



**MINUTES OF THE REGULAR BOARD MEETING
JULY 22, 2026**

PRESENT: John Cordisco, Bryan Allen, Michael Schwartz, and Michael Fehrle
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

TEAMS: Raymond Richardson

VISITORS: Marie Joseph, Legacy of Life Foundation
Erin Lukoss, Bucks County Opportunity Council
Dave Herold, Lenape Valley Foundation
Jessica Bollard, Lenape Valley Foundation
Al DeGennaro, J.P. Mascaro & Sons
Brian Dries, Ceisler Media & Issue Advocacy

CALL TO ORDER:

The BCWSA's Chairman, John Cordisco, called the Regular Meeting of the BCWSA to order.

PLEDGE OF ALLEGIANCE:

Those present pledged allegiance to the flag.

PUBLIC COMMENT:

Mr. Al DeGennaro, Deputy General Counsel for J.P. Mascaro & Sons, introduced himself and expressed appreciation for the opportunity to continue serving the Authority. Mr. DeGennaro noted that J.P. Mascaro & Sons has held the sludge hauling contract for the past three years and stated that, as part of his responsibilities overseeing the company's bid process, he was pleased to be present for the contract award consideration. He thanked the Authority for its partnership and conveyed the company's commitment to continue providing service to BCWSA.

MINUTES:

Mr. Schwartz moved, Mr. Richardson seconded the motion unanimously approving the Minutes of the BCWSA's Regular Board Meeting of June 24, 2026. (Minutes are attached to the Minute Book)

Mr. Allen abstained from the motion as he was not present at the last board meeting.



REPORT OF THE CEO: *Benjamin W. Jones*

-Bid Award-

Mr. Schwartz moved, Mr. Richardson seconded the motion unanimously awarding the 2026 Sludge Removal contract for a five (5) year period to the lowest responsive bidder, J.P Mascaro & Sons. (Memo from BWJ dated 07/22/26 and bid tabulation are attached to the Minute Book)

-Authorization to Advertise-

Mr. Schwartz moved, Mr. Richardson seconded the motion unanimously authorizing the advertisement of the contract associated with the purchase of manhole frames, covers, and extension rings for a three (3) - year period through the Pennbid program. (Memo dated 07/22/26 from BWJ is attached to the Minute Book)

-Reservation of Capacity Agreement; Middletown Twp-

Mr. Schwartz moved, Mr. Richardson seconded the motion unanimously approving 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. (Memo from BWJ dated 07/22/26 and agreement are attached to the Minute Book)

-Reservation of Capacity Agreement; Bensalem Twp-

Mr. Schwartz moved, Mr. Richardson seconded the motion unanimously approving 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. (Memo from BWJ dated 07/22/26 and agreement are attached to the Minute Book)

-Sewer Service Agreement; Bristol Twp-

Mr. Schwartz moved, Mr. Richardson seconded the motion unanimously approving 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. (Memo from BWJ dated 07/22/26 and agreement 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 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. (Memo from BWJ dated 07/22/26 and agreement 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 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. (Memo from BWJ dated 07/22/26 and agreement are attached to the Minute Book)

-Additional Sewer Service Agreement; Whitemarsh Twp-

Mr. Schwartz moved, Mr. Richardson seconded the motion unanimously approving 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. (Memo from BWJ dated 07/22/26 and agreement are attached to the Minute Book)

-Deed of Dedication Agreement; Richland Twp-

Mr. Schwartz moved, Mr. Richardson seconded the motion unanimously approving 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. (Memo from BWJ dated 07/22/26 and agreement are attached to the Minute Book)

ENGINEERS REPORT:

Gilmore & Associates

Russell Dunlevy, P.E., presented 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**

Mr. Schwartz moved, Mr. Richardson seconded the motion unanimously authorizing the advertisement 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.

SOLICITORS REPORT:

Mr. Holbert stated that, prior to today's meeting, the Board met in Executive session, where an item of potential litigation and two items of current litigation were discussed. One will be addressed under his report, and one will be added under old business.

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

Mr. Schwartz moved, Mr. Richardson seconded the motion unanimously approving the Settlement Agreement and Release between BCWSA and Northampton Bucks County Municipal Authority. (Agreement is attached to the Minute Book)

Mr. Schwartz moved, Mr. Richardson seconded the motion unanimously approving the Wholesale Water Agreement between BCWSA and Northampton Bucks County Municipal Authority. (Agreement is attached to the Minute Book)

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

Mr. Schwartz moved, Mr. Richardson seconded the motion unanimously approving 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. (Memo from BWJ dated 07/22/26 and agreement are attached to the Minute Book)

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

Mr. Schwartz moved, Mr. Richardson seconded the motion unanimously approving 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. (Memo from BWJ dated 07/22/26 and agreement are attached to the Minute Book)

Mr. Schwartz moved, Mr. Richardson seconded the motion unanimously approving 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. (Memo from BWJ dated 07/22/26 and agreements are attached to the Minute Book)

-Operation and Maintenance Agreement; Middletown Twp-

Mr. Schwartz moved, Mr. Richardson seconded the motion unanimously approving 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. (Memo from BWJ dated 07/22/26 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 07/22/26. (Bills are attached to the Minute Book)

-2025 Financial Statements-

The Chief Financial Officer presented the 2025 audited Financial Statements to the Board of Directors. (Memo from Jason Hillaert is attached to the Minute Book)

OLD BUSINESS:

Mr. Dunlevy, P.E., had one item under old business that was tabled at a previous meeting for consideration and recommendation for the Durham Road Water Main Replacement contract number W-92. Mr. Dunlevy recommended that the board consider awarding the contract to the lowest bidder, Joao & Bradley Construction Company, with a bid of \$1,756,875. The award is subject to confirmation that union employees will perform fabrication on-site in accordance with the RCO.

Mr. Schwartz moved, and Mr. Richardson seconded the motion to award the Durham Road Water Main Replacement, contract W-92, to the lowest bidder, Joe and Bradley Construction Company.

NEW BUSINESS:

The board of directors presented the proceeds from the BCWSA 23rd Annual Golf Invitational to the chosen charities, Bucks County Opportunity Council (BCOC), Legacy of Life Foundation, and Lenape Valley Foundation.

ADJOURNMENT:

08/26/26
DATE


SECRETARY

NEXT REGULAR BOARD MEETING: August 26, 2026

