

BCWSA



MINUTES OF THE REGULAR BOARD MEETING
April 24, 2024

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

Benjamin W. Jones, CEO; Jason Hillaert, CFO; Scott Holbert, Esquire; Steven Hartman, P.E; Anne M. O'Toole, Executive Assistant and Sarah Schaffer, Administrative Assistant

VISITORS: **County of Bucks**
Commissioner Diane M. Ellis Marseglia; Commissioner Robert Harvie; Commissioner Gene DiGirolamo
Margie McKeivitt Chief Operating Officer; Stephen Seifert; Executive Assistant, Commissioner Harvie
Lauren Diehl, Communication Associate, County of Bucks

Brien Dries; Ceisler Media; Stephanie Brooks Ceisler Media
Brian Thierrin; Senior Vice President, Toll Brothers
Bryan McKenzie; Westrum Development

CALL TO ORDER:

The BCWSA's Chairman, John Cordisco, called the Regular Meeting of the BCWSA to order at 9:30 A.M.

PLEDGE OF ALLEGIANCE:

Those present pledged allegiance to the flag.

PUBLIC COMMENT: None

MINUTES:

Mr. Schwartz moved, Mr. Richardson seconded the motion that unanimously approved the Minutes of the BCWSA's Regular Board Meeting held on March 27, 2024. (Minutes are attached to the Minute book



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REPORT OF THE CEO: Benjamin W. Jones

Invitation to Bid

-Uniform Rental 2024-

Mr. Schwartz moved, Mr. Richardson seconded the motion unanimously authorizing to advertise the bid for the uniform rental contract that provides weekly delivery of uniforms to all field employees and supervisors. (memo from BWJ dated 04/24/24 is attached to the Minute Book)

-Employee Manual Revisions-

Mr. Schwartz moved Mr. Richardson seconded the motion that unanimously approved the proposed revisions to the BCWSA Employee Manual as outlined in the memo from Susan E. Dardes, HR Manager/Corporate Counsel. (memo from BWJ dated 04/24/24 is attached to the Minute Book)

-Reservation of Capacity Agreement (ROC) Upper Dublin Township-

Mr. Schwartz moved Mr. Richardson seconded the motion that unanimously approved the ROC Agreement between BCWSA and Commerce Pursuit Capital, L.P. for the proposed construction of a 225-unit apartment building requiring the purchase of 70 EDUs, (1 existing 69 new). (memo from BWJ dated 04/24/24 and agreement is attached to the Minute Book)

-Reservation of Capacity Agreement (ROC) Doylestown Township-

Mr. Schwartz moved Mr. Richardson seconded the motion that unanimously approved the ROC Agreement between BCWSA and the Doylestown Township Municipal Authority for the proposed installation of PFAS and Manganese Treatment system for two (2) public utility wells in Doylestown Township. (memo from BWJ dated 04/24/24 and agreement is attached to the Minute Book)

-Sewer Service Agreements Middletown Township-

Mr. Schwartz moved Mr. Richardson seconded the motion that unanimously approved the Sewer Service Agreements between BCWSA and Toll Mid Atlantic LP for the proposed construction of a 159-unit age restricted housing development and to connect two (2) existing properties in Middletown Township. (memo from BWJ dated 04/24/24 and agreement is attached to the Minute Book)



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ENGINEERS REPORT:

Gilmore & Associates

Russel Dunlevy, P.E., reviewed the Engineer's Report dated 04/24/24.

Emergency Recommendation

Mr. Dunlevy addressed the Board of Directors and stated he had no items that required action. He did however, advise them of the emergency replacement of the safety railing system at Lake Galena / Peace Valley Park. It had been identified during inspections and recommended it be replaced under an emergency contract with Mid-Atlantic Contracting Services, a qualified contractor, who falls under the prevailing wage.

Consulting Engineer's Report

Steven Hartman, P.E., reviewed the Consulting Engineers Report dated 04/19/24.

CENTRAL BUCKS SEWER SYSTEM AREA

A. Castle Valley Diversion Booster Pump Station (Electrical, Contract CB-75B)

Mr. Schwartz moved, Mr. Richardson seconded the motion that unanimously approved Application and Certificate for Payment No. 5 for Contract CB-75B in the amount of in the amount of \$23,525.09 be paid to AJM Electric, as recommended by the Consulting Engineer.

