

BCWSA



MINUTES OF THE REGULAR BOARD MEETING *March 26, 2025*

PRESENT: Michael Schwartz; Raymond Richardson
Benjamin W. Jones, CEO; Jason Hillaert, CFO; Scott Holbert, Esquire;
Russell Dunlevy, P.E.; Steven Hartman, P.E.; Joe Pezzino, IT Admin and
Sarah Schaffer, Executive Assistant

VIA ZOOM: John Cordisco and Michael Fehrle

VISITORS: Peter and Mary Jordan, 225 Pine Glen Road Langhorne, PA

CALL TO ORDER:

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

PLEDGE OF ALLEGIANCE:

Those present pledged allegiance to the flag.

PUBLIC COMMENT:

Mr. Peter Jordan introduced himself and his wife to the Board of Directors, he stated he is following up from last month's regular board meeting, that his colleague Ray Post attended. Ray and he are members of the technical committee of the Stop the Sewer Plant for Newtown. He stated he is up to date on what we discussed with Ray, and last night he obtained information from Virginia King who submitted a Right to Know Request to BCWSA.

He stated to make his intentions clear; he and the group are fully against the construction of the proposed Newtown Sewer Plant. The technical committee has done things such as modeling for hydrogen sulfite releases, the impact of nitrogen and phosphorus on Core Creek, Lake Luxembourg, the issues of PFAS and the various economic issues. He is here to obtain further clarification, the Newtown Township voted five to nothing stating that if anything came before that board, they would not allow it to go further and they also sent a rather strongly worded letter to the Newtown Authority stating their objection. At the most recent meeting at the Newtown Joint Sewer Authority meeting, they voted three to two to stop the project. He wanted to emphasize stop and not cancel or suspend; they were conscious of the word stop at that meeting



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because the land that was to be used for the proposed plant was acquired by eminent domain and there are strict laws in place on what one can do with land that was obtained by eminent domain if in fact the original purpose for the acquisition falls through.

Mr. Jordan stated that the Stop the Sewer Group will not be taking their foot off the gas until this is completely stopped and the land disposition is settled, they are going further. He said what he is looking at now are rain water rates and sewer flow rates into BCWSA's system from Newtown Township and Newtown Borough. He wants to make sure before he presents this at the next Newtown Joint Sewer Authority meeting that he is on firm ground and fully understands what the data means and that he is not misinterpreting anything.

He stated that if they wish he could continue now or he could handle it after the meeting. Mr. Jones advised that they could go through the details with him along with Mr. Hartman and Mr. Hillaert after the meeting. That way they can discuss the differentials and the flows and infiltration, unloading's and so forth. Mr. Jordan stated he would also like to discuss EDUs.

Mr. Jordan stated he had one question for the Board; that there is a lot of differing opinions on Equivalent Dwelling Units (EDUs) out there, and he read last night what we sent Mrs. King in the Right to Know response regarding what it takes to acquire EDUs in Newtown Township and Borough, he stated when you attend the Newtown Joint Authority meetings, that they blame BCWSA stating that we deny EDUs and that when Newtown Joint Sewer Authority says that Bucks County Water and Sewer Authority are denying EDUs and "limiting development" in the Township and the Borough, they cannot expand whatsoever, and what does the Board have to say about that. Mr. Jones responded that BCWSA does not deny EDUs but we do have an obligation under the connection management plan which Newtown signed onto over fourteen years ago with DEP (Department of Environmental Protection) and DEP holds BCWSA responsible for managing that plan in conjunction with DEP. That being said, most of the work was supposed to be completed by 2016, and the work has not been completed, I&I (inflow and infiltration) still exists in the system above and beyond and we need to make sure that inflow and infiltration is not releasing into the environment, so, we are managing their system and if they are capable of removing inflow and infiltration and making progress, our engineer, Mr. Hartman, has been allowing for additional capacity to be released. We have not denied anyone, as he understands, in Newtown currently for capacity. And that has been for the past fourteen years. Mr. Post stated that he is taking notes and that this is consistent with what he as been hearing but not consistent with what he has been hearing at Newtown Joint Sewer Authority meetings. Mr. Jones stated the records are submitted to DEP and Mr. Jordan is welcome to look at them.

Mr. Jordan stated he has one last question and then they can continue the discussion after the meeting, again he was educated before he came in regarding the I&I implementation plans and that they have been in place for about fourteen years or so, Newtown Township and Borough have to send progress reports, correct? Mr. Jones stated BCWSA does. Mr. Jordan asked how



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good has Newtown been at submitting them and have they met their goals? Mr. Jones stated that their submissions have been regular as he recalls, recently, not in the past. And as far as the efficiency of it, the percentages on the charts speak for themselves. Ultimately, when you see the percentages are higher during the wet seasons, it represents inflow and infiltration into the system. So, the limitations in their own internal systems and what they are delivering to us is based upon that inflow and infiltration. We have also had a few dry years which has helped. Mr. Jordan stated he has one final comment, he can confirm what we said because he has looked at the 2024 data by month for Newtown Township and they had very low rates in August, September, and October especially in October when there was no rain; they had obscene rates in January, March, and April when there was lots of rain. Mr. Jones responded that as he stated, the data speaks for itself.

Mr. Jordan stated that is all he had to say, and they will continue the conversation after the meeting.

