

**MINUTES OF PLUMSTEAD TOWNSHIP  
BOARD OF SUPERVISORS  
WORK SESSION MEETING  
AUGUST 27, 2025**

**1. Call to Order:** The August 27, 2025, work session meeting of the Plumstead Township Board of Supervisors was held at Plumstead Township Municipal Building, 5186 Stump Road, Pipersville, PA. Chairman, James McComb, called the meeting to order at 7:00 p.m.

**ELECTED OFFICIALS PRESENT:**

James McComb	Chair
Daniel Hilferty	Vice Chair
Kenneth Lichtenstein	Member
Gregory Bankos	Member
Matthew Given	Member

**APPOINTED OFFICIALS PRESENT:**

Township Manager:	Stacey Mulholland
*Township Solicitor:	William Oetinger, Esq.
*Township Engineer:	Timothy Fulmer, PE
*Asst. Twp. Manager:	Steve Hicks

\* Not Present

**2. Moment of Silence & Pledge of Allegiance:**

Mr. McComb led the Board and Audience in a moment of silence, followed by the Pledge of Allegiance.

**3. Public Comment:**

Wendy Eaton of 6142 German Rd. spoke to express her concerns over speeding and traffic along German Road.

**4. New Business:**

**4.a. 2026 Water Fund Snapshot & 2026 Projections:** In attendance was Public Works Director, Alan Bleam.

Ms. Mulholland gave the Board a brief overview of the Water Fund, stating that unlike the General Funds, the Water Fund must be self-sustaining, so no property taxes can go towards it. The fund is strictly made of revenue from usage fees. Ms. Mulholland explained that the fund has received grant reimbursement which covered a water connection project. Ms. Mulholland gave a description of the various fees involved with the fund and those fees fluctuate based on the housing market. Additionally, Ms. Mulholland gave an overview of the expenses that are shown in the 2025 fund, such as water equipment at Landis Park, a meter in Country Greene, and the Northern interconnect project that was budgeted for in 2024 but was not completed until 2025.

Ms. Mulholland reviewed the Water Rate Study that was performed by HRG. Ms. Mulholland explained that the infrastructure costs and operating costs are escalating, including testing for PFAS, and to provide clean, healthy water, this testing is necessary. Mr. Bleam stated that the raw materials for meters and all associated water parts have increased as well. Ms. Mulholland explained that if the water rate is not increased according to the HRG study, the Township's water system will be operating at a financial deficit.

Mr. Bleam gave an overview of the upcoming interconnection project connecting Summer Hill to Carriage Hill

and Patriot's Ridge. Mr. Blead said that this connection will reduce energy costs, as well as ensuring that Summer Hill always has a consistent supply of water. Mr. Blead stated that Summer Hill is currently served by a well. This project will provide a better flow rate for the customers and will allow the existing wells to serve as emergency back-ups. Mr. Given inquired about the cost of the water. Mr. Blead stated that the water is purchased through the North Wales Water Authority, and the cost of water can fluctuate. Mr. Blead answered various questions regarding the quality of water and water quality testing stating that the supplier is responsible for testing the quality of the water prior to providing it to Plumstead Township. Mr. Lichtenstein inquired about and recommended that the Township provide educational materials to the residents regarding testing their wells and well water.

Ms. Mulholland explained that HRG's Water Rate Study listed two options for water rates, a flat-rate increase, or a consumption-based increase. The first flat option is a one-time 30% increase, which equates to \$31 per quarter, with no further increases through 2030. The second flat option would be to phase the increase by doing 10% in 2026, 10% in 2027, hold steady in 2028, and then 10% in 2029. The first consumption-based option consists of the user paying per 1,000gal. plus a meter fee. Ms. Mulholland stated that the average user in Plumstead averages 11,000gal. per quarter. This option is better for low-use homes. The final option is a tiered system based on gallons. Ms. Mulholland stated that in the end, all options will have the same results for the Water Fund. Mr. Blead answered the Board's questions regarding the technical side of meters, and what the various sizes are used for. Mr. Lichtenstein inquired about how the use of water by the fire companies is factored into the fund. Mr. Blead stated that the fire companies provide Public Works with an estimate of how much of the Township's water was used by emergency services, and those figures are added to the loss calculations in the fund. Ms. Mulholland pointed out that residents who live in buildings with sprinkler systems will pay a higher rate in a consumption-based option.

Mr. Hilferty expressed concern that the study may be overestimating the rate increase and would like clarification on the tables within the study. Mr. Given stated that the previous year's Water Rate Study had a five-year projection, and he inquired about why the Township was doing a new study that shows a different increase. Mr. Blead stated that he would like an updated study to be performed on an annual or biannual basis. Ms. Mulholland explained that having annual studies will allow the Township to be proactive instead of reactive within the water system. Mr. Given expressed concern over the interconnection project, stating that he fears this would make the Township too reliant on the North Wales Water Authority. Mr. Hilferty inquired about how much of a change it would be switching from a flat-rate to a consumption-based model. Mr. Blead stated that the billing software can handle the change; the larger issue will be customers getting used to a new billing model. Mr. Lichtenstein stated his desire to move forward with the interconnection project to ensure the Township's water supply. Mr. Bankos expressed his desire to move forward with the interconnection project as well. Mr. Given stated that he is not against the project, and is in favor of proactivity, but cautions against reliance on one entity. Mr. McComb and Mr. Hilferty expressed support for continuing with the interconnection project.

The Board agreed that there needs to be a rate adjustment, and that the billing model should be on the October Board of Supervisors agenda to be decided on.

## **5. Board of Supervisors Comments:**

## **6. Consent Agenda:**

**MOTION:** Upon motion by Mr. McComb, seconded by Mr. Bankos, the Board unanimously amended the agenda to include Item 6.c. – A request for Fire Police in Bristol for the funeral service of a fallen firefighter.

### **6.a. Bills List dated August 27, 2025, in the amount of \$429,394.28, subject to audit:**

**6.b. Meeting Minutes – July 30, 2025, Work Session:**

Mr. Lichtenstein stated that although he did not vocalize his agreement to the final paragraph of the Board of Supervisors Comments in the July meeting, he was gesturing in agreement, and asked that it be noted on the record that he agreed with Mr. Hilferty's concern over the plight of small, local farmers, and agreed that the Township should explore ways to help young farmers in Plumstead Township.

**6.c. Authorization of PVFC Fire Police for Funeral Service Detail:**

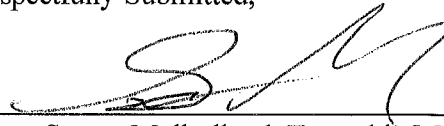
**MOTION:** Upon motion by Mr. Lichtenstein, seconded by Mr. Given, the Board unanimously approved Items 6.a. & 6.c. of the Consent Agenda.

**MOTION:** Upon motion by Mr. McComb, seconded by Mr. Lichtenstein, the Board unanimously approved the minutes of the July 30, 2025, Work Session meeting, as written.

**7. Adjournment:** Upon motion by Mr. Given and seconded by Mr. McComb, the Board unanimously adjourned the meeting at 8:25p.m.

Respectfully Submitted,

Date Approved: 9/24/25



Stacey Mulholland, Township Manager