



**REGULAR BOARD MEETING
WEDNESDAY, JULY 22, 2026
9:30 AM**

Executive Session: 9:00 AM

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

1. CALL TO ORDER:

2. PLEDGE OF ALLEGIANCE:

3. PUBLIC COMMENT:

4. MINUTES:

Consideration to approve the Minutes of the BCWSA's Regular Board Meeting of June 24, 2026. (see minutes attached)

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

-Bid Award-

Consider awarding the 2026 Sludge Removal contract for a five (5) year period to the lowest responsive bidder, J.P. Mascaro & Sons. (see memo from BWJ dated 07/22/26 and bid tabulation attached)

-Authorization to Advertise-

Consider authorization to advertise the contract associated with the purchase of manhole frames, covers and extension rings for a three (3) year period through the Pennbid program. (see memo dated 07/22/26 from BWJ attached)

-Reservation of Capacity Agreement; Middletown Twp-

Consideration to approve the Reservation of Capacity Agreement between BCWSA and Foxlane Homes at Stony Hill Road, LLC, associated with the construction of a 148-unit active adult community, requiring the purchase of eighty-one (81) EDUs, located at Floral Vale Commerce Court in Middletown Township. (see memo from BWJ dated 07/22/26 and agreement attached)

-Reservation of Capacity Agreement; Bensalem Twp-

Consideration to approve the Reservation of Capacity Agreement between BCWSA and CCT Partnership, associated with the construction of a new commercial retail/restaurant development,



requiring the purchase of twenty (16 new, 4 existing) EDUs, located at 4600-4680 Street Road in Bensalem Township. (see memo from BWJ dated 07/22/26 and agreement attached)

-Sewer Service Agreement; Bristol Twp-

Consideration to approve the Sewer Service Agreement between BCWSA and New Horizon Property Management, Inc., associated with the construction of a three (3) lot subdivision with a main extension on combined lots, requiring the purchase of three (3) EDUs, located at 1202, 1206, & 1210 Plymouth Ave in Bristol Township. (see memo from BWJ dated 07/22/26 and agreement attached)

-Sewer Service Agreement; Doylestown Twp-

Consideration to approve the Sewer Service Agreement between BCWSA and KCMMTJ Holdings, LLC, associated with the construction of eight (8) townhomes and one (1) twin home, requiring the purchase of ten (8 new, 2 existing) EDUs, located at Doylestown Hill in Doylestown Township. (see memo from BWJ dated 07/22/26 and agreement attached)

-Sewer Service Agreement; Doylestown Twp-

Consideration to approve the Sewer Service Agreement between BCWSA and Kramont Operating Partnership, LP, associated with the construction of a multi-use retail/commercial building, requiring the purchase of one hundred and twenty-two (31 new, 91 existing), located at the Barn Plaza Movie Theater lot in Doylestown Township. (see memo from BWJ dated 07/22/26 and agreement attached)

-Additional Sewer Service Agreement; Whitemarsh Twp-

Consideration to approve the Additional Sewer Service Agreement between BCWSA and MileOne Fort Washington, LLC, associated with the construction of a five (5) story showroom and service area facility addition, requiring the purchase of eighteen (9 new, 9 existing) EDUs, located at the BMW of Fort Washington in Whitemarsh Township. (see memo from BWJ dated 07/22/26 and agreement attached)

-Deed of Dedication Agreement; Richland Twp-

Consideration to approve the Deed of Dedication Agreement between U.S. Home, LLC (d/b/a Lennar) and BCWSA, associated with the dedication of sanitary sewer facilities for the purpose of construction, reconstruction, repair, inspections, removal, and maintenance, located at The Reserve at Woodside Creek in Richland Township. (see memo from BWJ dated 07/22/26 and agreement attached)

6. ENGINEERS REPORT:

Gilmore & Associates

Russell Dunlevy, P.E., will present the Engineer's Report dated 07/22/26 to the Board of Directors.

**1. Bristol Borough WWTP Washer Compactor Project
Authorization to Advertise for Bids**

Consider authorization to advertise for bids associated with furnishing and installing a washer compactor for influent screenings at BCWSA's Bristol Borough Wastewater Treatment Plant, 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.

7. SOLICITORS REPORT:

***-Settlement Agreement & Release and First Amendment to Wholesale Water Agreement;
Northampton-***

Consideration to approve the Settlement Agreement and Release between BCWSA and Northampton Bucks County Municipal Authority. (see agreement attached)

Consideration to approve the Wholesale Water Agreement between BCWSA and Northampton Bucks County Municipal Authority. (see agreement attached)

-Amendment to the Reservation of Capacity Agreement; New Britain Borough-

Consideration to approve the Amendment to the Reservation of Capacity Agreement between BCWSA and Butler Avenue Owner LLC, extending the agreement term by one (1) additional year, for a total term of three (3) years, with an expiration date of January 10, 2027. (see memo from BWJ dated 07/22/26 and agreement attached)

***-Amendment to the Reservation of Capacity Agreement & Operation and Maintenance Agreement;
Doylestown Twp-***

Consideration to approve the Amendment to the Reservation of Capacity Agreement between BCWSA and JDL DYL Properties, LLC, extending the agreement term by one (1) year, for a total term of three (3) years, with an expiration date of February 14, 2027. (see memo from BWJ dated 07/22/26 and agreement attached)

Consideration to approve the Operation and Maintenance agreement between BCWSA and JDL DYL Properties, LLC, for the operation and maintenance of three (3) grinder pumps associated with the New Car Wash, which has already been connected through existing properties. (see memo from BWJ dated 07/22/26 and agreements attached)

-Operation and Maintenance Agreement; Middletown Twp-

Consideration to approve the Operation and Maintenance Agreement between BCWSA, Meadowbrook at Woods, LLC, and Woods Services, Inc., for the operation and maintenance of the sanitary sewer pump station and associated collection system inside the Woods Services campus, located at 40



Martin Gross Drive in Middletown Township. (see memo from BWJ dated 07/22/26 and agreement attached)

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

-Bills for Payment-

Consideration to approve the Bills and Requisitions dated 07/22/26. (see bills attached)

-2025 Financial Statements-

Presentation by the Chief Financial Officer of the 2025 audited Financial Statements. (see memo from Jason Hillaert dated 07/22/26 attached)

9. OLD BUSINESS:

10. NEW BUSINESS:

-BCWSA 23rd Annual Charity Golf Invitational-

Presentation of the proceeds from the BCWSA 23rd Annual Golf Invitational.

11. ADJOURNMENT:

NEXT REGULAR BOARD MEETING: August 26, 2026