

DOYLESTOWN TOWNSHIP MUNICIPAL AUTHORITY

Minutes of Meeting

June 18, 2026

A meeting of the Doylestown Township Municipal Authority was held at 3:30pm on Thursday, June 18, 2026, in the Township Building with the following members in attendance: Joseph Van Houten, Chairman (via Zoom); Kevin Green, Vice-Chairman; Daniel Stairiker, Secretary 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 3:31pm in cooperation with the DTMA Vice-Chairman, Mr. Kevin Green.

VISITORS/PUBLIC AND BOARD OF DIRECTORS' COMMENTS

Mrs. Kathleen Pokropski, a resident of Doylestown Township addressed the Board to express her concern regarding a recent determination made by the DTMA to discontinue a long-ago verbal agreement between the DTMA and the Pokropski's. Over the years, Mr. Pokropski mowed the area surrounding the South Well Station #2 in exchange for the DTMA planting and maintaining trees and mulch that serve as a visual buffer between the Pokropski property and the DTMA well station. It was established that the DTMA has spent tens of thousands of dollars removing dead trees, planting replacement trees and maintaining mulch beds. However, it was also recognized that while this informal arrangement may have been practical when it was established, it now presents several operational, legal and risk management concerns which led to the decision to discontinue this arrangement.

Mrs. Pokropski voiced her discontent with the elimination of this arrangement stating that the well station property appears to be part of their property which they take great pride in, and she is concerned that it will not be maintained to their standards. She stated that her attendance at the meeting was with the hope that the situation could be settled in a different manner.

Mr. Van Houten reported that he had researched the situation and maintained the following:

- This arrangement represented a liability issue that should never have been established in the first place and that it was inappropriate from a legal perspective for the DTMA to enter private property without an easement.

Mr. Van Houten requested that, going forward, the Pokropski's respect the property line stating that the DTMA will maintain their own property and that the Pokropski's should cease and desist mowing property beyond their own private property.

Mrs. Pokropski expressed her dissatisfaction with the new arrangement as she left the meeting.

Mr. Van Houten maintained that this arrangement should never have been permitted in the first place and the DTMA Solicitor, Mr. Laboski, agreed.

In response to a question posed by members of the DTMA, Mr. Eaton affirmed that he was not aware of any other similar circumstances as it related to the DTMA.

ACTION ITEMS

Upon a motion by Mr. Green, seconded by Mr. Stairiker and unanimously approved by the Authority, the minutes of the May 21, 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 #16: Worth and Company, Inc.

Mr. Ciottoni introduced three payment requests which he recommended be approved by the DTMA. He stated that the Central Wells 5 & 7 Well House Upgrade was 98% complete with only restoration work remaining. In response to a question from the DTMA, Mr. Ciottoni reported that the final cost of this \$4 million project came within \$2,000 of its estimate.

Mr. Van Houten made a motion to approve the Worth and Company, Inc., 6263 Kellers Church Road, Pipersville, PA 18947 Payment Application #16 in the amount of \$84,749.17 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 #10: GS Developers, Inc.

Based upon Mr. Ciottoni's recommendation to approve Payment Application #10 to GS Developers, Inc., Mr. Van Houten made a motion to approve the GS Developers, Inc., PO Box 1868, Doylestown, PA 18091 Payment Application #10 in the amount of \$20,586.50 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.

Contract No. 2026-1: Northern Water Main Extensions

Request for Payment Application #1: PACT One, LLC.

Mr. Ciottoni provided an initial report on this new project which began on June 5 involving approximately 12,000 feet of 12" water main. He explained that the estimated cost of the project is \$2.8 million with \$1.4 million in grant money already allocated. Mr. Eaton stated that he is considering an interest level email be sent to the township residents to determine possible interest to hook up to this new main.

Mr. Van Houten made a motion to approve the PACT One, LLC, PO Box 74, Ringoes, NJ 08551 Payment Application #1 in the amount of \$164,200.50 for work completed on Contract No. 2026-1 Northern Water Main Extensions. Mr. Stairiker seconded the motion, and the motion was unanimously approved by the Authority.

