

MINUTES OF THE REGULAR BOARD MEETING August 27, 2025

PRESENT: John Cordisco, Michael Schwartz, Raymond Richardson and Michael Fehrle

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

Schaffer, Executive Assistant

ZOOM: Bryan Allen

VISITORS: Ray Post, 5 Teal Dr. Langhorne, PA

Mike Ritchie, Legacy of Life

Danielle Bush, 100 Doyle St. Doylestown, PA

Tobi Bruhn, 1456 Ferry Rd. Ste. 404 Doylestown, PA

Amanda Moser, BBCAG/PCB, 118 Mill St. Bristol, PA 19007

Prior to the start of the Board Meeting, BCWSA Chairman John Cordisco presented the proceeds from the 22nd Annual BCWSA Golf Invitational to local charities.

Mr. Cordisco began with the Bucks County Opportunity Council, represented by Dr. Tobi Bruhn and Danielle Bush, on behalf of those at the podium, and on behalf of the many that supported this and are not here, he is proud to provide them with a check for \$43,485.13. On Behalf the Board of the Opportunity Council, Dr. Tobi Bruhn thanked Mr. Cordisco for the support, as well as the staffers who he knows worked hard to raise the funds.

Mr. Cordisco announced Mike Ritchie, the representative for Legacy of Life. He stated on behalf of the Authority they are happy to provide them with a check for \$43,485.13. Mr. Ritchie advised he is the new Director of Development, and is accepting on behalf of the CEO, Marie Joseph, who was unable to attend due to a prior commitment.

Mr. Cordisco announced Amanada Moser, she is the Branch Manager for Penn Community Bank in Bristol Borough, accepting on behalf of the Bristol Borough Community Action Group, Inc. as they did not have anyone available to attend. Mr. Cordisco stated that he grew up in Bristol, and Jeff Fisher took this over for his aunt. Jeff Fisher passed away recently, and they attended school together, playing little league, and being coached by Mr. Fisher's Father. His father was the kind of man you wanted as a Little League coach, as a basketball coach. It's all about the kids and he had such a great demeanor that Jeff carried on with, selfless, kind and devoted. The people, the family, the service, so I am exceptionally happy to be able to do this,



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it will go a long way; all that was here to make this happen did something very special.

Mr. Cordisco thanked the three unions that are represented on the BCWSA Board of Directors, as they were a big part of this event and wanted to personally thank them all for their leadership, support in our efforts, and making a big difference for a lot of people.

CALL TO ORDER:

The BCWSA's Chairman, John Cordisco, called the Regular Meeting of the BCWSA to order at 10:00 A.M.

PLEDGE OF ALLEGIANCE:

Those present pledged allegiance to the flag.

PUBLIC COMMENT:

Mr. Ray Post from 5 Teal Dr. Langhorne, PA, stated he had some questions primarily for Mr. Jones. Adding that Mr. Jones can use this as prep work for his discussion with Middletown EAC coming up in the next month or so.

Mr. Post had a question regarding the Neshaminy Interceptor project, as he understands from the website, you are going to bypass and replace something like 12 miles of pipe or thereabouts for \$60 million, would someone be able to tell him the status of the project? Mr. Jones stated that our engineer that has been working on the project, Russ Dunlevy's right to my left. So, he's going to give you the current update that is accurate to where we are at this moment.

Mr. Dunlevy stated the interceptor project is indeed an estimated \$60 million project. It's funded via the bond issue. Currently we've completed most of the field survey, the aerial survey, and preliminary routing. The plan is to have the project out to bid within probably a year from now, hopefully less than that, and then have construction complete within two years from the time it goes out to bid. Mr. Post stated that that means the planning will not be completed for a year and then the actual execution will be around two years. Mr. Dunlevy said yes, it is a big project, and the purpose of the project is to replace a sixty-year-old system. The system is currently working and has some life left to it, but this is part of the authorities' plan to replace the aging infrastructure. Mr. Jones then stated that the other portion of that is the permitting process, once you get through the preliminary design and things of that nature, it must be approved by the EPA.





