

KENT COUNTY WATER AUTHORITY

MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS

November 20, 2025

A meeting of the Board of Directors of the Kent County Water Authority was held on the 20th day of November, 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.

Secretary Scott Duckworth opened the meeting at 3:30 p.m. Board members Jeff Giusti, Geoffrey Rousselle, Brian Kortz, Charles Donovan and Ken Mason, were all in attendance along with Executive Director/Chief Engineer David L. Simmons, Legal Counsel Patrick J. Sullivan, Esq., Director of Finance and Human Resources Michael Lanfredi, Chief of Operations, Richard Burns and Deputy Director, Nicole Campagnone.

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

Approval Of The Minutes

The minutes of the board meeting held on October 16, 2025, as well as executive session minutes of the same date, were presented for approval. Mr. Rousselle moved the approval, seconded by Mr. Donovan. Both sets of minutes were approved unanimously.

Legal Counsel:

CONE Receivership

Mr. Sullivan summarized the CONE developments as the receivership winding down with some of the sale approvals by the court having been extended.

PFAS Litigation

Mr. Sullivan outlined the payments made to the Authority claims that were processed. He predicted additional payments pursuant to the settlement agreements.

Director of Finance Report:

Closing Report/ Cash Report October 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 2025-2026 as of October 2025 and Statement of Revenues, Expenditures, and Changes in Fund Balance as of October 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 219 customers for shut off.

Mr. Lanfredi went on to discuss the 9 payment plans with 3 having been revoked. He said there were 8600 customers on auto pay, 15,700 in the portal and 14,100 that participate in the e-bill program.

Mr. Lanfredi went on to say that the Authority received a \$523k rebate from the government as part of a solar panel refund. He also discussed funding received from the PFAS settlement agreements, currently over one million dollars.

Mr. Rousselle moved, seconded by Mr. Donovan, 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 2025-2026 as of October 2025 and Statement of Revenues, Expenditures, and Changes in Fund Balance as of October 2025, attached as exhibit "A", be approved as presented and be incorporated herein and are made a part hereof.

Guest: Robert Russell from Hague & Sahady -Review Audit Year Ending June 30, 2025

Mr. Simmons introduced the guest from the Authority's auditing firm.

Mr. Russell greeted the board members. He began his presentation by saying that the records maintained by the Kent County Water Authority were in excellent condition. He also thanked Mr. Lanfredi and the staff regarding their cooperation in preparing the financial statements.

Mr. Russell pleasantly informed the board that he has rendered a clean, unmodified opinion about the financial statements of the Authority according to the general accepted accounting principles. He presented highlights of the audit, including the illustration of good financial

performance, the Authority's ability to invest in infrastructure and maintain financial stability, and a positive statement of net position.

Mr. Russell went on to advise the Authority had \$228.8 million of total assets which represented a .08% decrease from last year due to decreases in the Project funding. He also indicated that the Authority had \$24.7 million in liabilities. There was a general discussion regarding revenue and expenses, as well as the capital assets owned.

Mr. Russell concluded by saying that the fiscal approach of the water Authority is very strong and that the audited financial statements show strength in the water Authority's fiscal policies.

Mr. Duckworth commended the work of Mr. Simmons, Mr. Lanfredi, and their staff regarding the audit.

Personal Privilege and Communication

There was nothing to report under this subject.

EXECUTIVE DIRECTOR/CHIEF ENGINEER'S REPORT

Chairman Report 2025: Annual report to all cities, towns, and regulators.

Mr. Simmons said that the annual report was contained in a link to the customer bills. He said that they were generally happy with the report and he indicated he had given a copy to each of the board members. He said that the report summarized the activity of the Authority, including last year and next year. Mr. Simmons stated that the ESS and BAL laboratory that handles most of the compliance testing for KCWA was bought out by Eurofins which is a large international life sciences company specializing in laboratory services for many industries including water. This change is possibly causing the laboratory to move into Massachusetts, which if were to happen, would create three hours of travel time into our routine for taking the required compliance sampling for RIDOH. This move would make the required sampling and testing more onerous and expensive. Mr. Simmons stated that we had built a full laboratory as part of this new building and we were going to take steps to certify our own lab to perform the daily testing so we could legally perform our own sampling and analysis for reporting. These changes in the laboratory testing would save the Authority money by conducting routine laboratory coliform tests and give more operational control during critical events like precautionary boil water orders where we need results quickly and efficiently. He was hoping to have the lab certified before next fiscal year.

