

KENT COUNTY WATER AUTHORITY

MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS August 27, 2026

A meeting of the Board of Directors of Kent County Water Authority (“Authority”) was held on the 27th day of August, 2026 at 3:30 P.M. at the office of the Authority, 35 Technology Way, West Greenwich, RI, in the Robert B. Boyer Board Room.

Chairman Rober B. Boyer opened the meeting at 3:30 P.M. Board members Jeff Giusti, Scott Duckworth, Geoffrey Rousselle, Brain Kortz and Ken Mason were all in attendance and Board Member Charles Donovan arrived at 3:40 P.M. Also in attendance were the Executive Director/Chief Engineer David L. Simmons, Legal Counsel Mary B. Shekarchi, Esq., Director of Human Resources and Finance Michael Lanfredi, Chief of Operations Richard Burns, and Deputy Director Nicole Campagnone.

Attorney Shekarchi led the room in the pledge of allegiance.

Approval Of the Minuets:

The minutes of the board meeting held on July 16, 2026 were presented for approval. Mr. Duckworth moved the approval, seconded by Mr. Giusti. The minutes were approved unanimously.

Legal Counsel:

There was no update on the CONE Receivership or PFAS Litigation. The Authority’s Legal Counsel Mr. Patrick Sullivan, Esq. who is representing the Authority in these matters was not present and will provide an update at the next Board meeting.

Director of Finance Report:

Mr. Lanfredi, Finance Director, explained and submitted the financial report. He reported on the Cash Receipts and Disbursements and Statement of Cash Location FY 2026-2027 as of July 2026 and Statement of Revenues, Expenditures, and Changes in Fund Balance as of July 2026, 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 119 customers for shut off and there were 29 shutoffs pending.

Mr. Lanfredi went on to discuss the 9 payment plans.

Mr. Lanfredi further explained that the annual audit for the Authority had begun.

There was brief discussion regarding where the PFAS settlement funds were deposited once the Authority received them. Mr. Lanfredi explained they were deposited in the Authority's capital account.

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

Upon Motion duly made and seconded, it was unanimously approved.

VOTED: That the Cash Receipts and Disbursements and Statement of Cash Location FY 2026-2027 as of July 2026 and Statement of Revenues, Expenditures, and Changes in Fund Balance as of July 2026, attached as Exhibit "A", be approved as presented and be incorporated herein and are made a part hereof.

Personal Privilege and Communication:

None.

Executive Director/ Chief Engineer's Report:

East Greenwich Well Treatment Plant Update

Mr. Simmons said that the project was out for bid. There was a pre-bid meeting where five (5) contractors picked up plans and the bids are expected to be returned by September 16, 2026 with the awarding of the bid shortly thereafter and the commencement of construction to commence in early October, 2026.

Mr. Duckworth asked how many people/companies attended the pre-bid meeting. Ms. Campagnone stated that approximately fifteen (15) people attended, which consisted of the five (5) engineering companies with their staff and some subs. In addition, representatives from the Department of Health also attended the pre-bid meeting.

Mr. Giusti asked if the five (5) contractors who attended the pre-bid meeting were RI companies. Mr. Simmons explained that the 2 were from RI, 2 were from MA and 1 from CT.

Mr. Simmons explained he is exploring purchasing GAC vessel equipment which is a unique and necessary product needed in this construction project. By purchasing it outright, it will save the Authority approximately \$500,000.00.

Mr. Duckworth asked what the time frame for the product was to be completed/delivered. Mr. Simmons said about eighteen (18) months.

Mr. Kortz asked if the Authority was in the process of gathering bids. Mr. Simmons said it is a specific piece of equipment with a sole source for purchasing it. Mr. Simmons is currently

investigating this purchase because with the recent PFAS regulations, this product will be in high demand.

Mr. Mason asked when this project's expected completion date is. Mr. Simmons said at this time, the substantial completion date is October 2028, and final completion date is July 2029.

Coventry High School Sewer Extension Project Update

Mr. Simmons and Mr. Burns both stated that our work at this project is done.

RI National Guard School project Read Schoolhouse Road Update

Mr. Simmons said that the Authority is scheduled to be at the site on August 31, 2026, which is the date the project is to commence.

Center of New England (CONE) PWS consolidation Update

Mr. Simmons stated that the Authority met with the Receiver earlier today. The Receiver is collecting data including Crossman Engineer's data plan and essentially in the due diligence stage. The Authority cannot proceed forward until the As-Built plan is completed. The goal is to have CONE to be part of the KCWA system rather than having it operate as two separate public water systems within the boundaries of the KCWA distribution network.

Mr. Duckworth asked what the Authority will own once the project is completed. Mr. Simmons said the Authority will only own the water line.

Mr. Duckworth read the executive session agenda headings and moved to go into executive session.

1. **Executive Session: Pursuant to RIGL § 42-46-5 (5): Discussions pertaining to considerations related to real property for public purposes.**
2. **Executive Session: 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**

This was seconded by Mr. Rousselle. Chairman Boyer took a roll call vote which was unanimous and the Board went into Executive Session at 4:16 P.M.

The Board returned to open session at 5:05 P.M.

Mr. Duckworth moved, seconded by Mr. Donovan, to emerge from Executive Session. It was unanimously voted to emerge from Executive Session and return to regular open session.

