

DOYLESTOWN TOWNSHIP MUNICIPAL AUTHORITY

Minutes of Meeting

July 16, 2026

A meeting of the Doylestown Township Municipal Authority was held at 3:30pm on Thursday, July 16, 2026, in the Township Building with the following members in attendance: Joseph Van Houten, Chairman; Kevin Green, Vice-Chairman; Daniel Stairiker, Secretary; Robert Shafer, Treasurer 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 3:33pm.

VISITORS/PUBLIC AND BOARD OF DIRECTORS' COMMENTS

The following visitors/township residents attended the meeting:

- Dora and Vitor Vicente of 355 Pine Run Road; Doylestown
- Jonathan Evans of 343 Pine Run Road; Doylestown
- Bill Price of 388 Pine Run Road; Doylestown
- Teresa & Ed Burruezo of 368 Pine Run Road; Doylestown

Discussion Summary:

Residents raised concerns regarding unclear communication and the impacts of the project. DTMA officials explained that the water project is primarily intended to improve the overall system and does not require mandatory connections. Both sides acknowledged that there were opportunities to improve communication throughout the process, and DTMA committed to maintaining clearer and more consistent communication going forward.

ACTION ITEMS

Upon a motion by Mr., Stairiker seconded by Mr. Oakes and unanimously approved by the Authority, the minutes of the June 18, 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 Change Order #7: Worth and Company, Inc.

Mr. Ciottoni reported that this Change Order reflected an upgrade of the paving installation and restoration to the project including the driveway, the wellhouse and seal coating of the bore extract for the water main drillings. Mr. Eaton added that it was made in conjunction with the Township in going above and beyond what is typically required.

Mr. Van Houten made a motion to approve the Worth and Company, Inc., 6263 Kellers Church Road, Pipersville, PA 18947 Change Order #7 in the amount of \$5,175.00 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. 2026-1: Northern Water Main Extensions

Request for Payment Application #2: PACT One, LLC

Mr. Van Houten made a motion to approve the PACT One, LLC, P.O. Box 74, Ringoes, NJ 08551, Payment Application #2 in the amount of \$595,332.00 for work completed on the Contract No. 2026-1 Northern Water Main Extensions. Mr. Stairiker seconded the motion, and the motion was unanimously approved by the Authority.

Contract No. 2026-02: General/Mechanical Construction for North Wells 3 and 4 Well House Upgrade

Authorization to Award

Mr. Ciottoni reported that bids for this project were received last week with the results sent to Gilmore & Associates who agreed that they are comfortable with the bids as submitted.

Mr. Ciottoni also reported that the anticipated settlement date for the PENNVEST grant is September 3 and Mr. Van Houten recommended that the DTMA move forward with approval today pending review by the DTMA professional staff.

Subsequently, Mr. Van Houten made a motion to approve an Intent to Award Contract No. 2026-02: General/Mechanical Construction for North Wells 3 and 4 Well House Upgrade in the amount of \$3,244,430.00 to DESSCO Design and Construction, Inc., 1 Willow Street, Fleetwood, PA 19522 contingent upon professional staff review that all

the necessary bid requirements are met. Mr. Green seconded the motion, and the motion was unanimously approved by the Authority.

Contract No. 2026-02E: Electrical Construction for North Wells 3 and 4 Well House Upgrade

Authorization to Award

Mr. Van Houten made a motion to approve an Intent to Award Contract No. 2026-02E: Electrical Construction for North Wells 3 and 4 Well House Upgrade in the amount of \$354,295.00 to Brendan Stanton, Inc., 416 Stump Road, Montgomeryville, PA 18936 contingent upon professional staff review that all the necessary bid requirements are met. Mr. Shafer seconded the motion, and the motion was unanimously approved by the Authority.

