

DOYLESTOWN TOWNSHIP MUNICIPAL AUTHORITY
Minutes of Meeting
March 19, 2026

A meeting of the Doylestown Township Municipal Authority was held at 3:30pm on Thursday, March 19, 2026, in the Township Building with the following members in attendance: Joseph Van Houten, Chairman; Kevin Green, Vice-Chairman (via Zoom); and Robert Shaffer, 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 (via Zoom).

WELCOME

The DTMA Chairman, Mr. Joseph Van Houten, opened the meeting at 3:32pm.

VISITORS/PUBLIC AND BOARD OF DIRECTORS' COMMENTS

ACTION ITEMS

Upon a motion by Mr. Van Houten, seconded by Mr. Shaffer and unanimously approved by the Authority, the minutes of the February 19, 2026, 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 #13: Worth and Company, Inc.

Mr. Ciottoni recommended approval of Payment Application #13 to Worth and Company explaining that the mechanical construction is 80% complete with all equipment and piping installed. He added that remaining items to be completed include interior painting and electrical work.

Mr. Van Houten made a motion to approve the Worth and Company, Inc., 6263 Kellers Church Road, Pipersville, PA 18947 Payment Application #13 in the amount of \$174,797.77 for work completed on the Contract No. 2024-01: General/Mechanical

Construction for Central Wells 5 & 7 Well House Upgrade. Mr. Shaffer seconded the motion, and the motion was unanimously approved by the Authority.

Request for Change Order #6: Worth and Company, Inc.

Mr. Ciottoni recommended approval of Change Order #6 to Worth and Company explaining that the piping skid structural bracket had to be removed in order to make the piping connection. He added that the total expense overage from change orders is approximately \$2,250 and Mr. Ciottoni said that no further change orders are expected.

Mr. Van Houten made a motion to approve the Worth and Company, Inc., 6263 Kellers Church Road, Pipersville, PA 18947 Change Order #6 in the amount of \$5,266.00 for proposed Change Order #6 on Contract No. 2024-01: General/Mechanical Construction for Central Wells 5 & 7 Well House Upgrade. Mr. Shaffer 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 #7: GS Developers, Inc.

Mr. Ciottoni recommended approval of Payment Application #7 to GS Developers, Inc.

Mr. Van Houten made a motion to approve the GS Developers, Inc., PO Box 1868, Doylestown, PA 18091 Payment Application #7 in the amount of \$17,100.00 for work completed on the Contract No. 2024-01E Electrical Construction for Central Wells 5 & 7 Well House Upgrade. Mr. Shaffer seconded the motion, and the motion was unanimously approved by the Authority.

Contract No. 2026-01 Northern Water Main Extensions

Authorization to Award

Mr. Ciottoni announced that bids had been received and reviewed for the Northern Water Main Extensions. He then reviewed the route of the approximate 12,000 foot, 12 inch water main extension that was projected to cost between \$2.7 to \$2.8 million.

Mr. Ciottoni recommended concurrence with the low bid based upon further review by the Authority Solicitor and the Executive Director in order to move forward with the project before the next DTMA meeting.

Upon request, the DTMA Attorney, Mr. Gavin Laboski, agreed to confirm that no escalation costs could exist with regard to this contract.

He then recommended that a Notice of Intent be awarded to Pact One, LLC of Ringoes, New Jersey.

Additional discussion took place regarding the fact that a \$1.35 million dollar grant would mean that the DTMA would be paying for just over half of the overall project cost. Mr. Van Houten made a motion to award Contract No. 2026-01: Northern Water Main Extensions in the amount of \$2,842,687.00 to PACT One, LLC of Ringoes, New Jersey contingent upon professional staff review that all the necessary bid requirements are met. Mr. Shaffer seconded the motion, and the motion was unanimously approved by the Authority.

AUTHORITY SOLICITOR'S REPORT

Sixth Amendment to Intermunicipal Agreement

Authorization to Execute

Mr. Laboski reported on a meeting recently held with the Borough regarding the Sixth Amendment to the Intermunicipal Agreement. He explained that a few minor changes were made to the original agreement including a provision in the document that would stipulate the intention that no further amendments be made to the Intermunicipal Agreement.

