



## MINUTES OF THE REGULAR BOARD MEETING November 23, 2022

**PRESENT:** John Cordisco, Patricia Poprik, Dennis Cowley and George Hutt  
Benjamin W. Jones, CEO; Jason Hillaert, CFO; Scott Holbert, Esq.; Russell Dunlevy, P.E.; Steven Hartman, P.E. and Anne M. O'Toole, Executive Assistant

**VIA ZOOM:** Bryan Allen

**VISITORS:** David Truelove, Esquire  
Tim Care, PNC Capital Markets  
Peq Quann, Bucks County Courier Times  
Ed Murray, Stifel Nicolaus & Company  
Bucky Closser, Curtin & Heefner  
Chris Gibbons, Concord Public Finance

### CALL TO ORDER:

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:

Mr. Cordisco requested to take a moment in observance of Veteran's Day. He served as Chairman of the Department of Veteran Affairs and feels that we take their service for granted. He requested the Board of Directors reflect on and think of them more than just on Veteran's Day. Mr. Cordisco requested a moment of silence.

### MINUTES:

Ms. Poprik moved, Mr. Cowley seconded the motion that unanimously approved the Minutes of the BCWSA Board Meeting held on October 28, 2022. (Minutes are attached to the Minute Book)



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

***-Authorization to Advertise-***

***-Landscaping and Restoration Services-***

Ms. Poprik moved, Mr. Hutt seconded the motion that unanimously authorized to advertise the 2022 Landscaping and Restoration Services Contract for a one-year period with the option of two one-year extensions by mutual agreement between the successful bidder and BCWSA. (memo from BWJ is attached to the Minute Book)

***-Water & Wastewater Treatment Chemicals-***

Ms. Poprik moved, Mr. Hutt seconded the motion that unanimously authorized to advertise the contract for the purchase of water and wastewater treatment chemicals to multiple vendors based on the lowest line-item costs. In addition, the Board of Directors agreed to extend the contracts with USALCO and Tidewater Products since both vendors have a superior product and services. (memo from BWJ is attached to the Minute Book)

Mr. Cordisco modified the agenda and moved the Chief Financial Officers Report to the next items.

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

***-Bills for Payment-***

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

Ms. Poprik moved, Mr. Cowley seconded the motion that unanimously approved the Bills for Payment dated November 23, 2022. (Bills are attached to the Minute Book)

***-Bond Resolution 2022-05 Chris Gibbons, (CPF)-***

Mr. Hutt moved, Mr. Cowley seconded the motion that unanimously adopted Bond Resolution No. 2022-05 associated with the financing of BCWSA Capital Projects. (memo from Chris Gibbons and Bond Resolution is attached to the Minute Book)



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***Report of the CEO continued***

***-Request to Purchase; Generators-***

Ms. Poprik moved, Mr. Hutt seconded the motion that unanimously approved the purchase of two (2) permanent generators and two (2) portable generators to be utilized at the Warrington Township Wastewater Treatment Plants. (memo from BWJ dated 11/23/22 is attached to the Minute Book)

Mr. Cowley questioned the bid of the portable and permanent generator bid and if they should be advertised as one bid or a separate bid. If not, can it be considered.

Mr. Dunlevy responded that the generators are for two different sites so if you take the portable generators out of the bid, you are limiting yourself in terms of your pricing.

Mr. Jones stated the reason the generators were not bid together was that the generators are for two different sites however, if the Board requested, we can certainly try to wrap them together.

Mr. Cowley stated that was not necessary.

Mr. Cowley asked if there is any electrical or mechanical work that is required to install the portable generators. Mr. Jones stated yes and that the electrical department staff will install them.

***-Request to Purchase; Sludge Trailer-***

Ms. Poprik moved, Mr. Hutt seconded the motion that unanimously approved the purchase of a new sludge trailer to replace the 1996 unit that will be rebuilt. (memo from BWJ is attached to the Minute Book)

***-Request to Purchase; Forklift-***

Ms. Poprik moved, Mr. Hutt seconded the motion that unanimously approved the purchase of a new forklift for Harvey Avenue at a cost of \$53,419.81 priced through COSTARS. (memo from BWJ dated 11/23/22 is attached to the Minute Book)

Mr. Jones stated that the old forklift will be utilized at the Totem Road Pump station, BCWSA's largest pump station located in Bensalem Township.

***-BCWSA Vehicles/Equipment-***

Ms. Poprik moved, Mr. Hutt seconded the motion unanimously authorizing the sale of various vehicles/equipment that are being sold "as is" due to poor condition. (list of vehicles is attached to the Minute Book)



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***-Reservation of Capacity Agreement; Bensalem Township-***

Ms. Poprik moved, Mr. Hutt seconded the motion that unanimously approved the ROC Agreement between BCWSA and 4020 Mechanicsville Road, LLC, associated with the proposed construction of seven (7) new single-family homes (6 new 1 existing) on Mechanicsville Road in Bensalem Township. (agreement is attached to the Minute Book)

***-Sewer Connection Agreement; Lower Makefield Township-***

Ms. Poprik moved, Mr. Hutt seconded the motion that unanimously approved the Sewer Connection Agreement associated with the project known as the Prickett Preserve at Edgewood (Phase I commercial portion) for the proposed construction of a Wegman's, CVS, and JP Morgan Chase. Phase I will require the purchase of 90 EDUs and the development is located in Lower Makefield Township. (agreement is attached to the Minute Book)

Mr. Jones stated that this is the first agreement since Aqua purchased the Lower Makefield Township system. Aqua is a wholesale customer and does not collect connection fees. Mr. Cowley questioned the Agreement and asked why the agreement is with Lower Makefield Township and not Aqua. Mr. Jones stated that the agreement was originally between Aqua and Lower Makefield. He explained the conveyance fees. Since Aqua is a private company, they would have to go back to PUC and try to get approval for something that they do not have a right to collect at the present time.

