



**REGULAR BOARD MEETING  
WEDNESDAY, AUGUST 27, 2025  
9:30 AM**

***Executive Session 9:00 AM***

- ***Litigation***
- ***Potential Litigation***

- 1. CALL TO ORDER:**
- 2. PLEDGE OF ALLEGIENCE:**
- 3. PUBLIC COMMENT:**
- 4. MINUTES:**

Consideration to approve the Minutes of the BCWSA's Regular Board Meeting of July 30, 2025.  
(see minutes attached)

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

***-Sewer Service Agreement; Doylestown Borough-***

Consideration to approve the Sewer Service Agreement between BCWSA and Arcadia at Doylestown 3, LLC, associated with the construction of eighteen (18) town homes and a sixty (60) unit senior living apartment requiring the purchase of forty-two (42: 1 existing; 41 new) EDUs, located at 280 N Broad Street in Doylestown Borough. (see memo from BWJ dated 08/27/25 and agreement attached)

***-Sewer Service Agreement; Warrington Twp -***

Consideration to approve the Sewer Service Agreement between BCWSA and MSD Development, associated with the construction of a five (5) lot single-family home subdivision requiring the purchase of five (5) EDUs located at 858 Elbow Lane in Warrington Township. (see memo from BWJ dated 08/27/25 and agreement attached)



**BCWSA**  
1275 Almshouse Road, Warrington, PA 18976  
Phone: 215.343.2538  
[www.bcwsa.net](http://www.bcwsa.net)



***-Reservation of Capacity and Sewer Service Agreement; Upper Dublin Twp-***

Consideration to approve the ROC Agreement and Sewer Service Agreement between BCWSA and Pulte Homes of PA, Limited Partnership, associated with the construction of a seventy-two (72) unit residential development requiring the purchase of seventy-two (72) EDUs, located at 1840 Norristown Road in Upper Dublin Township. (see memo from BWJ dated 08/27/25 and agreements attached)

***-Reservation of Capacity; Bensalem Twp-***

Consideration to approve the ROC Agreement between BCWSA and Walter Lesnevec, associated with the proposed construction of a three (3) lot subdivision requiring the purchase of three (3) EDUs, located at Galloway Road in Bensalem Township. (see memo from BWJ dated 08/27/25 and agreement attached)

***-Reservation of Capacity; Bensalem Twp-***

Consideration to approve the ROC Agreement between BCWSA and 2600 Rock Pile LLC, associated with the proposed construction of a 252, 652 sq. ft. warehouse and a 35,000 sq. ft. flex building requiring the purchase of twenty-two (22) EDUs, located at 2600 State Road in Bensalem Township. (see memo from BWJ dated 08/27/25 and agreement attached)

**6. ENGINEERS REPORT:**

***Gilmore & Associates***

Russell Dunlevy, P.E., will present the Engineer's Report dated 08/27/25 to the Board of Directors.

**1. Upper Dublin Diversion Pump Station  
BCWSA Contract UDT-14 (GC)  
Application for Payment No. 4**

Consideration to approve the Application for Payment No. 4 to General Contractor Eastern Environmental Contractors (EEC), associated with the referenced sanitary sewage pump station project in Upper Dublin Township, as recommended by the Engineer.



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**2. Totem Road Pump Station Air Scrubber Replacement  
Authorization to Advertise for Bids**

Consider authorization to advertise for bids associated with the replacement of the air scrubber and related construction at the Authority's Totem Road Pump Station in Bensalem Township, as recommended by the Engineer.

***Consulting Engineer's Report; Carroll Engineering Corporation***

Steven Hartman, P.E., has no Consulting Engineer's Report to present to the Board of Directors.

***Consulting Engineer's Report; Jones Engineering Associates***

Joseph G. Jones, PE, CFM, will present the Consulting Engineer's Report dated 08/18/25 to the Board of Directors.

**Springfield Township Inflow & Infiltration Removal  
Contractor Request for Payment #1  
Project Number: BWSA\_SPFD\_SS24-01**

Consideration to approve the Application for Payment No. 1 to PACT One, LLC, associated with the referenced project located in Springfield Township, as recommended by the Consulting Engineer.

**7. SOLICITORS REPORT:**

***-Second Amendment to the Reservation of Capacity; Upper Dublin Twp-***

Consideration to approve the Second Amendment to the Reservation of Capacity Agreement between BCWSA and The Dublin Metro, LP, providing for a one (1)-year extension of the second debt service through October 7, 2026. (see memo from BWJ dated 08/27/25 and agreement attached)

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

***-Bills for Payment-***

Consideration to approve the Bills and Requisitions dated 08/27/25. (see bills attached)



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**9. OLD BUSINESS:**

**10. NEW BUSINESS:**

***-BCWSA 22nd Annual Charity Golf Invitational-***

Presentation of the proceeds from the BCWSA 22nd Annual Golf Invitational.

**11. ADJOURNMENT:**

***NEXT REGULAR BOARD MEETING: September 24, 2025***



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