AUTHORITY SOLICITOR'S REPORT

Water Service Agreement: Barn Plaza, Theater Redevelopment

Authorization to Execute Water Service Agreement with KRAMONT OPERATING PARTNERSHIP, LP, for the Barn Plaza Theater Redevelopment

Mr. Laboski briefly reviewed this agreement with the members of the DTMA and Mr. Van Houten subsequently made a motion to authorize the execution of the Water Service Agreement with KRAMONT OPERATING PARTNERSHIP, LP, 200 Ridge Pike Suite 100, Conshohocken, PA 19428 for the Barn Plaza Theater Redevelopment. Mr. Green seconded the motion, and the motion was unanimously approved by the Authority.

Water Service Agreement: 1796 South Easton Road Redevelopment

Authorization to Execute Water Service Agreement with JDL DYL PROPERTIES, LLC, for the 1796 South Easton Road Redevelopment

Mr. Laboski reviewed this pending agreement explaining that everything was in order and that he was only awaiting insurance certificates for the project.

Mr. Van Houten made a motion to authorize the execution of the Water Service Agreement with JDL DYL PROPERTIES, LLC, 5080 Anderson Road, Doylestown, PA 18902 for the 1796 South Easton Road Redevelopment. Mr. Shafer seconded the motion, and the motion was unanimously approved by the Authority.

OPERATIONS REPORT

Groundwater Level Monitoring Report

Mr. Eaton referenced a map that he provided indicating current drought statuses throughout the state and said that he would proceed with social media regarding the current status of the drought watch.

Northern Water Main Extensions – Project Update

Mr. Eaton presented and reviewed a series of photos depicting the status of the Northern Water Main Extensions with members of the DTMA.

Central Wells 5 & 7 Well House Upgrade – Security System

Mr. Eaton reported on his follow-up regarding a security system for the Central Wells 5 & 7 Well House Upgrade stating that the total cost of the work – which is outside of the original scope of work – would cost approximately \$30,000.00. While no formal action was needed to move ahead with this project, at the request of the DTMA Chairman, Mr. Van Houten, the consensus of the Authority was to move forward accordingly.

EXECUTIVE DIRECTOR'S REPORT

PFAS Design of Treatment Facilities: Phase 2

Request for Payment: Gilmore & Associates, Inc. Invoice #PS-INV2607856

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-INV2607856 in the amount of \$16,470.97 for work completed on the PFAS Design of Treatment Facilities: Phase 2. Mr. Shafer seconded the motion, and the motion was unanimously approved by the Authority.

Doylestown Township Annual Golf Outing

Request for Contribution: 2026 Doylestown Township Annual Golf Outing

Based on Mr. Eaton's recommendation, Mr. Van Houten made a motion to approve contributing to the 2026 Doylestown Township Annual Golf Outing, Doylestown Township, 425 Wells Road, Doylestown, PA 18901 in the amount of \$1,000.00. Mr. Oakes seconded the motion, and the motion was unanimously approved by the Authority.

On behalf of the Township, Mrs. Barbara Lyons, Board of Supervisors Liaison to the DTMA thanked the DTMA for their contribution.

NEW BUSINESS

BILL'S LIST: July 2026

Mr. Van Houten made a motion to approve the July 2026 Bills List for the General Fund Account in the amount of \$122,638.20; Developers Escrow Fund in the amount of \$6,150.00; Capital Improvement Fund in the amount of \$5,250.00; Prepaid ACH Credit Invoices in the amount of \$11,431.15; Prepaid Invoices in the amount of \$63,797.59 and Transfers to the Township in the amount of \$90,935.40. Mr. Green seconded the motion, and the motion was unanimously approved by the Authority.

TREASURER'S REPORT: July 16, 2026

Mr. Van Houten made a motion approving acceptance of the Treasurer's Report as presented for July 16, 2026. Mr. Oakes seconded the motion, and the motion was unanimously approved by the Authority.

ANNOUNCEMENTS

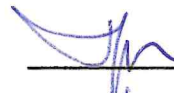
The next DTMA Board of Directors Meeting is scheduled for August 20, 2026, at 3:30pm.

ADJOURNMENT

With no further business to come before the Authority, the meeting was adjourned at 4:55pm.

Respectfully submitted,

Brent Eaton
Executive Director



8/20/2026

Date