B. Castle Valley Diversion Booster Station – Pumps and Controls Purchase

Mr. Schwartz moved, Mr. Richardson seconded the motion that unanimously approved Application and Certificate for Payment No. 1 in the amount of \$494,146.00, be paid to Gayle Corporation, with a portion being retained for startup services, as recommended by the Consulting Engineer.

SOLICITOR'S REPORT: Scott Holbert, Esquire

-Deed of Easement & Dedication Warrington Township-

Mr. Schwartz moved, Mr. Richardson seconded the motion that unanimously approved the Sanitary Sewer Easement Agreement between BCWSA and Toll PA XIV LP associated with the development known as Parkview at Warrington in Warrington Township. (memo from BWJ dated 04/24/24 and agreement is attached to the Minute Book)



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-Sanitary Sewer Easement; Plumstead Township-

Mr. Schwartz moved, Mr. Richardson seconded the motion that unanimously approved the Sanitary Sewer Easement Agreement between 4564 Gardenville, LLC & BCWSA associated with a main relocation to relieve an SSO issue on Durham Road, in Plumstead Township. (memo from BWJ dated 04/24/24 and agreement is attached to the Minute Book)

-Reservation of Capacity Agreement (ROC) Doylestown Borough-

Mr. Schwartz moved, Mr. Richardson seconded the motion that unanimously approved the ROC Agreement between BCWSA and Roscommon Tract LLC for the proposed construction of a four (4) lot subdivision and main extension at E. State St. and Linden Ave. in Doylestown Borough. (memo from BWJ dated 04/24/24 and agreement is 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 04/24/24. (List of bills is attached to the Minute Book)

OLD BUSINESS:

-Rededication of the BCWSA Headquarters-

Mr. Cordisco, Chairman addressed the audience and thanked everyone who was in attendance. He recognized the County Commissioners, Diane Marseglia, Robert Harvie, and Gene DiGirolamo. He stated that BCWSA has played an important role in Bucks County over the last six decades. Today, we are one of the largest water and sewer authorities in Pennsylvania, providing exceptional services that go above and beyond industry and regulatory standards, and we are grateful to serve our customers, businesses, and community partners. Not only do we provide essential services daily for 525,000 people in southeastern Pennsylvania, but we also work with the county and individual communities to allow them to adapt to their changing environments, helping Bucks to realize growth and new economic opportunities. While we serve existing institutions and industries like hospitals, schools, manufacturing, technology – and all sectors in between - that are the lifeblood of the region, we are always investing in our system to support new opportunities and grow with the communities we serve.



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Mr. Cordisco thanked our CEO Benjamin Jones, who has been with the authority for a large portion of its journey. Ben has been involved in many of the acquisitions and projects over the years. He and his executive team, along with the board, have recently embarked on a major investment campaign that will allow BCWSA to continue to serve the county and its communities for another 62 years. We've always been driven by success and being ahead of the game. Ben has played a major role helping us accomplish this, and we cannot thank Ben enough for his ongoing leadership and dedication. The individuals engraved on the original plaque 62 years ago helped fulfill a mission for Bucks County and beyond, a mission that those standing with us today continue to pursue. We are proud to rededicate our headquarters today and recognize BCWSA's success. The new plaque honors our history and recognizes our path forward.

Mr. Cordisco, also wanted to recognize Dennis Cowley, who was the Chairman on the Board of Directors when he began and had been for a significant period of time. He stated he did not know anyone that he had ever served with relative to this operation that was more dedicated than Dennis and he felt that he deserved that recognition.

As all of you are aware, we previously went through a very transparent process regarding the sale of the Authority, which was determined by the Commissioners and the Board that this was not advantageous to our customers at the time. Therefore, we have determined that we want to make sure that this system, by the time these Board members leave here, is the best it can be. We made the determination of a several million-dollar investment into this system to ensure that 62 years from now, people will be saying well done. He also wanted to acknowledge the Commissioners for their cooperation and support through this process; with the pressing issues in various areas, that we do appreciate you being here today and for giving us the support that this operation needs.

He also wanted to recognize Anne, for keeping him informed and on time for all meetings.

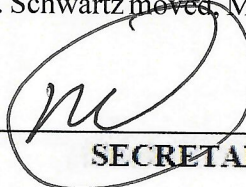
NEW BUSINESS:

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.

05-22-24

DATE



SECRETARY

NEXT REGULAR BOARD MEETING; May 22, 2024, 9:30 AM



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