Mr. Cowley asked who bills this customer. Mr. Jones stated Aqua bills the customer and BCWSA will receive the revenue for the conveyance fees.

***-Sewer Connection Agreement; Lower Makefield Township-***

Ms. Poprik moved, Mr. Hutt seconded the motion that unanimously approved the Sewer Connection Agreement associated with Phase II of the Prickett Preserve at Edgewood (residential portion) for the proposed construction of a 200-unit apartment building that will require the purchase of 200 EDUs. The development is located in Lower Makefield Township. (agreement is attached to the Minute Book)

***-Additional Sewer Service No Improvements Agreement-***

Ms. Poprik moved, Mr. Hutt seconded the motion that unanimously approved the Sewer Service No Improvements Agreement with CD Associates requiring the purchase of ten (10) EDU's (20 existing) for the proposed expansion of industrial buildings located on Pacific Drive, in Richland Township. (agreement is attached to the Minute Book)



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*-Gilmore & Associates-*

**ENGINEERS REPORT: Russell Dunlevy, P.E.**

Russell Dunlevy, P.E., reviewed the Engineers Report dated 11/23/22 to the Board of Directors.

*-CCTV and Cleaning Services-Duke's Root Control-*

Ms. Poprik moved, Mr. Hutt seconded the motion that unanimously approved the Agreement with Duke's Root Control Inc., priced through COSTARS for a one-year period with the option of renewal with a sixty (60) day notice. (memo from BWJ and agreement are attached to the Minute Book)

Ms. Poprik asked what areas will the contract cover. Mr. Dunlevy stated a map is attached of the area.

*-Consulting Engineer's Report-*

Steven Hartman, P.E., reviewed the Engineer's Report dated 11/16/22 to the Board of Directors.

*-Gartner Lane Siphon Chamber Repair-*

Ms. Poprik moved, Mr. Hutt seconded the motion that unanimously approved Application for Payment for an emergency repair of a large hole discovered in one of the pipes along the Neshaminy Interceptor in the amount of \$47,426.75 be paid to Jingoli & Son, Inc., as recommended by the Consulting Engineer.

Mr. Cordisco asked how Jingoli & Son was recommended. Mr. Cordisco asked to approve the list of emergency contractors at the Reorganization Meeting.

*-Route 413 Emergency Repair-*

Ms. Poprik moved, Mr. Hutt seconded the motion that unanimously approved the proposal with Snyder Environmental regarding emergency repair work on Route 413 in Langhorne Borough, as recommended by the Consulting Engineer.

Mr. Cowley asked if this work is proprietary. Mr. Hartman stated the Novaform liner process is. Mr. Hutt questioned the lifespan of the work Mr. Hartman stated approximately a 50-year lifetime.

**SOLICITOR'S REPORT: Scott Holbert, Esquire**

The Solicitor stated that the Board met in Executive session for approximately thirty minutes prior to the start of the Board Meeting to discuss matters of personnel, specifically regarding collective bargaining negotiations, and BCWSA real estate issues.



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***-Tri Party Agreement; Bensalem Township-***

Ms. Poprik moved, Mr. Cowley seconded the motion that unanimously approved the Tri-Party Agreement between Northampton Township Municipal Authority, Michael Takiedine (property owner) and BCWSA to allow a single-family home located in Northampton Township connect to BCWSA's Main in Lower Southampton Township. (memo from BWJ and agreement is attached to the Minute Book)

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

Ms. Poprik moved, Mr. Hutt seconded the motion that unanimously approved the Sewer Service Agreement with Saint Katharine Drexel, L.P. associated with the proposed construction of mixed-use senior living campus located in Bensalem Township. (agreement is attached to the Minute Book)

***David J. Truelove, Esquire; Labor & Employment Solicitor***

Mr. Truelove, Esquire stated that the Board of Directors met in Executive Session to discuss a resolution proposing an extension to the current Local 835 Bargaining agreement and a modification of the existing Exhibit A to the Collective Bargaining Agreement.

***-Resolution No. 2022-06-***

Ms. Poprik moved, Mr. Hutt seconded the motion unanimously adopting Resolution No. 2022-06 proposing the extension to the current Local 835 Collective Bargaining Agreement and the modification of the existing Exhibit A to the Collective Bargaining Agreement. (Resolution No. 2022-06 and Exhibit A are attached to the Minute Book)

**OLD BUSINESS:** Nothing to Report

**NEW BUSINESS:**

Mr. Jones wished everyone a Happy Thanksgiving.

**ADJOURNMENT:**

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

1-19-2023  
Date

P. K. Poprik  
SECRETARY



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