Mr. Donovan asked how far along the Authority was in this process, and Miss Campagnone indicated that the Authority was in the beginning of the process but it was moving quickly. Mr. Simmons added that he was unsure how quickly the lab certification process would take once the application was submitted to Department of Health

East Greenwich Well Treatment Plant Pilot study progress -- Design update – RIDOH Submission for Approval

Mr. Simmons said that the pilot study was progressing along. He said that the Authority had obtained the preliminary design and illustrated the design on the screen for the board members and public to see. He said he was to meet with the engineering team tomorrow and would like to get the final application for the certificate of approval inclusive of the latest Design Basis Report, along with plans and specifications to the Department of Health prior to Thanksgiving. He said the Authority needs the certificate of approval from RIDOH to close on the \$25 million infrastructure bank loan under the drinking water State Revolving Fund. Mr. Simmons stated that he had had discussions with RIDOH about getting the COA prior to the end of the year and they had indicated that it was highly likely our project was a top priority. Mr. Simmons went on to say the RI infrastructure Bank is eager to release the funds due to EPA pressure. Mr. Simmons stated that we are hoping to close in January if possible.

Remote Net Metering

Update on final contract development and negotiations.

Mr. Simmons and Mr. Sullivan indicated that this contract remains in the negotiation stage. Mr. Sullivan indicated that there were several versions of the agreement that were marked up and handed back-and-forth during the negotiation process. He said these negotiations were ongoing with the ball in Ameresco's court.

Mr. Sullivan also discussed the offer of the donation of the net metering credits for 2025 by Green Development. Mr. Sullivan said he had discussed the matter with Mr. Simmons and our outside legal counsel and recommended to the board that the gift be rejected. As part of it, Mr. Sullivan indicated that the ongoing contract negotiations would prohibit the reception of any type of gift of this nature and feared that it could impact the contract negotiations going forward. Furthermore, the value that would be received in light of the successful contract negotiations will be negligible. In addition, Mr. Sullivan indicated that Green Development was a firm who unilaterally backed out of a contract to provide the net metering credits that Ameresco is now negotiating to replace.

Coventry Projects Update- Coventry High School Sewer Extension Project

Update- RI National Guard project Read Schoolhouse Road

Mr. Burns went on to discuss the Coventry sewer and water project. He said that the only work involving water mains was around the McDonald's area of Nooseneck Hill Road in Coventry. The balance of the work was done by the Town of Coventry. He described the schedule regarding construction, including work done already, were to be done before December 1 and the work moving to the school itself thereafter.

Mr. Simmons went on to discuss the National Guard project. He said that the government shutdown did affect some of the timing of the project. However, since the government opened back up, the project was back on track according to officials with the national guard.

EPA Revised Lead and Copper Rule Lead service line inventory update.

Ms. Campagnone updated the board. She indicated that they are currently below 1,400 unknowns. She said of those, 1345 are on private property and 187 on the public side of the connection.

She went on to say that the GLO representatives were here again scanning the documents. She said they conducted 5,000 scans yesterday with a total of 20,000 documents in the three trips that they spent here. There was a contingent discussion between the board members and the staff regarding their updated closing procedure when a sale is contemplated of a home that is serviced by Kent County Water and the service line material has not been identified pursuant to this rule.

Mr. Duckworth read the executive session agenda heading and Mr. Rousselle moved that the board going into executive session:

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

This was seconded by Mr. Kortz. Mr. Duckworth took a roll call vote and the board went into executive session at 4:15 p.m.

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The board returns to open session at approximately 4:40 pm.

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

Mr. Rousselle moved, seconded by Mr. Donovan, 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. Rousselle, seconded by Mr. Kortz, and carried, the meeting was adjourned at 4:48 p.m.

