service Charge	Refunds	Outside Services	Reg Commission Exp	Capital Expenditures	IFR 2016/2021	IFR 2022	IFR2024	Office & Maint Facility	EC Well Refurbishment	Mapledale	Reservoir Road	Debt Service (P & I)	Water Protection	TOTAL DISBURSEMENTS	THE ROYCE CHANGE CONTROL

# KENT COUNTY WATER AUTHORITY CASH LOCATION FISCAL YEAR 2024-2025

CASH LOCATION:	JULY	AUGUŜT	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE
Washington Trust - Deposit Washington Trust - Checking Washington Trust - Bald Hill Rd Escrow BNYM - 2022B Debt Sve Fund (112326) BNYM - 2022B Debt Sve Res (112328) BNYM - CIP (112541) BNYM - IFR (112542) BNYM - Revenue Fund (112549) BNYM - Cap Equipment (112552) BNYM - Cap Equipment (112553) BNYM - Cap Equipment (112554) BNYM - O&M Reserve (112564) BNYM - O&R Reserve (112590) BNYM - OP Rev Allow (112591) BNYM - OD Rev Allow (112591) BNYM - SOZ2A Debt Sve Res (112597) RJIB - SDW 2022A Fund RJIB - SBF 2022B Fund	866,126 99,238 601,906 121,722 154,188 1,102,869 3,577,974 43,346 1,225,092 3,275,343 1,725,918 1,736,918 1,736,918 1,736,918	1,244,548 7,393 603,662 134,275 154,832 649,260 3,095,294 9,891 134,905 1,229,838 3,338,867 172,877 1,766,267 1,284,113	1,137,334 106,852 605,367 19,602 155,476 326,514 2,515,535 780,723 143,771 342,298 3,402,583 173,615 1,73,615 1,73,615 1,73,615 1,73,615	799,544 17,917 606,746 31,758 156,085 541,146 2,126,228 21,301 152,641 471,982 3,465,747 17,80,559 1,294,503	935,186 9,061 606,796 43,922 156,680 330,732 1,599,783 21,486 20,937 501,663 3,528,787 1787,344 1,787,344 1,787,344	1,344,916 13,285 309,441 56,126 157,234 505,464 1,537,102 19,007 29,504 581,540 3,566,127 175,559 1,793,669 1,304,034	531,864 100,720 310,347 68,376 157,788 244,685 1,232,011 19,250 37,920 661,725 3,578,630 176,177 1,799,989 1,308,629	767,971 97,425 29,186 80,658 158,326 247,342 1,676,457 4,386 46,359 742,090 3,590,828 1,76,778 1,806,124 1,313,090	679,421 75,543 29,272 76,639 142,459 460,765 1,287,395 39,618 54,811 616,721 3,577,446 160,539 1,811,630 1,181,492	462,100 25,373 29,354 88,948 142,965 236,582 1,792,072 16,236 63,304 696,940 3,589,444 161,104 1,284,055 1,185,676	618,078 55,764 29,440 101,282 143,422 450,430 1,796,380 587,908 14,189 777,284 3,100,966 161,622 1,289,318 1,189,481	559,078 (3.139) 113,664 143,896 663,957 2,802,216 2,066 22,569 857,955 2,962,663 162,156 1,193,416
Total	14,436,840	13,859,142	12,805,841	11,623,552	11,016,751	11,393,008	10,228,113	10,737,021	10,193,750	9,774,152	10,315,564	10,774,080
Total All Accounts	\$ 14,436,840	\$ 14,436,840 \$13,859,142 \$ 12,805,841	\$ 12,805,841	\$ 11,623,552	\$ 11,016,751	\$ 11,393,008	\$ 10,228,113	\$ 10,737,021	10,193,750 \$	9,774,152 \$	10,315,564 \$	10,774,080
Cash Receipts and Disb report	14,436,840	13,859,142	12,805,841	11,623,551	11,016,750 0	11,393,008	10,228,113	10,737,021	10,193,750	9,774,151	10,315,564	10,774,080

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Kent County Water Authority STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE

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Kent County Water Authority STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE

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T E ACTUAL OVER/ UNDER BUDGET 207219.95 50909.33 114947.21 117570.71 39986.56 -23986.50 7206.62 3899.80 -7490.58 41258.78 -28014.76 -10845.56 -181627.20 4.61 9756.91 19592.70 -69500.99 -139796.64 683.51 12486.34 21071.23 H TO-DA 110052.79 1297780.05 ACTUAL 2429.29 190243.09 129986.56 42793.38 112513.66 119500.99 74090.67 48986.50 486100.20 68014.76 25845.56 55407.30 249316.49 1716627.20 39995.39 241071.23 22490,58 23741.22 1039796.64 叱 4 490000.00 -- X 120000.00 1505000.00 200000.00 90000.00 25000.00 50000.00 225000.00 125000.00 65000.00 40000.00 15000.00 220000.00 15000.00 75000.00 900000.00 250000.00 125000.00 1535000.00 50000.00 40000.00 14800.25 M O N T H -----ACTUAL OVER/ AL UNDER BUDGET 4271.21 24061.37 1690,97 2026.38 2267.80 9956.45 4071.73 1231.10 5403.31 1432.01 4434.94 -1320.27 3566.57 -368.32 7531.09 3837.24 -3213.11 503.95 -2722.72 -783.91 AS OF 06/2025 3949.75 5728.79 101355.48 5013.43 14975.77 8932.01 30877.14 2481.10 56.99 1898.94 5321.73 4653,64 7033.91 981.80 78566.57 21201.69 2885.65 8003.98 131130.07 2829.42 21056.09 ACTUAL H 团 吖 ĸ Þ 18750.00 10000.00 125416.85 40833.59 7500.00 16666.74 5416.74 3333.37 BUDGET 10416.74 2083.37 4166.74 1250.00 1250.00 6250.00 75000.00 20833.37 127916.96 10416.74 4166.74 3333.37 18333.37 0 -----TOTALS FOR WATER TREATMENT EXPENSES TOTALS FOR TRANS. & DISTR. EXPENSES 1-902A METER READING LABOR 1-903A OFFICE ADMIN LABOR 1-903B CUSTOMER BILLING SUPPORT TOTALS FOR PUMPING EXPENSES 1-6410 CHEMICALS 1-642A WATER TREATMENT LABOR 1-642B OPERATION EXPENSES 1-6510 MAINT STRUCT & IMPROVE TRUCTURE/IMPROVE LABOR PUMPING EQUIPMENT LABOR 1-6720 1-6720 RESERVOIR & STANDPIPE 1-6730 MAINT T & D MAINS 1-6750 SERVICE & CURB BOX 1-6760 METER REPAIRS 1-662A 1-662B T & D LINE LABOR T & D SUPPLIES & EXP 1-663A T & D METER LABOR 1-6650 MISC ACCOUNT DESCRIPTION 1-6770 HYDRANT MAINTENANCE TREATMENT EQUIPMENT

8602.31

171397.69

180000.00 440000.00

1627.96

13372.04

15000.00 36666.74

TOTALS FOR CUSTOMER ACCT. EXPENSES

1-9090 SHIPPING & FREIGHT 1-9100 COMMUNICATIONS EXPENSE

-590.81

-12464.31

-22810.89

142810.89 11732.24

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-1681.76

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359,30

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REPORT DATE 07/08/2025 SYSTEM DATE 07/08/2025 FILES ID Z	Kent STATEMENT OF REVENUES, 3	Kent County Wat JES, EXPENDÎTURE AS OF 06/	County Water Authority EXPENDITURES AND CHANGES 1 AS OF 06/2025	IN FUND BALANCE		PAGE 3 TIME 14:34:56 USER MLANFREDI
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	BUDGET	ACTUAL	ACTUAL OVER/ UNDER BUDGET	BUDGET	ACTUAL	ACTUAL OVER/ UNDER BUDGET
PRO - 917	4583.37		4583.37	55000.00	54598.84	401.16
COMPUTER EXPENSE	12000.00	32041.11	-20041,11	400000.00	484231.64	-84231,64
LICENSES & PERMITS	416.74	300.00	116,74	5000.00	4650.00	350.00
BANK CHARGES 1-9200	27083.37	26343.67	739.70	325000.00	331254.89	-6254.89
OFFICE SALARY LABOR	44166.74	30082.56	14084.18	530000.00	513596.32	16403.68
OFFICE SUPPLIES & EXP	4166.74	1495.11	2671.63	50000.00	60052.48	-10052.48
	26000.00	26837.50	-837.50	225000.00	278533.94	-53533.94
INSURANCE EXPENSE	21666.74	21462.33	204.41	260000.00	269873.74	-9873,74
	175000.00	77391.80	97608.20	1125000.00	1171733.95	-46733.95
	100000.00		100000.00	180000.00		180000.00
	4000.00	35831,25	-31831.25	185000.00	176267.84	8732.16
MISC GENERAL EXPENSE	83.37	3.66	79.71	1000.00	3.84	996.16
	1750.00	1750.00		21000.00	21000.00	
	16666.74	18701.39	-2034.65	200000.00	348001.43	-148001.43
- 1	8333.37	-9668.33	18001.70	100000.00	105898.14	-5898.14
PAID TIME OFF	313000.00	53875.81	259124.19	500000.00	280457.72	219542.28
UNCOLLECTIBLE (WRITE OFF)	416.74		16.7	5000.00		5000.00
TOTALS FOR ADM. & GENERAL EXPENSES	770083.9	328520.32	441563.60	4296000.00	4254697.90	41302.10
1-4030 DEPRECIATION EXPENSE 1-4080	337500.00	334855.84	2644.16	4050000.00	4018270.08	31729.92
PAYROLL TAXES	17500.00	17723.22	-223.22	210000.00	210014.84	-14.84
INTEREST EXPENSE				400000.00	263507.00	136493.00
TOTALS FOR OTHER EXPENSES	355000.00	352579.06	2420.94	4660000.00	4491791.92	168208.08
TOTALS FOR EXPENDITURES	2055918.06	1479376.50	576541.56	18926000.00	18629495.54	296504.46
EXCESS OF REVENUE OVER EXPENDITURES FOR general	221998.79	428099.79	206101.00	3019000.00	3911212.51	892212.51

892212.51

3019000.00

206101.00

428099.79

07/08/2025 07/08/2025 Z REPORT DATE SYSTEM DATE FILES ID

Kent County Water Authority STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE

AS OF 06/2025

ACTUAL UNDER BUDGET

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BUDGET ACTUAL UNDER BUDGET

OTHER ADJUSTMENTS TO FUND BALANCE

ACCOUNT DESCRIPTION

FUND BALANCES - JULY 1 FUND BALANCES - JUNE 30

178962773.08 182873985.59