

MINUTES OF THE REGULAR BOARD MEETING JULY 30, 2025

PRESENT:

John Cordisco, Michael Schwartz and Michael Fehrle

Benjamin W. Jones, CEO; Jason Hillaert, CFO; Scott Holbert, Esquire; Russell Dunlevy, P.E.; Joe Pezzino, IT Admin and Sarah Schaffer,

Executive Assistant

ZOOM:

Bryan Allen; Raymond Richardson

VISITORS:

NONE

CALL TO ORDER:

The BCWSA's Chairman, John Cordisco, called the Regular Meeting of the BCWSA to order at 9:30 am.

PLEDGE OF ALLEGIANCE:

Those present pledged allegiance to the flag.

PUBLIC COMMENT: NONE

MINUTES:

Mr. Schwartz moved, Mr. Richardson seconded the motion unanimously approving the Minutes of the BCWSA's Regular Board Meeting of June 25, 2025. (Minutes are attached to the Minute Book)

REPORT OF THE CEO: Benjamin W. Jones

-Bid Award-

Fuel Contract

Mr. Schwartz moved, Mr. Richardson seconded the motion unanimously awarding the contract associated with the purchase of fuel to the lowest responsive bidders: Pilot Thomas Logistics for Regular Unleaded Gasoline and Ultra-Low Sulfur Diesel, and Ports Petroleum for Off-Road



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Minutes

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Diesel. The bid was in conjunction with the Bucks County Consortium. (Memo from BWJ dated 07/30/25 and bid tabulation are attached to the Minute Book)

-Bid Award-

Generator Maintenance Contract

Mr. Schwartz moved, Mr. Richardson seconded the motion unanimously awarding the contract associated with Generator Maintenance to the lowest responsive bidder, GenServe, Inc, through the PennBid website. (Memo from BWJ dated 07/30/25 and bid tabulation are attached to the Minute Book)

-Municipal Truck Sale; Bid Results-

BCWSA Vehicles/Equipment

Mr. Schwartz moved, Mr. Fehrle seconded the motion unanimously awarding the various trucks and equipment that were listed for bidding on July 2, 2025, due to high mileage and being out of service, to the one responsive bidder, Manheim Used Car Factory. (Memo from BWJ dated 07/30/25 and bid tabulation are attached to the Minute Book)

-Sewer Service Agreement; Plumstead Twp-

Mr. Schwartz moved, Mr. Fehrle seconded the motion unanimously approving the Sewer Service agreement between BCWSA and Foxlane Homes at Silo Hill, LLC, associated with the construction of a sixteen (16) lot single-family home subdivision, requiring the purchase of sixteen (16) EDUs, located at Silo Hill Road and Old Easton Road in Plumstead Township. (Memo from BWJ dated 07/30/25 and agreement are attached to the Minute Book)

-Reservation of Capacity; Warrington Twp-

Mr. Schwartz moved, Mr. Fehrle seconded the motion unanimously approving the ROC agreement between BCWSA and MSD Development, associated with the proposed 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. (Memo from BWJ dated 07/30/25 and agreement are attached to the Minute Book)

ENGINEERS REPORT:

Gilmore & Associates



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Russell Dunlevy, P.E., presented the Engineers Report dated 07/23/25 to the Board of Directors.

1. Totem Road Pump Station Grinder Hoist Replacement BCWSA Contract S-114 Application for Payment No. 2

Mr. Schwartz moved, Mr. Fehrle seconded the motion unanimously approving the Application for Payment No. 2 to Zimmerman Environmental, LLC (Zimmerman), associated with work on the referenced sanitary sewage pump station improvement project in Bensalem Township, as recommended by the Engineer.

2. Upper Dublin Diversion Pump Station BCWSA Contract UDT-14 (GC) Application for Payment No. 3

Mr. Schwartz moved, Mr. Fehrle seconded the motion unanimously approving the Application for Payment No. 3 to Eastern Environmental Contractors (EEC), associated with the referenced sanitary sewage pump station project in Upper Dublin Township, as recommended by the Engineer.

Consulting Engineer's Report

Steven Hartman, P.E., presented the Consulting Engineer's report dated 07/16/25 to the Board of Directors.

1. CENTRAL BUCKS SEWER SYSTEM AREA Durham Ridge Sanitary Sewer Replacement

Mr. Schwartz moved, Mr. Fehrle seconded the motion unanimously approving the Application and Certificate for Payment No. 2 to Almeida & Hudak Contractors, LLC, associated with the completion of all sanitary sewer work and restoration for the referenced project, as recommended by the Consulting Engineer.

SOLICITORS REPORT:

Mr. Holbert stated the Board of Directors met in Executive Session prior to the start of the Board Meeting where one matter of litigation was discussed, requiring no action from the Board of Directors.