Dated: December 18, 2025



Patrick J. Sullivan
Legal Counsel

Tax: \$1,875.00
Date: 12/16/2025
Transfer Tax #: 14335

RECORDER: K

CITY OF EAST PROVIDENCE
RHODE ISLAND REAL ESTATE CONVEYANCE TAX

202500006343

Pages: 2

Recorded: DEC 16, 2025 08:17:30 AM
City of East Providence, Rhode Island
Andreza Skipworth City Clerk

WARRANTY DEED

YOLANDA DOGGETT, of Providence, Rhode Island, for consideration of Two Hundred Fifty Thousand Dollars and no cents (\$250,000.00) paid, hereby grants to **TM ENTERPRISES LLC**, a Rhode Island limited Liability Company with a mailing address of 119 Ellery Street, Providence, Rhode Island and **M&C HOME IMPROVEMENT, LLC** a Rhode Island limited Liability Company with a mailing address of 130 Byron Blvd, Warwick, Rhode Island, as TENANTS IN COMMON the following-described real property

WITH WARRANTY COVENANTS:

That certain lot of land, together with all the buildings and improvements thereon, situated on the southeasterly side of Burgess Avenue, in the City of East Providence, County of Providence, State of Rhode Island, being laid out and delineated as Lot No. 414 (four hundred fourteen) on that plat entitled, "Map of part of the 'Mauran Plat' situated in East Providence, R.I. belonging to Sarah B.M. Pearce Surveyed and Drawn by Walter Dexter March & Nov. 1877", which said plat is recorded in the Records of Land Evidence in said East Providence in Plat Book 5 at page 21 and (copy) on Plat Card No. 82.

Property Address
(for reference purposes only)
58 Burgess Avenue
East Providence, RI 02914
Map 16 Block 7 Parcel 3

No R.I.G.L. 44-30-71.3 withholding is required as Grantor is a resident of the State of Rhode Island as evidenced by affidavit.

Subject to taxes assessed December 31, 2024.

Being the same premises as conveyed to this Grantor in that certain deed recorded September 30, 2025 in Book 4929 Page 158 in the Land Evidence Records in the City of East Providence.

[Signature page to follow]

[illegible]

KENT COUNTY WATER AUTHORITY
MONTHLY FINANCE REPORT
FOR THE MONTH ENDING OCTOBER 31, 2025

	<u>Oct 2025</u>	<u>Oct 2024</u>
<u>Cash Receipts & Disbursements</u>		
Washington Trust-Deposit Account	\$ 1,216,052	\$ 799,544
Washington Trust-Checking Account	62,224	17,917
Washington Trust-Bald Hill Escrow Acct	-	606,746
RIBB-Revenue Bond Fund	-	33,120
BNYM Restricted Accounts	10,467,474	10,166,225
	<u>\$ 11,745,750</u>	<u>\$ 11,623,552</u>
 Collections	 \$ 3,118,512	 \$ 2,262,210
Disbursements	\$ 1,829,437	\$ 3,488,935
<u>Revenues</u>		
Monthly Budgeted	\$ 2,173,450	\$ 1,979,917
Monthly Actual	2,729,166	2,122,468
Over/(Under) Budget	<u>\$ 555,716</u>	<u>\$ 142,552</u>
 YTD Budgeted	 \$ 9,117,400	 \$ 8,563,667
YTD Actual	11,425,762	8,993,324
Over/(Under) Budget	<u>\$ 2,308,362</u>	<u>\$ 429,657</u>
<u>Expenditures</u>		
Monthly Budgeted	\$ 1,573,083	\$ 1,386,417
Monthly Actual	1,714,483	1,803,411
(Over)/Under Budget	<u>\$ (141,399)</u>	<u>\$ (416,995)</u>
 YTD Budgeted	 \$ 7,557,728	 \$ 6,691,166
YTD Actual	7,599,143	7,087,568
(Over)/Under Budget	<u>\$ (41,415)</u>	<u>\$ (396,402)</u>
 YTD Budgeted Surplus/(Deficit)	 \$ 2,266,947	 \$ 33,255
 Sales	 \$ 2,224,768	 \$ 2,146,183
<u>Open Receivables</u>		
0-30 Days	\$ 2,188,998	\$ 2,085,643
31-60 Days	412,055	429,720
61-90	122,440	99,284
Over 90 Days	72,452	59,212
	<u>\$ 2,795,944</u>	<u>\$ 2,673,860</u>

