

BCWSA



**MINUTES OF THE REGULAR BOARD MEETING**  
*May 22, 2024*

**PRESENT:** John Cordisco, Bryan Allen, Michael Schwartz, and Michael Fehrle

**VIA ZOOM:** Raymond Richardson

Benjamin W. Jones, CEO; Jason Hillaert, CFO; Michael Levin, Esquire;  
Russell Dunlevy, P.E; Steven Hartman, P.E; Anne M. O'Toole, Executive  
Assistant and Sarah Schaffer, Administrative Assistant

**VISITORS:** None

**CALL TO ORDER:**

The BCWSA's Chairman, John Cordisco, called the Regular Meeting of the BCWSA to order at 10:10 A.M.

**PLEDGE OF ALLEGIANCE:**

Those present pledged allegiance to the flag.

**PUBLIC COMMENT:** None

**MINUTES:**

Mr. Schwartz moved, Mr. Allen seconded the motion that unanimously approved the Minutes of the BCWSA's Regular Board Meeting held on April 24, 2024. (Minutes are attached to the Minute book)

**REPORT OF THE CEO:** Benjamin W. Jones

***-Sewer Service Agreement; Bensalem Township-***

Mr. Schwartz moved, Mr. Allen seconded the motion unanimously approving ratification of the Sewer Service Agreement between BCWSA and Foundation Housing Inc., for the proposed construction of a senior housing development requiring 25 existing EDUs in Bensalem Township. (memo from BWJ dated 05/22/24 and agreement is attached to the Minute Book)



BCWSA  
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www.bcwsa.net



***-Sewer Service Agreement; Springfield Township -***

Mr. Schwartz moved Mr. Allen seconded the motion that unanimously approved the Sewer Service Agreement between BCWSA and 1110 WGA, LLC for the proposed construction of 12 (3) story single- family townhomes requiring the purchase of 12 EDUs (2) existing in Springfield Township. (memo from BWJ dated 05/22/24 and agreement is attached to the Minute Book)

***-Reservation of Capacity Agreement (ROC) New Britain Borough-***

Mr. Schwartz moved Mr. Allen seconded the motion that unanimously approved the ROC Agreement between BCWSA and Heritage Crown Realty, LLC for the proposed redevelopment of an existing commercial site with a remodeled veterinary office, 2 residential apartments, 11 townhomes and a 10-unit condominium in New Britain Borough. (memo from BWJ dated 05/22/24 and agreement is attached to the Minute Book)

***-Deed of Dedication Warrington Township-***

Mr. Schwartz moved Mr. Allen seconded the motion unanimously accepting dedication of the Foxlane Homes at Warrington Development Sanitary Sewer Facilities on Lower State Road in Warrington Township. (memo from BWJ dated 05/22/24 and agreement is attached to the Minute Book)

***-Deed of Dedication Upper Dublin Township-***

Mr. Schwartz moved, Mr. Allen seconded the motion unanimously accepting dedication of the Drescher Care Group Senior Sanitary Sewer Facilities located in Upper Dublin Township. (memo from BWJ dated 05/22/24 and agreement is attached to the Minute Book)

***-Deed of Dedication Springfield Township-***

Mr. Schwartz moved, Mr. Allen seconded the motion unanimously accepting dedication of the Foxlane Homes at Laverock Sanitary Sewer Facilities in Springfield Township. (memo from BWJ dated 05/22/24 and agreement is attached to the Minute Book)

***-Grinder Pump Agreement-***

Mr. Schwartz moved, Mr. Allen seconded the motion that unanimously approved the Grinder Pump System Operation and Maintenance Agreement at the residence located at 291 Penncrest Drive in Middletown Township. (memo from BWJ dated 5/22/24 and agreement is attached to the Minute Book)



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**ENGINEERS REPORT:**

**Gilmore & Associates**

Russel Dunlevy, P.E., reviewed the Engineer's Report dated 05/22/24.

***-Totem Road Force Main Emergency Repair-***

Mr. Schwartz moved, Mr. Allen seconded the motion that unanimously approved the Payment Request in the amount of \$697,695.80 be paid to Almedia & Hudak Contractors LLC for emergency repair of a failed sanitary sewer force main located on Progress Drive in Bensalem Township.

