

DOYLESTOWN TOWNSHIP MUNICIPAL AUTHORITY
Minutes of Meeting
May 21, 2026

A meeting of the Doylestown Township Municipal Authority was held at 3:30pm on Thursday, May 21, 2026 in the Township Building with the following members in attendance: Joseph Van Houten, Chairman; Kevin Green, Vice-Chairman; and Matthew Oakes, Assistant Secretary/Treasurer. Also present at the meeting was Brent Eaton, Executive Director; Gavin R. Laboski, 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 3:37pm.

**VISITORS/PUBLIC AND BOARD OF DIRECTORS'
COMMENTS**

ACTION ITEMS

Upon a motion by Mr. Van Houten, seconded by Mr. Oakes and unanimously approved by the Authority, the minutes of the April 16, 2026 public meeting was approved as submitted.

EXECUTIVE SESSION

The Municipal Authority adjourned to Executive Session at 3:38pm for discussion of a legal matter.

The regular meeting of the DTMA was reconvened at 3:58pm following its Executive Session.

REPORTS

ENGINEER'S REPORT

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

Request for Payment Application #15: Worth and Company, Inc.

Mr. Ciottoni referenced his letter to the DTMA dated May 5, 2026 recommending approval of Payment Application #15 to Worth and Company. He stated that the project is 95% complete.

Mr. Van Houten made a motion to approve the Worth and Company, Inc., 6263 Kellers Church Road, Pipersville, PA 18947 Payment Application #15 in the amount of \$76,851.22 for work completed on the 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.

Contract No. 2024-01E Electrical Construction for Central Wells 5 & 7 Well House Upgrade

Request for Payment Application #9: GS Developers, Inc.

Mr. Ciottoni recommended approval of Payment Application #9 to GS Developers, Inc.

Mr. Van Houten made a motion to approve the GS Developers, Inc., PO Box 1868, Doylestown, PA 18091 Payment Application #9 in the amount of \$48,661.85 for work completed on the Contract No. 2024-01E Electrical Construction for Central Wells 5 & 7 Well House Upgrade. Mr. Oakes seconded the motion and the motion was unanimously approved by the Authority.

Request for Change Order #1: GS Developers, Inc.

Mr. Ciottoni reported on details related to the Request for Change Order #1 to GS Developers, Inc. stating that this change is related to powering up a flow meter installed as part of a previous change order to the general/mechanical contract.

Mr. Van Houten made a motion to approve the GS Developers, Inc., PO Box 1868, Doylestown, PA 18091 Change Order #1 in the amount of \$2,170.00 for proposed Change Order #1 on Contract No. 2024-01E Electrical 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

Water Service Agreement: Doylestown Hill, 1965 Turk Road

Authorization to execute Water Service Agreement with KCMMTJ HOLDINGS, LLC, for the Doylestown Hill development.

Mr. Van Houten made a motion to authorize the execution of the Water Service Agreement with KCMMTJ HOLDINGS, LLC, PO Box 538, Doylestown, PA 18901 for the Doylestown Hill development located at 1965 Turk Road, Doylestown with minor

wording changes to be amended by the DTMA Solicitor, Mr. Gavin Laboski. Mr. Oakes seconded the motion and the motion was unanimously approved by the Authority.

Temporary Construction Easement Agreement: Northern Water Main Extensions

Authorization to execute Temporary Construction Easement Agreement with County of Bucks, for a temporary construction easement related to the Northern Water Main Extensions project.

Mr. Van Houten made a motion to authorize the execution of the Temporary Construction Easement Agreement with County of Bucks, 55 East Court Street, Doylestown, PA 18901 for the Northern Water Main Extensions project located in the area of Pine Run Road and Chapman Road as presented. Mr. Green seconded the motion and the motion was unanimously approved by the Authority.

Escrow Release: Sandy Ridge, LLC, 925 Sandy Ridge Road

Request for Authorization to release financial security and professional services escrow.

Mr. Eaton provided background information related to this project which never really got off the ground due to the fact that the property changed hands. He reported that the previous owner has requested this escrow release.

Based on Mr. Eaton's recommendation, Mr. Van Houten made a motion to authorize the release of the remaining financial security and professional services escrow in the amount of \$1,500.00 to EQS Capital Partners, LLC, 40 S. Olmstead Lane, Ridgefield, CT 06877 for the project at 925 Sandy Ridge Road. Mr. Oakes seconded the motion and the motion was unanimously approved by the Authority.

OPERATIONS REPORT

Mr. Eaton reported on the excellent job done by his team as they flushed the Authority's entire water system. He stated that this large project began at the beginning of April and was expected to be 100% complete by the end of the week.

EXECUTIVE DIRECTOR'S REPORT

PFAS Design of Treatment Facilities

Request for Payment: Gilmore & Associates, Inc. Invoice #PS-INV2605221

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-INV2605221 in the amount of \$528.00 for work completed on

the PFAS Design of Treatment Facilities. Mr. Green 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-INV2605222

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-INV2605222 in the amount of \$52,975.14 for work completed on the PFAS Design of Treatment Facilities – Phase 2. Mr. Oakes seconded the motion and the motion was unanimously approved by the Authority.

Central Wells 5 & 7: Well Rehabilitation Project

Mr. Eaton introduced discussion of this project which, he explained, is aimed at taking action to get Central Wells 5 & 7 back to their actual pumping capacity following the PFAS treatment work on the wells. He referenced the report made in February 2026 directed at looking at the overall health of the wells and performing a well assessment with the goal to redrill both wells to a larger diameter.

Following a suggestion made by the Authority Engineer, Mr. Fred Ciottoni, and subsequent discussion by the members of the DTMA, Messrs. Eaton and Ciottoni agreed to pursue pricing from a local hydrogeologist with a plan to come back to the next meeting of the DTMA with a proposal.

NEW BUSINESS

BILL'S LIST: May 2026

Mr. Van Houten made a motion to approve the May 2026 Bills List for the General Fund Account in the amount of \$58,952.58; Developers Escrow Fund in the amount of \$1,622.50; Capital Improvement Fund in the amount of \$146,564.85; Prepaid ACH Credit Invoices in the amount of \$13,802.67; Prepaid Invoices in the amount of \$51,896.00 and Transfers to the Township in the amount of \$92,284.86. Mr. Green seconded the motion and the motion was unanimously approved by the Authority.

TREASURER'S REPORT: May 21, 2026

Mr. Van Houten made a motion to approve the May 21, 2026 Treasurer's Report as presented. Mr. Oakes seconded the motion and the motion was unanimously approved by the Authority.

ANNOUNCEMENTS


The next DTMA Board of Directors Meeting is scheduled for June 18, 2026 at 3:30pm.

ADJOURNMENT

With no further business to come before the Authority, the meeting was adjourned at 4:30pm.

Respectfully submitted,

Brent Eaton
Executive Director



6/18/2026

Date