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

AS OF 10/2025

ACCOUNT DESCRIPTION REVENUES	C U R R E N T M O N T H		Y E A R		T O - D A T E	
	BUDGET	ACTUAL	BUDGET	ACTUAL	ACTUAL OVER/ UNDER BUDGET	ACTUAL OVER/ UNDER BUDGET
1-4190 INTEREST & DIVIDEND INC.	70000.00	25917.58	-44082.42	116541.44	-163458.56	
1-4210 MISCELLANEOUS INCOME	5000.00	527492.40	522492.40	927495.85	907495.85	
1-4220 GAIN ON SALE OF ASSET				611002.21	611002.21	
1-4750 OTHER REVENUE-SAMPLES	833.33	1650.00	816.67	4950.00	1616.68	
TOTALS FOR OTHER INCOME	75833.33	555059.98	479226.65	1659989.50	1356656.18	
1-1184 MISC BILLABLE WORK	833.33	-1580.60	-2413.93	2178.84	-1154.48	
1-461A METERED SALES - GC	1460000.00	1476931.17	16931.17	6847632.20	652632.20	
1-461B METERED SALES - IC	309000.00	322539.55	13539.55	1376218.18	83218.18	
1-4620 PRIVATE FIRE PROTECTION	30833.33	32898.88	2065.55	131828.46	8495.14	
1-4630 PUBLIC FIRE PROTECTION	131666.66	131810.70	144.04	527078.76	412.12	
1-4640 SALES -PUBLIC AUTHORITIES	73000.00	74170.10	1170.10	341953.93	56953.93	
1-4660 SALES FOR RESALE	80833.33	115445.76	34612.43	448378.78	125045.46	
1-4710 SERVICE AND LATE CHARGE	1700.00	10215.76	8515.76	33975.85	8575.85	
1-4730 OTHER REVENUE-INSPECTIONS	5583.33	6869.07	1285.74	34580.65	12247.33	
1-4740 OTHER REVENUES & W.P.6.9%	4166.66	4805.69	639.03	21947.00	5280.36	
TOTALS FOR OPERATING REVENUE ACCTS.	2097616.64	2174106.08	76489.44	9765772.65	951706.09	
TOTALS FOR REVENUES	2173449.97	2729166.06	555716.09	11425762.15	2308362.27	
EXPENDITURES						
1-6020 PURCHASED WATER	584000.00	516345.34	67654.66	2583392.23	-3392.23	
TOTALS FOR SOURCE OF SUPPLY EXPENSES	584000.00	516345.34	67654.66	2583392.23	-3392.23	
1-6210 FUEL FOR PUMPING	8333.33	5046.41	3286.92	36579.22	-3245.90	
1-6230 POWER PURCHASED	66666.66	93746.76	-27080.10	388957.36	-122290.72	
1-624A PUMPING LABOR	16666.66	23597.90	-6931.24	85808.46	-19141.82	
1-624B PUMPING EXPENSES				182.06	-182.06	

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	BUDGET	ACTUAL	ACTUAL OVER/ UNDER BUDGET	BUDGET	ACTUAL	ACTUAL OVER/ UNDER BUDGET
1-6310						
STRUCTURE/IMPROVE LABOR	8333.33	5695.06	2638.27	33333.32	37013.56	-3680.24
1-6330						
PUMPING EQUIPMENT LABOR	6666.66	6652.78	13.88	26666.64	28262.47	-1595.83
TOTALS FOR PUMPING EXPENSES	106666.64	134738.91	-28072.27	426666.56	576803.13	-150136.57
1-6410						
CHEMICALS	6250.00	1247.12	5002.88	25000.00	30306.33	-5306.33
1-642A						
WATER TREATMENT LABOR	14583.33	19454.22	-4870.89	58333.32	74018.72	-15685.40
1-642B						
OPERATION EXPENSES	12500.00	18282.49	-5782.49	50000.00	59287.19	-9287.19
1-6510						
MAINT STRUCT & IMPROVE	8333.33	6.49	8326.84	33333.32	2700.19	30633.13
1-6520						
TREATMENT EQUIPMENT	3750.00	14635.50	-10885.50	15000.00	20062.39	-5062.39
TOTALS FOR WATER TREATMENT EXPENSES	45416.66	53625.82	-8209.16	181666.64	186374.82	-4708.18
1-662A						
T & D LINE LABOR	2083.33	5552.43	-3469.10	8333.32	5776.45	2556.87
1-662B						
T & D SUPPLIES & EXP	2083.33	5148.19	-3064.86	8333.32	9159.10	-825.78
1-663A						
T & D METER LABOR	6250.00	5471.79	778.21	25000.00	17179.32	7820.68
1-6650						
T & D MISC	2083.33	338.52	1744.81	8333.32	4399.71	3933.61
1-6720						
RESERVOIR & STANDPIPE	4583.33	19979.27	-15395.94	18333.32	43402.57	-25069.25
1-6730						
MAINT T & D MAINS	79166.66	112101.86	-32935.20	316666.64	408887.22	-92220.58
1-6750						
SERVICE & CURB BOX	20833.33	24306.30	-3472.97	83333.32	121475.11	-38141.79
1-6760						
METER REPAIRS	10416.66	7359.78	3056.88	41666.64	31853.97	9812.67
1-6770						
HYDRANT MAINTENANCE	10416.66	15624.56	-5207.90	41666.64	54060.21	-12393.57
TOTALS FOR TRANS. & DISTR. EXPENSES	137916.63	195882.70	-57966.07	551666.52	696193.66	-144527.14
1-902A						
METER READING LABOR	3750.00	4911.12	-1161.12	15000.00	27871.82	-12871.82
1-903A						
OFFICE ADMIN LABOR	20416.66	33736.09	-13319.43	81666.64	97445.14	-15778.50
1-903B						
CUSTOMER BILLING SUPPORT	14583.33	14316.75	266.58	58333.32	58104.54	228.78
TOTALS FOR CUSTOMER ACCT. EXPENSES	38749.99	52963.96	-14213.97	154999.96	183421.50	-28421.54
1-9090						
SHIPPING & FREIGHT	1083.33	1069.32	14.01	4333.32	2463.68	1869.64
1-9100						
COMMUNICATIONS EXPENSE	11666.66	6879.09	4787.57	46666.64	43712.76	2953.88