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Mr. Post asked if we are going to be making some measurements as to how to improve the flow or reduce the I&I (Inflow & Infiltration) as a part of that. Mr. Dunlevy stated yes, but by extension, essentially there's a permit and an agreement, a wholesale agreement with the City of Philadelphia, and we have flow limitations that the authorities have been operating under for sixty years now. So, if you have I&I, you are paying for more than just sewer to be treated. What we are doing is making a system that should greatly reduce, if not eliminate I&I and reduce it. What we're trying to do here is to guarantee that on a go forward basis for many years to come we will be able to utilize our capacity because we're going to have limited I&I. Mr. Jones added that to follow up on the contractual side of that, we have individual contracts with each of the municipalities, so when we do this we'll be able to gauge the removal of the I&I within the actual interceptor ourselves because we have meters that are in place that report back to us and then compare to what's coming into the system itself into the Neshaminy interceptor by all the contributing municipalities. And you take all those metered flows and add them up and you can determine what the removal was within the interceptor itself and then ultimately what gets pumped to the city of Philadelphia. The intent here was not to provide for a lot of additional capacity because in the 1960s when this was built, people used a lot more water, even though there were a lot less people that were connected to the system. So, today an average household can use one hundred to one hundred and fifty gallons less per than what you did back in the 1960s; the intent was to essentially regain that capacity without essentially providing additional pipe size and things of that nature or additional purchase capacity from the city of Philadelphia. So, we'll be able to gauge it and answer your question. We'll be able to track it back to the municipalities, which we're already in the process of doing and then a part of that capacity management plan that you are well familiar with.

Mr. Post then asked about a project regarding telescopic inspection of the sewer mains, budgeted for something around twenty-seven million dollars or thereabouts. He stated he thinks there was part of a consent decree with the Department of Justice for like to inspect eight hundred miles of piping. Mr. Jones advised that that is the federal portion of our entire system, not the Neshaminy Interceptor. Mr. Post asked about prior minutes and seeing we have finished around two hundred miles of inspection, Mr. Dunley advised that he is correct that it is part of the EPA Consent Decree, the first phase is about two hundred and fifty miles when we are done, he believes and the Authority believes that this is insufficient, we believe that because of the results that we are finding, the Consent Decree required that the whole system be videoed within seven years, we are about two years into that process. Before we do the next phase, the Authority has been in negotiations with the EPA to change the parameters; proposing an alternative which relies more on metering and then video in wet flow conditions, area that we identify by meter, a more efficient and modern approach rather than bulk video. That is in negotiation right now, the impact of that will address what they are looking at addressing in a more efficient way, if anything is identified, in either the video and or metering will be addressed via either replacement, repair, diversion.





Mr. Post asked about the completion, Mr. Dunlevy advised the initial contract is almost complete as it was only the Richland area, Central Bucks, etcetera, and that was picked for specific reasonings based off anticipated I&I. Mr. Post then asked if it is being measured and if any improvements are being seen, Mr. Dunlevy stated videoing and measuring the inflow isn't going to improve it, this identifies issues such as a small failure, manhole, pipes disconnect from a manhole, etcetera, which has been undertaken by the Authority. The area that is being done is essentially fully metered, going back prior to Execution of the EPA Consent Decree, so it will all be fully documented. We are also designing other improvements currently that should have a positive effect on I&I.

