

DOYLESTOWN TOWNSHIP MUNICIPAL AUTHORITY

Minutes of Meeting

September 18, 2025

A meeting of the Doylestown Township Municipal Authority was held at 3:30pm on Thursday, September 18, 2025, in the Township Building with the following members in attendance: Joseph Van Houten, Chairman; Kevin Green, Vice-Chairman (via Zoom); Daniel Stairiker, Secretary and Robert Shaffer, Treasurer (via Zoom). Also present at the meeting was Brent Eaton, Executive Director; Richard D. Magee, Jr., Municipal Authority Solicitor; Alfred S. Ciottoni, Municipal Authority Engineer and Barbara Lyons, Doylestown Township Board of Supervisors Liaison.

WELCOME

The DTMA Chairman, Mr. Joseph Van Houten, opened the meeting at 3:31pm.

VISITORS/PUBLIC AND BOARD OF DIRECTORS' COMMENTS

No report was issued at this time.

ACTION ITEMS

MINUTES APPROVAL

Upon a motion by Mr. Green, seconded by Mr. Stairiker and unanimously approved by the Authority, the minutes of the August 21, 2025, public meeting was approved as submitted.

REPORTS

ENGINEER'S REPORT

Contract No. 2024-01 General/Mechanical Construction for Central Wells 5 & 7 Well House Upgrade

Request for Payment Application #7: Worth and Company, Inc.

Mr. Van Houten made a motion to approve the Worth and Company, Inc., 6263 Kellers Church Road, Pipersville, PA 18947 Payment Application #7 in the amount of \$312,032.70 for work completed on the Contract No. 2024-01: General/Mechanical Construction for Central Wells 5 & 7 Well House Upgrade. Mr. Shafer seconded the motion, and the motion was unanimously approved by the Authority.

Request for Change Orders #1, #2, #3: Worth and Company, Inc.

Mr. Ciottoni referenced his letter to the DTMA dated September 10 regarding three change orders recently presented for this project and stated the following:

- Change Order #1 involves the cost associated with the bypass piping necessary to divert CW-5 around the manganese treatment.
- Change Order #2 involves a necessary increase in the size of the two door lintels as revised to account for the additional load from the new overhead doors.
- Change Order #3 involves the valves, and the piping incorporated on the backwash source water line.

Mr. Van Houten made a motion to approve the Worth and Company, Inc., 6263 Kellers Church Road, Pipersville, PA 18947 Change Orders #1, #2 and #3 on Contract No. 2024-01: General/Mechanical Construction for Central Wells 5 & 7 Well House Upgrade as submitted for a total of \$38,893.00. Mr. Green seconded the motion and the motion was unanimously approved by the Authority.

Request for Change Order #4: Worth and Company, Inc.

Mr. Ciottoni stated that Change Order #4 for this project involves the fact that less excavation and piping is now necessary on the project which will subsequently result in less disruption to the neighborhood and less cost to the DTMA.

Mr. Van Houten made a motion to approve the Worth and Company, Inc., 6263 Kellers Church Road, Pipersville, PA 18947 Change Order #4 in the amount of -\$45,325.00 (Credit) for proposed Change Order #4 on Contract No. 2024-01: General/Mechanical Construction for Central Wells 5 & 7 Well House Upgrade. Mr. Green seconded the motion, and the motion was unanimously approved by the Authority.

AUTHORITY SOLICITOR'S REPORT

Authorization to Execute Developer Agreement with BHBRIronhill, LLC, for 104 Myers Drive

Mr. Magee reported on this property located in New Britain Borough consisting of two townhomes and a necessary 40 ft. easement which would essentially extend both adjacent property's roadways for the DTMA, the BCW&SA and PECO to gain access to the main located on the property.

Mr. Eaton showed the plan to the members of the DTMA and explained that it will be a privately maintained road consistent with other vacated streets in New Britain Borough and Mr. Magee assured the members of the DTMA that this agreement would effectively invoke a hold harmless stipulation for the DTMA.

Based on Mr. Magee's recommendation, Mr. Van Houten made a motion to authorize the execution of the Development Agreement with BHBRIronhill, LLC, 54 East Oakland Avenue #310, Doylestown, PA 18901 for 104 Myers Drive. Mr. Green seconded the motion, and the motion was unanimously approved by the Authority.

OPERATIONS REPORT

Mr. Eaton briefly reviewed a slideshow illustrating progress to date on the Central Wells 5 & 7 Wellhouse Upgrade Project.

EXECUTIVE DIRECTOR'S REPORT

PFAS Design of Treatment Facilities

Request for Payment: Gilmore & Associates, Inc. Invoice #PS-INV2510227

Based on Mr. Eaton's recommendation, Mr. Green made a motion to approve the Gilmore & Associates, Inc., 65 E. Butler Avenue, Suite 100, New Britain, PA 18901 Invoice #PS-INV2510227 in the amount of \$4,365.93 for work completed on the PFAS Design of Treatment Facilities. Mr. Stairiker seconded the motion and the motion was unanimously approved by the Authority.

PFAS Design of Treatment Facilities – Phase 2

Request for Payment: Gilmore & Associates, Inc. Invoice #PS-INV2510228

Mr. Eaton reported that another meeting was recently held with Gilmore & Associates, Inc. and that it was confirmed that Gilmore & Associates has agreed that they will, in fact, meet the PennVEST February submission deadline date.

Mr. Eaton agreed to follow-up with an email to the DTMA summarizing year-to-date expenses and Mrs. Barbara Lyons was thanked for her part in effectively delivering the message regarding the critical importance of meeting the fixed February 4 grant deadline date with PennVEST.

In addition, per Mr. Van Houten's request, Mr. Eaton agreed to compose a confirmation letter prioritizing Wells 3 and 4 and temporarily suspending work on the Ridings and South lines.

Based on Mr. Eaton's recommendation, Mr. Van Houten made a motion to approve the Gilmore & Associates, Inc., 65 E. Butler Avenue, Suite 100, New Britain, PA 18901 Invoice #PS-INV2510228 in the amount of \$5,658.00 for work completed on the PFAS Design of Treatment Facilities – Phase 2 Wells 3 and 4 of PFAS Facility. Mr. Stairiker seconded the motion and the motion was unanimously approved by the Authority.

NEW BUSINESS

BILL'S LIST: September 2025

Mr. Van Houten made a motion to approve the September 2025 Bills List for the General Fund Account in the amount of \$74,391.95; Developers Escrow Fund in the amount of \$894.00; Capital Improvement Fund in the amount of \$755.10; Prepaid ACH Credit Invoices in the amount of \$12,707.08; Prepaid Invoices in the amount of \$36,803.92 and Transfers to the Township in the amount of \$99,993.89. Mr. Stairiker seconded the motion and the motion was unanimously approved by the Authority.

TREASURER'S REPORT: September 18, 2025

Mr. Van Houten made a motion to approve the September 18, 2025 Treasurer's Report as submitted. Mr. Stairiker seconded the motion and the motion was unanimously approved by the Authority.

ANNOUNCEMENTS

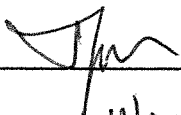
The next DTMA Board of Directors Meeting is scheduled for October 16, 2025 at 3:30pm.

ADJOURNMENT

With no further business to come before the Authority, the meeting was adjourned at 4:14pm.

Respectfully submitted,

Brent Eaton
Executive Director



11/24/2021

Date