AUTHORITY SOLICITOR'S REPORT

Mr. Laboski reported that no action items were forthcoming from him for this month.

OPERATIONS REPORT

Lawn Maintenance Contract

Request for Change Order: All Season Lawn and Landscaping, Inc.

Mr. Eaton reported that this Change Order Request represented the expanded lawn service required for the well house property adjacent to the Pokropski property.

Mr. Van Houten made a motion to approve the All Season Lawn and Landscaping, Inc., PO Box 45, Warminster, PA 18974 Change Order in the amount of \$1,190.00 for additional expanded mowing services at South Well Station #2 pursuant to the Lawn Maintenance Contract. Mr. Stairiker seconded the motion, and the motion was unanimously approved by the Authority.

EXECUTIVE DIRECTOR'S REPORT

PFAS Design of Treatment Facilities: Phase 2

Mr. Eaton introduced discussion of this project maintaining that it was in the best interests of the DTMA to extend the bid by 30 days citing legitimate issues involved including adherence to the DBE (Disadvantaged Business Enterprises) and BABA (Build American by American).

Mr. Laboski reported that the settlement date would remain the same.

Request for Payment: Gilmore & Associates, Inc. Invoice #PS-INV2606393

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-INV2606393 in the amount of \$12,832.43 for work completed on the PFAS Design of Treatment Facilities: Phase 2, said payment subject to the satisfaction of the DTMA Executive Director with detailed information regarding funds spent to date. Mr. Stairiker seconded the motion, and the motion was unanimously approved by the Authority.

Central Wells 5 & 7: Well Rehabilitation Project

Request for Authorization

Mr. Eaton reiterated a conversation from the DTMA's May 2026 meeting regarding the proposed well rehabilitation project explaining that a hydrogeologist has been identified who was willing to work within the confines of the DTMA budget. He stated that this suggestion and subsequent proposal was made as work was wrapping up on the Central Wells 5 & 7 project.

Based on Mr. Eaton's recommendation, Mr. Van Houten made a motion to authorize the Proposal for Driller and Well Drilling Oversight: Well Over-drilling at Central Wells 5 & 7 VES Proposal #P-1236 to Valley Environmental Services, Inc., 3282 Hope Drive, Emmaus, PA 18049 in the amount of \$149,828.00. Mr. Stairiker seconded the motion, and the motion was unanimously approved by the Authority.

Construction Observation Services Agreement

Request for Authorization to Execute the Construction Observation Services Agreement with Pennoni Associates, Inc.

Mr. Eaton introduced discussion of this topic related to construction observation services to be provided for the Barn Plaza Shopping Center for additional inspection services only. He maintained that Mr. Ciottoni would still be involved as the DTMA Engineer for this project and it was confirmed that monies would be paid out of professional escrow accounts already established by the developer.

Based on Mr. Eaton's recommendation, Mr. Van Houten made a motion to authorize the execution of Construction Observation Services Agreement No. DTMAX26001 with Pennoni Associates, Inc., 1501 Main Street, Suite 220, Warrington, PA 18976 for construction inspection services associated with the Barn Plaza Water System Improvements. Mr. Stairiker seconded the motion, and the motion was unanimously approved by the Authority.

NEW BUSINESS

BILL'S LIST: June 2026

Mr. Van Houten made a motion to approve the June 2026 Bills List for the General Fund Account in the amount of \$128,893.62; Developers Escrow Fund in the amount of \$19,649.76; Capital Improvement Fund in the amount of \$284,303.02; Prepaid ACH Credit Invoices in the amount of \$12,251.47; Prepaid Invoices in the amount of \$72,095.00 and Transfers to the Township in the amount of \$90,460.11. Mr. Stairiker seconded the motion, and the motion was unanimously approved by the Authority.

TREASURER'S REPORT: June 18, 2026

Mr. Van Houten made a motion approving acceptance of the Treasurer's Report as presented for June 18, 2026. 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 July 16, 2026, at 3:30pm.

ADJOURNMENT

With out further business to come before the Authority, the meeting was adjourned at 4:44pm.

Respectfully submitted,

Brent Eaton
Executive Director



7/16/2026

Date