Mr. Duckworth moved and seconded by Mr. Rousselle and carried. The meeting was adjourned at 5:07 P.M.

Date: September 11, 2026


Mary B. Shekarchi
Legal Counsel

KENT COUNTY WATER AUTHORITY

MINUTES OF THE EXECUTIVE SESSION MEETING
OF THE BOARD OF DIRECTORS
August 27, 2026

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

Pursuant to RIGL 42-46-5(2): Discussion pertaining to litigation – RIDOT- Construction Pipe Gantry Issues- KCWA v. D'Ambra Construction and RIDOT – PC-2021-0704

The board, having voted in open session, went into executive session.

The board went into executive session at 4:16 p.m.

Mr. Simmons updated the Board on the current status of negotiations/discussions regarding the licensed operation of the Quonset Development Corporation (QDC) water system, incorporation of the customers into the Authority's retail base, and acquisition of their water supply wells to bolster the much-needed additional supply for KCWA.

Mr. Simmons had a recent meeting with QDC representatives who accepted KCWA's appraisal as the basis for the whole deal and agreed to take Ladd Center and all that comes with it completely out of the deal, meaning it will no longer be a concern for the Authority.

Mr. Simmons explained that the proposed agreement provides for a rent schedule with future simple fee purchase options based on the independent appraisal. He and staff have run the numbers and there are no hidden premiums. In addition, he stated that the Authority's financial analysis shows that under this Agreement, the revenue generated from QDC would include adequate funds to be deposited into a capital account specifically for QDC property costs, cover the infrastructure maintenance and replacement cost as presented in the certified Clean Water Infrastructure Replacement plan, the operator cost and generate approximately \$500,000.00 in additional revenue starting in year 1. This agreement does not require a rate increase and does not cost our current ratepayers.

Mr. Giusti and Mr. Kortz asked about the condition of the wells to be acquired. Mr. Simmons said that well # 14A is in good condition and runs great, well #9A needs rehab and well # 3A just had a new VFD installed and is good working order but its location is approximately a mile away from the plant off Frenchtown Road where the current wholesale interconnection is presently located. Mr. Simmons stated that well 3A is not needed at present but will provide the Authority with options in the future having another certified source of drinking water for future development. Mr. Kortz inquired more about the level of effort that Well 9A would need. Mr. Simmons said it most likely needs a full redevelopment at a minimum. Mr. Simmons said that the

plant design includes integration of the two QDC wells with the water mains passing directly in front of the new plant. He said that the EG Well and Well 14 alone could meet the demands of the facility and that would buy the time needed to handle whatever well 9A needs to get up and running.

Mr. Mason noted that recent information showed that the tanks looked good, but he asked about the rehab for the wells. Mr. Simmons said that well #9A needs rehab and those costs have been factored into the proposal under the Clean Water Infrastructure replacement plan which is funded out of the 30% restricted allocation.

Chairman Boyer was unclear as to where these wells were located so Mr. Simmons provided a map showing the location of the wells and explained how they would benefit the treatment plant for future development. He further said that well #3A although not needed at this time, based on its location, adds value for potential development.

Mr. Giusti asked if QDC would be conducting the well rehab. Mr. Simmons said that the Authority would be performing the repairs/improvements per the plan but we could certainly ask QDC to make those repairs or negotiate as part of the deal. The Authority would also be gaining 5 experienced, qualified and needed employees. The Authority's staff have met the employees and feel confident they are a good fit for the Authority's needs.

Mr. Giusti asked how close we are to a final agreement. Mr. Simmons said we are getting pretty close. QDC started discussions at \$35 million dollars as the basis for the agreement and we are now at \$6.4 million. At this point, Mr. Simmons is not asking the board for any action item. He is just providing an update. The attorneys are still reviewing the Agreement.

Both Chairman Boyer and Mr. Giusti said QDC needs us more than we need them. Mr. Simmons said the Authority needs more sources of water for our PFAS treatment plant and additional licensed operators. This proposal provides for long-term potential growth for the Authority by having access to more water and an additional \$500,000.00 per year in revenue. This proposal allows all of the items to be achieved without having to file with the PUC or increase our rates.

Chairman Boyer added he would like to see more negotiating with well #9A.

Mr. Kortz asked what the time frame was for the treatment plant's completion. Mr. Simmons said 2 and a half years.

Chairman Boyer noted that Mr. Sullivan, Esq. was not present so there was no updated information regarding pending litigation at this time.

Ms. Shekarchi asserted that no votes were taken.

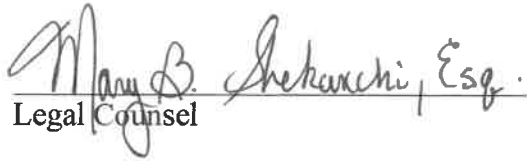
Mr. Duckworth moved to exit executive session and resumed open session at 5:05. Seconded by Mr. Donovan. Approved unanimously after roll call vote.

Mr. Duckworth moved to return to regular open session. Mr. Guisti seconded. The

motion was approved unanimously.

At 5:05p.m. the board emerges from executive session and resumes open session.

Dated: September 14, 2026


Legal Counsel