***-BCWSA Office Roof Replacement -***

Mr. Schwartz moved, Mr. Allen seconded the motion that unanimously approved Payment Application #2 and #3 for roof replacement work completed at the BCWSA office in the amount of \$27,158.25 to be paid to United States Roofing Corporation, as recommended by the Engineer.

**Consulting Engineer's Report**

Steven Hartman, P.E., reviewed the Consulting Engineers Report dated 05/16/24.

**CENTRAL BUCKS SEWER SYSTEM AREA**

***A. Castle Valley Diversion Booster Pump Station (Contract CB-75A)***

Mr. Schwartz moved, Mr. Allen seconded the motion that unanimously approved Application and Certificate for Payment No. 4 for Contract CB-75A in the amount of \$63,021.60 be paid to Blooming Glen Contractors Inc., as recommended by the Consulting Engineer.

***B. Castle Valley Diversion Booster Pump Station (Contract CB-75B)***

Mr. Schwartz moved, Mr. Allen seconded the motion that unanimously approved Application and Certificate for Payment No. 6 in the amount \$14,400.00 for Contract CB-75B be paid to AJM Electric, Inc., recommended by the Consulting Engineer.



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Mr. Schwartz moved, Mr. Allen seconded the motion that unanimously approved Change Order No. 1 required by the Contractor (AJM Electric) to extend the underground electrical conduits to a utility pole that is one further from the project location, at the direction of PECO, increasing the Contract price by \$27,000.00. Change Order No. 1 was recommended by the Consulting Engineer.

**SOLICITOR'S REPORT: Michael Levin, Esquire**

The Solicitor stated that the Board of Directors met in Executive Session for approximately fifty minutes prior to the start of the Board Meeting to discuss a personnel matter to be approved under New Business.

***-Tri Party Agreement; Springfield Township-***

Mr. Schwartz moved, Mr. Allen seconded the motion that unanimously approved the Tri Party Agreement between 1110 WGA, LLC, Meridian Bank and BCWSA associated with the Sewer Service Escrow Agreement to be funded after sewer service agreement is executed, subject to the solicitors review of the agreement. (memo from BWJ dated 05/22/24 and agreement is attached to the Minute Book)

***-Addendum to the Reservation of Capacity Agreement (ROC) New Britain Borough-***

Mr. Schwartz moved, Mr. Allen seconded the motion that unanimously approved the Addendum to the ROC Agreement between BCWSA and Heritage Crown Realty, LLC to include the option to extend the ROC Agreement by one year. (memo from BWJ dated 05/22/24 and agreement is attached to the Minute Book)

***-Wastewater Service Agreements; City of Philadelphia-Bensalem Township-***

Mr. Schwartz moved, Mr. Allen seconded the motion that unanimously approved the Wastewater Service Agreement between the City of Philadelphia, and BCWSA related to the renewing the wholesale wastewater treatment services contract for Bensalem Township (agreement is attached to the Minute Book)

***-Wastewater Service Agreements; City of Philadelphia-Springfield Township-***

Mr. Schwartz moved, Mr. Allen seconded the motion that unanimously approved the Wastewater Service Agreement between the City of Philadelphia and BCWSA related to the renewing of the wholesale wastewater treatment services contract for Springfield Township. (agreement is attached to the Minute Book)



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**CFO's REPORT: Jason Hillaert, CFO**

***-Bills for Payment-***

Jason Hillaert, CFO, presented a List of Bills that were prepared by in-house staff, and he recommended Board approval.

Mr. Schwartz moved, Mr. Allen seconded the motion that unanimously approved the Bills for Payment dated 05/22/24. (List of bills is attached to the Minute Book)

**OLD BUSINESS:**

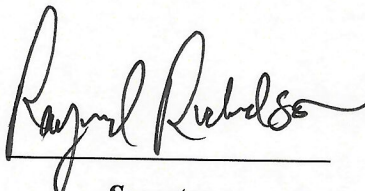
**NEW BUSINESS:**

***-Management Contract-***

Mr. Schwartz moved, Mr. Allen seconded the motion that unanimously approved the 2<sup>nd</sup> Amendment to the CEO's Management Contract subject to the changes discussed in the Executive Session.

**ADJOURNMENT:**

There being no further business to be presented to the Board, Mr. Schwartz moved, Mr. Allen seconded the motion that unanimously adjourned the meeting.

  
Secretary

06.26.24  
Date



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