Kent County Water Authority
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AS OF 10/2025

ACCOUNT DESCRIPTION	C U R R E N T M O N T H		Y E A R - T O - D A T E	
	BUDGET	ACTUAL	BUDGET	ACTUAL
1-9160 PROPERTY TAXES				
1-9170 COMPUTER EXPENSE				
1-9180 LICENSES & PERMITS	24000.00	28279.56	55000.00	56309.99
1-9190 BANK CHARGES	416.66		1666.64	1150.00
1-9200 OFFICE SALARY LABOR	29166.66	31787.00	116666.64	143507.37
1-9210 OFFICE SUPPLIES & EXP	39583.33	48151.27	158333.32	186078.72
1-9230 OUTSIDE SERVICES	5416.66	4585.75	21666.64	19276.76
1-9240 INSURANCE EXPENSE	18750.00	64636.70	75000.00	165509.05
1-9260 EMPLOYEE BENEFITS	21666.66	18212.43	86666.64	87813.68
1-9280 REGULATORY COMM EXP	79000.00	77551.55	642000.00	641854.09
1-930A MISC GENERAL EXPENSE	1500.00	24862.50	6000.00	31820.00
1-930B MISC-BOD EXPENSE	83.33		333.32	333.32
1-932A GENERAL PLANT LABOR	1750.00	1750.00	7000.00	7000.00
1-932B GARAGE/TRUCK LABOR	20833.33	21310.86	83333.32	143415.59
1-9320 GAIN ON SALE OF ASSET	10416.66	11863.10	41666.64	53442.37
1-9330 PAID TIME OFF	42000.00	31526.15	650000.00	650000.00
1-9340 UNCOLLECTIBLE (WRITE OFF)	83.33		-74000.00	-71377.67
TOTALS FOR ADM. & GENERAL EXPENSES	307416.61	372465.28	333.32	333.32
1-4030 DEPRECIATION EXPENSE			2184666.44	1779031.98
1-4080 PAYROLL TAXES	335000.00	366525.52	1340000.00	1466102.08
1-4270 INTEREST EXPENSE	17916.66	21935.01	71666.64	62520.97
TOTALS FOR OTHER EXPENSES	352916.66	388460.53	66395.00	65302.23
TOTALS FOR EXPENDITURES	1573083.19	1714482.54	1478061.64	1593925.28
EXCESS OF REVENUE OVER EXPENDITURES			7557727.76	7599142.60
FOR general	600366.78	1014683.52	1559672.12	3826619.55
				2266947.43

REPORT DATE 11/17/2025
SYSTEM DATE 11/17/2025
FILES ID Z

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

PAGE 4
TIME 11:08:46
USER MLANFREDI

AS OF 10/2025

----- C U R R E N T M O N T H -----		Y E A R - T O - D A T E -----	
BUDGET	ACTUAL	BUDGET	ACTUAL OVER/ UNDER BUDGET

ACCOUNT DESCRIPTION

OTHER ADJUSTMENTS TO FUND BALANCE

FUND BALANCES - JULY 1
FUND BALANCES - OCTOBER 31

0.00	182071172.24
	185897791.79
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