Mr. Post asked if they could provide any data regarding metrics of flow at a rainfall event at that time compared to now. Mr. Jones advised that we have meter data for the Neshaminy Interceptor, which he thinks has already been shared with Mr. Post. This particular area was televised and put in requirements by EPA, outdated technology, which was used to identify leaks. The issue is the televised tapes did not identify a lot of leaks, and the reason being because the leaks are in private laterals, which they're just not familiar with. That requires the municipality to go out with its inspectors and of course others to try and force these individuals to fix their laterals. We do not experience as many of the overflows and so forth that exist in the Plumstead region, which is where it started off in that particular case. And we did make several adjustments through that area and we had some success. We are relocating a main in this and replacing the entire main in this case and will address some of the laterals as well. EPA is in general agreement with us, but they had to be shown that televised records weren't actually identifying the types of leaks and concerns that they had. Mr. Post questioned if they felt that we were making some progress with I&I, Mr. Dunlevy advised that that is an ongoing process for the Authority.

Mr. Post questioned how wholesale customers are doing, Mr. Jones advised that there is mixed results, some have put a lot of money into their systems with limited returns, others have put in a small amount of money but found some large leaks; those are fortuitous ones. Each one of those reports is documented to DEP and DEP continues to monitor it.

Mr. Cordisco advised that if Mr. Post had any further questions Mr. Jones will be able to answer those questions following the Board Meeting. Mr. Post thanked them for their time and information.

MINUTES:

Mr. Schwartz moved, Mr. Richardson seconded the motion unanimously approving the Minutes of the BCWSA's Regular Board Meeting of July 30, 2025. (Minutes are attached to the Minute Book)



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REPORT OF THE CEO: Benjamin W. Jones

-Sewer Service Agreement; Doylestown Borough-

Mr. Schwartz moved, Mr. Richardson seconded the motion unanimously approving 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. (Memo from BWJ dated 08/27/25 and agreement are attached to the Minute Book)

-Sewer Service Agreement; Warrington Twp -

Mr. Schwartz moved, Mr. Richardson seconded the motion unanimously approving 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. (Memo from BWJ dated 08/27/25 and agreement are attached to the Minute Book)

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

Mr. Schwartz moved, Mr. Richardson seconded the motion unanimously approving 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. (Memo from BWJ dated 08/27/25 and agreements are attached to the Minute Book)

-Reservation of Capacity; Bensalem Twp-

Mr. Schwartz moved, Mr. Richardson seconded the motion unanimously approving 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. (Memo from BWJ dated 08/27/25 and agreement are attached to the Minute Book)





-Reservation of Capacity; Bensalem Twp-

Mr. Schwartz moved, Mr. Richardson seconded the motion unanimously approving 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. (Memo from BWJ dated 08/27/25 and agreement are attached to the Minute Book)

ENGINEERS REPORT:

Gilmore & Associates

Russell Dunlevy, P.E., presented 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

Mr. Schwartz moved, Mr. Richardson seconded the motion unanimously approving 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.

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

Mr. Schwartz moved, Mr. Richardson seconded the motion unanimously authorizing 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., was not in attendance and had no Consulting Engineer's Report to present to the Board of Directors.

Consulting Engineer's Report; Jones Engineering Associates

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



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Springfield Township Inflow & Infiltration Removal Contractor Request for Payment #1
Project Number: BWSA_SPFD_SS24-01

Mr. Schwartz moved, Mr. Richardson seconded the motion unanimously approving 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.

SOLICITORS REPORT:

Mr. Holbert stated the Board of Directors met in Executive Session for approximately forty-five minutes prior to the start of the Board Meeting where three matters of litigation and one matter of potential litigation were discussed, requiring no action from the Board of Directors.

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

Mr. Schwartz moved, Mr. Richardson seconded the motion unanimously approving 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. (Memo from BWJ dated 08/27/25 and agreement are attached to the Minute Book)

CFO's REPORT: Jason Hillaert, CFO

-Bills for Payment-

Mr. Schwartz moved, Mr. Richardson seconded the motion unanimously approving the Bills and Requisitions dated 08/27/25. (Bills and Requisitions are attached to the Minute Book)

OLD BUSINESS:

NEW BUSINESS:

-BCWSA 22nd Annual Charity Golf Invitational-

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

ADJOURNMENT:



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09 24 25 DATE

SECRETARY

NEXT REGULAR BOARD MEETING: September 24, 2025