-Sanitary Easement Agreements - Plumstead Pump Station 1A; Plumstead Twp-



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- a. Mr. Schwartz moved, Mr. Fehrle seconded the motion unanimously approving the Sanitary Sewer Easement agreement between John & Lynn A. Cooney, associated with a variable width utility easement between the Old Easton Road 1A force main discharge point. (Memo from BWJ dated 07/30/25 and agreement are attached to the Minute Book)
- b. Mr. Schwartz moved, Mr. Fehrle seconded the motion unanimously approving the Sanitary Sewer Easement agreement between Richard W. Smith & Kim Marie Smith, associated with a variable width utility easement between the Old Easton Road 1A force main discharge point. (Memo from BWJ dated 07/30/25 and agreement are attached to the Minute Book)

-Deed of Dedication and Deed of Easements - Rabbit Run; New Hope Borough-

- a. Mr. Schwartz moved, Mr. Fehrle seconded the motion unanimously approving the Deed of Dedication agreement between Rabbit Run, L.P. and BCWSA, associated with the dedication of sanitary sewer facilities, a sewer pump station, and water infrastructure located on Lower York Road in New Hope Borough. (Memo from BWJ dated 07/30/25 and agreement are attached to the Minute Book)
- b. Mr. Schwartz moved, Mr. Fehrle seconded the motion unanimously approving the Variable Width Utility Easement agreement between Rabbit Run, L.P. and BCWSA, associated with the construction and maintenance of water facilities within the designated easement area located at Rabbit Run Preserve in New Hope Borough. (Memo from BWJ dated 07/30/25 and agreement are attached to the Minute Book)
- c. Mr. Schwartz moved, Mr. Fehrle seconded the motion unanimously approving the Blanket Easement agreement between Rabbit Run, L.P. and BCWSA associated with the construction and maintenance of water facilities within the designated easement area located at Rabbit Run Preserve in New Hope Borough. (Memo from BWJ dated 07/30/25 and agreement are attached to the Minute Book)
- d. Mr. Schwartz moved, Mr. Fehrle seconded the motion unanimously approving the Access/Utility/Pump Station Easement agreement between Rabbit Run, L.P. and BCWSA, associated with construction and maintenance of water facilities within the designated easement area located at Rabbit Run Preserve in New Hope Borough. (Memo from BWJ dated 07/30/25 and agreement are attached to the Minute Book)



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e. Mr. Schwartz moved, Mr. Fehrle seconded the motion unanimously approving the Sanitary Sewer Easement agreement between Rabbit Run, L.P. and BCWSA, associated with the construction and maintenance of water facilities within the designated easement area located at Rabbit Run Preserve in New Hope Borough. (Memo from BWJ dated 07/30/25 and agreement are attached to the Minute Book)

-Deed of Dedication; Warrington Twp-

Mr. Schwartz moved, Mr. Fehrle seconded the motion unanimously approving the Deed of Dedication between JPO Warrington, L.P. and BCWSA, associated with the dedication of sanitary sewer facilities located at Grove Valley Farm in Warrington Township. (Memo from BWJ dated 07/30/25 and agreement are attached to the Minute Book)

-Deed of Easements - Enclave at the Promenade; Upper Dublin Twp-

- a. Mr. Schwartz moved, Mr. Fehrle seconded the motion unanimously approving the Deed of Easement agreement between Toll PA XVI, L.P., Enclave at the Promenade Community Association and BCWSA, associated with access to sanitary sewer facilities within HOA owned roadways located in Upper Dublin Township. (Memo from BWJ dated 07/30/25 and agreement are attached to the Minute Book)
- b. Mr. Schwartz moved, Mr. Fehrle seconded the motion unanimously approving the Deed of Easement agreement between Michael & Martha Sgro and BCWSA, associated with offsite sanitary sewer facilities through lot 97 of the Enclave development to the connection on Dreshertown Road located in Upper Dublin Township. (Memo from BWJ dated 07/30/25 and agreement are attached to the Minute Book)

-Base Rate Adjustment Agreement; New Hope Borough-

Mr. Schwartz moved, Mr. Fehrle seconded the motion unanimously approving the Base Rate Adjustment agreement between BCWSA and Finale Part, LLC. (Memo from BWJ dated 07/30/25 and agreement are attached to the Minute Book)



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Limits

CFO's REPORT: Jason Hillaert, CFO

-Bills for Payment-

Mr. Schwartz moved, Mr. Fehrle seconded the motion unanimously approving the Bills and Requisitions dated 07/30/25. (Bills and Requisitions are attached to the Minute Book)

-2024 Financial Statements-

The Chief Financial Officer presented the 2024 audited Financial Statements to the Board of Directors. (Memo from Jason Hillaert is attached to the Minute Book)

The Board of Directors acknowledged receipt of the report.

OLD BUSINESS:

NEW BUSINESS:

ADJOURNMENT:

27 25 DATE

SECRETARY

NEXT REGULAR BOARD MEETING: August 27, 2025



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