Mr. Eaton stated that the Intermunicipal Agreement is a tri-party agreement among the Doylestown Borough, the DTMA, and the Doylestown Township with plans to approve the agreement at the next meeting of the Doylestown Township Board of Supervisors.

Mr. Van Houten then made a motion to authorize the execution of the Sixth Amendment to Intermunicipal Agreement with Doylestown Borough, 10 Doyle Street, Doylestown, PA 18901 related to the development located at 280 North Broad Street. Mr. Shaffer seconded the motion, and the motion was unanimously approved by the Authority.

OPERATIONS REPORT

Central Wells 5 & 7 PFAS Treatment Facility: Project Update

Mr. Eaton reviewed a slideshow illustrating progress to date on the Central Wells 5 & 7 PFAS Treatment Facility project.

He reported that most of the interior of the building is complete and that outside clean up has begun. Mr. Eaton stated that the exterior of the building looks very good and resembles a house.

Mr. Eaton added that the building plans for Wells 3 and 4 are almost identical to the building for Central Well 5 with minor changes.

Upon a question posed by Mr. Van Houten, Mr. Eaton reported that a security system for Central Wells 5 and 7 is being evaluated.

Mr. Ciottoni stated that PENNVEST is making a decision on their grant one day before the DTMA's April meeting.

In response to Mr. Green's inquiry, Mr. Eaton stated that he is actively updating the DTMA water level table.

EXECUTIVE DIRECTOR'S REPORT

PFAS Design of Treatment Facilities – Phase 1

Request for Payment: Gilmore & Associates, Inc. Invoice #PS-INV2602954

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-INV2602954 in the amount of \$1,642.18 for work completed on Phase 1 of the PFAS Design of Treatment Facilities. Mr. Shaffer 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-INV2602955

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-INV2602955 in the amount of \$17,648.81 for work completed on the PFAS Design of Treatment Facilities – Phase 2. Mr. Shaffer seconded the motion, and the motion was unanimously approved by the Authority.

Lawn Maintenance Contract Extension

Request for Authorization to Extend the 2024 Lawn Maintenance Contract for a third year to the 2026 Mowing Season to All Season Lawn and Landscaping, Inc.

Pleased with their work, Mr. Eaton stated that that the original contract with All Season Lawn and Landscaping, Inc. allowed for two additional 1-year contract extensions.

Mr. Van Houten made a motion to authorize extension of the 2024 Lawn Maintenance Contract for a third year with a contract price increase of 3.9% to \$22,569.57 (2025 December Philadelphia Consumer Price Index) to All Season Lawn and Landscaping, Inc., PO Box 45, Warminster, PA 18974. The 2024 Lawn Maintenance Contract executed last year provides the option for two 1-year contract

extensions if mutually agreed upon. Mr. Shaffer seconded the motion, and the motion was unanimously approved by the Authority.

2025 DTMA Financial Audit

Mr. Eaton stated that the 2025 DTMA Financial Audit with Zelenkofske Axelrod LLC has begun. He added that this is the final year of the current contract with Zelenkofske Axelrod LLC.

NEW BUSINESS

BILL'S LIST: March 2026

Mr. Van Houten made a motion to approve the March 2026 Bills List for the General Fund Account in the amount of \$42,624.29; Developers Escrow Fund in the amount of \$2,149.58; Capital Improvement Fund in the amount of \$206,716.69; Prepaid ACH Credit Invoices in the amount of \$22,095.27; Prepaid Invoices in the amount of \$55,472.35 and Transfers to the Township in the amount of \$89,826.96. Mr. Shaffer seconded the motion, and the motion was unanimously approved by the Authority.

TREASURER'S REPORT: March 19, 2026

Mr. Van Houten made a motion to approve the March 19, 2026 Treasurer's Report as presented. Mr. Green seconded the motion, and the motion was unanimously approved by the Authority.

ANNOUNCEMENTS

The next DTMA Board of Directors Meeting is scheduled for April 16, 2026, at 3:30pm.

Board Member Training is scheduled for April 8, 2026, virtually.


Mr. Van Houten encouraged interested Board members to touch base with Mr. Eaton for more information about the training.

ADJOURNMENT

With no further business to come before the Authority, the meeting was adjourned at 4:17pm.

Respectfully submitted,

Brent Eaton
Executive Director



5/21/26

Date