MINUTES:

Mr. Schwartz moved, Mr. Richardson seconded the motion that unanimously approved the Minutes of the BCWSA Regular Board Meeting held on February 26, 2025. (Minutes are attached to the Minute Book)

-Resolution 2025-01-

Mr. Schwartz moved, Mr. Richardson seconded the motion unanimously adopting BCWSA Resolution No. 2025-01 requesting a PA Small Water and Sewer Grant of \$500,000.00 from the Commonwealth Financing Authority to be used for replacement of the Odor Control System. (Resolution is attached to the Minute Book)

REPORT OF THE CEO: Benjamin W. Jones

-Bid Award-

Lawn Maintenance

Mr. Schwartz moved, Mr. Richardson seconded the motion unanimously awarding the Contract associated with Lawn Maintenance to the lowest responsive bidder, M&M Lawncare East Inc., for a one-year period with the option of two (2) one-year extensions by mutual agreement. (Memo from BWJ dated 03/26/25 and bid tabulation are attached to the Minute Book)



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Road Materials

Mr. Schwartz moved, Mr. Richardson seconded the motion unanimously awarding the Contract associated with the purchase of road materials to various vendors dependent upon the proximity of the supply point or quarry to the job site. The bid is in conjunction with the Bucks County Consortium. (Memo from BWJ dated 03/26/25 and bid tabulation is attached to the Minute Book)

-Authorization to Advertise-

2025 Generator Maintenance Contract

Mr. Schwartz moved, Mr. Richardson seconded the motion unanimously authorizing to advertise the 2025 Generator Maintenance Contract on the Pennbid Program. (Memo from BWJ dated 03/26/25 is attached to the Minute Book)

-Purchase of Vehicles-

Mr. Schwartz moved, Mr. Richardson seconded the motion unanimously approving the purchase of five (5) new 2025 Ford F-250 Utility Trucks through the COSTARS program. (Memo from BWJ dated 03/26/25 and client proposal are attached to the Minute Book)

-Sewer Service Agreement; Doylestown Twp-

Mr. Schwartz moved, Mr. Richardson seconded the motion unanimously approving the Sewer Service Agreement between BCWSA and KRT Property Holdings LLC, associated with the conversion of an old Applebee's into three (3) commercial lots on a pad site requiring the purchase of ninety-one (91) EDUS (24 existing-used, 16 proposed, 40 to be used in 2025) in Doylestown Township. (Memo from BWJ dated 03/26/25 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 Byberry 39 LLC, associated with the proposed construction of forty (40) residential townhomes requiring the purchase of forty (40) EDUS (1 existing, 39 new) in Bensalem Township. (Memo from BWJ dated 03/26/25 and Agreement are attached to the Minute Book)



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- Deed of Dedication & Deed of Easement; Penn del Borough-

Mr. Schwartz moved, Mr. Richardson seconded the motion unanimously approving the Deed of Dedication and Deed of Easement Agreements between Schoolhouse Court Homeowners Associated, Inc. and BCWSA, associated with the dedication of 181 LF of 8" DIP, 10 LF of 6" DIP and 1 Hydrant in Penn del Borough. (Memo from BWJ dated 03/26/25 and Agreements are attached to the Minute Book)

ENGINEERS REPORT:

Gilmore & Associates

Russel Dunlevy, P.E., reviewed the Engineers Report dated 03/26/25 with the Board of Directors.

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

Mr. Schwartz moved, Mr. Richardson seconded the motion unanimously approving the Application for Payment No.1 to Eastern Environmental Contractors, Inc. (EEC) for work on the referenced sanitary sewage pump station project in Upper Dublin Township, as recommended by the Engineer.

- 2. Upper Dublin Diversion Force Main
BCWSA Contract UDT-14-FM
Application for Payment No. 2**

Mr. Schwartz moved, Mr. Richardson seconded the motion unanimously approving the Application for Payment No.2 to Joao & Bradley Construction Co. (J&B) for work on the referenced sanitary sewer force main installation project in Upper Dublin Township, as recommended by the Engineer.

Consulting Engineer's Report

Steven Hartman, P.E., had no Consulting Engineers Report to review with the Board of Directors.

SOLICITOR'S REPORT: Scott Holbert, Esquire

Mr. Holbert stated the Board of Directors met in Executive session prior to the start of the Board Meeting beginning at 9:00am where a few matters of litigation were discussed and one property



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matter. Two of the matters will be discussed under his report and two of the matters will be addressed under new business.

-Consent Order and Agreement; New Hope Borough –

Mr. Schwartz moved, Mr. Richardson seconded the motion unanimously approving the Consent Order and Agreement between the Commonwealth of Pennsylvania, Department of Environmental Protection (DEP) and BCWSA. (Letter dated 02/11/25 and Agreement are attached to the Minute Book)

-PA Turnpike-

Mr. Schwartz moved, Mr. Richardson seconded the motion unanimously approving the compensation offer from the Pennsylvania Turnpike Commission for the right-of-way required by BCWSA property for the transportation improvement and for the effects on the property. (Purchase offer and Summary of Just Compensation are attached to the Minute Book)

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. Richardson seconded the motion that unanimously approved the Bills for Payment dated 03/26/25. (List of bills is attached to the Minute Book)

-2025-2026 Insurance Services Renewal –

Mr. Schwartz moved, Mr. Richardson seconded the motion that unanimously approved of the 2025-2026 insurance renewal. (Memo from Jason Hillaert dated 03/26/25 is attached to the Minute Book)



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OLD BUSINESS: Nothing to Report

NEW BUSINESS:

-Settlement and Release Agreement-

Mr. Schwartz moved, Mr. Richardson seconded the motion unanimously approving the Settlement and Release Agreement between Steeple Run L.P. and BCWSA. (agreement is attached to the Minute Book)

-Litigation Matter-


Mr. Schwartz moved, Mr. Richardson seconded the motion unanimously approving to pursue litigation against Quakertown Borough as discussed in the Executive Session, as it relates to enforcement of their requirements for pretreatment and land responsibilities.

ADJOURNMENT:

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

4-23-25

DATE


ASST. SECRETARY

NEXT REGULAR BOARD MEETING; April 23, 2025, at 9:30 AM



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