



**WARRINGTON TOWNSHIP BOARD OF SUPERVISORS  
MINUTES FOR MARCH 12, 2019 – 2:00 PM  
WATER AND SEWER SYSTEMS**

**The written minutes are a summary of the March 12, 2019 Board of Supervisors meeting. For a complete dialog visit the Township's website, [www.warringtontownship.org](http://www.warringtontownship.org).**

**ATTENDANCE**

Fred R. Gaines, Chairman; Ruth L. Schemm, Vice Chair; Shirley A. Yannich, Member; and Carol T. Baker, Member.

Staff present was Barry P. Lubber, Township Manager and Barbara J. Livrone, Executive Assistant to the Township Manager/Board Secretary.

**CALL TO ORDER:** Mr. Gaines called the meeting to order at 2:02 P.M. and stated this meeting is a special meeting of the Board of Supervisors to hear presentations of a potential sale of water and/or sewer systems in Warrington Township. Mr. Gaines further stated that both presentations will occur again at the regularly scheduled Board of Supervisors meeting starting at 7:00 P.M. Both meetings are properly advertised and also recorded live. Both meetings can be viewed live stream through the township's website.

**PLEDGE OF ALLEGIANCE**

Mr. Gaines followed the Call to Order with a pledge to the flag.

There was no public comment.

**PRESENTATION OF POTENTIAL SALE OF WATER AND/OR SEWER SYSTEMS OF WARRINGTON TOWNSHIP.**

Representing North Wales Water Authority (NWWA) was Robert Bender, Executive Director and Bucks County Water and Sewer Authority (BCWSA), John Butler, Chief Operating Officer. In the audience representing NWWA was Brad Fisher, Director of Operations and Joe Murphy, Manager of Operations.

**Presentation by Water and Sewer Department – Township Manager, Barry P. Lubber**

Mr. Lubber announced a meeting was held on February 5, 2019 at CBHS South for both NWWA and BCWSA to give presentations for the possible acquisition of acquiring both water and sewer systems from Warrington Township.

Mr. Lubber presented a water and sewer system update noting the public concerns addressed at the February 5<sup>th</sup> meeting; the control of the systems; the immediate impact of water rates/fees on customers; the future impact of water and sewer rates if the sale goes through; proceeds of sale; tax increases; Air National Guard agreement; infrastructure improvements; 10 and 20 year impact if there is not a sale; 10 and 20 year impact if only the water system is sold and impact if both systems are sold and the expansion of both systems. (See Attachment "A")

**Public Comment:**

Elliott Kolodny (42 Kulp Road East) asked where the data is coming from to support the analysis presented by Mr. Lubber.

Mr. Luber stated the data was produced by Keystone Alliance and data produced by the Director of the Water and Sewer Department, Christian Jones. Both reports will be posted to the township's website.

Also posted to the website will be all three power point presentations.

**Presentation by North Wales Water Authority – Executive Director, Robert C. Bender.**

Mr. Bender presented background information, listed municipalities that are currently being served by NWWA; the proposal to Warrington; cost savings to Warrington customers; services that they offer; employment of township staff to the authority; and the continuation to receive the highest quality of water from the Forest Park plant.

Mr. Bender emphasized that NWWA is not-for-profit and a public water provider. NWWA partners with North Penn. NWWA will coordinate projects with the Township and BCWSA for infrastructure projects.

NWWA has not raised their rates in 24 years.

NWWA will provide the township with up to one million gallons of water per annum at no cost which the Township may allocate amongst Township owned facilities (i.e., swim club). (See Attachment "B")

**Presentation by Bucks County Water and Sewer Authority (BCWSA) – Chief Operating Officer, John Butler.**

Mr. Butler presented background information on BCWSA and noted their municipal water and sewer acquisitions. Also presented were the comparative utility rate increases; the current rates; and that BCWSA is currently serving 90,000 residential customers. BCWSA will hire five employees from the Township. BCWSA is a not-for-profit Authority. (See Attachment "C")

Public Comment:

Ron Benek (404 Mary Joe) already has the safe guard program with BCWSA. Asked how this program will be affected if sold. Mr. Butler said existing customers who have the safe guard program will not be affected by the sale or current litigation. Due to litigation, the safe guard program is not being offered until the case is settled.

Bob Snarr (2171 Robin) currently has the safe guard program with BCWSA and wanted assurance that he is grandfathered. He pays \$5 per month plus restoration. Mr. Butler said BCWSA is not allowed to sell the program to new customers until the litigation is settled.

Mr. Snarr asked Mr. Bender about the El Con Plan. Mr. Bender said that NWWA is not concerned because Warrington Township is downstream of the Delaware River and this will not affect the Warrington Township residents.

Frank Lupo (603 N. Settlers Court) asked if there was a special rate for a private community versus a large development. Mr. Bender said that NWWA would make any repair necessary to their lines at no additional cost to the resident. NWWA has a lateral program at \$10 per year.

Supervisors Comment:

Ms. Yannich stated there is no special assessment charged to the resident if the Township makes the repair.

Ms. Baker questioned the financial aspects of the Authority and possibility of the Authority selling the system.

Mr. Bender said if the purchase goes through, a rate increase is not being proposed and the sale will be financed through a bond. NWWA has not increased their rates in 24 years. Another sale would not occur without given the Township six month notice.

Mr. Butler said BCWSA is governed under the Municipalities Act and the Township would be given the right of first refusal, if there was a possible sale.

Ms. Yannich stated Warrington Township already has a contract with NWWA to provide water to the residents.

Mr. Bender said NWWA will keep and maintain the townships wells and keep them operational for backup (i.e, drought, fire)

Ms. Yannich asked what the difference is between an Authority and a Company.

Mr. Bender said the Authority is governed under the Municipalities Act and a company is private.

Ms. Yannich was concerned about the employees' pension plan and how to protect them.

Mr. Bender said that currently NWWA has a six month wait before entering into their pension plan. However, this will be waived for Warrington employees. NWWA has a 401K with Roth option. This is a defined contribution. If the employee puts in 6%, then NWWA matches with 6%.

Mr. Lubber stated under the Township pension plan, the employee will receive half of their salary if they are employed with the Township for 30 years and age 65. The pension is pro-rated depending on years of service if they are not employed for 30 years. If the sale goes through, the employees' pension will remain with the Township and the salary frozen at their current Township salary. Interest will accrue.

Both NWWA and BCWSA will match the employees' current salary. In some cases, there may be an increase in salary for the employee.

Ms. Schemm asked how rain affects both systems as projected forward.

Mr. Bender said rain has no adverse effect on the water system.

Mr. Butler said rain has an adverse effect on the sewer system because the pumps have to run longer and this increases treatment costs.

Public Comment:

Frank Lupo (603 N. Settlers Circle) questioned the repair of his sprinkler system if there was water damage that was caused by the Authority.

Mr. Bender said the claim would go against NWWA's insurance company.

Florence Krsulich (407 Homestead) questioned the water quality report and will one be issued if the system is sold.

Mr. Bender said NWWA has their own lab which runs 24/7 and if there is an issue, they are mandated by PADEP to report it. NWWA has their own quarterly newsletter sent to their customers and they post updates and news onto their website. The Consumer Confidence Report is mailed annually to all customers.

Mr. Butler said BCWSA mails out their Consumer Confidence Report and it is posted to their website.

Bob Snare (2171 Robin) questioned security at the water treatment facility and if a resident could take a tour.

Mr. Bender said the facility is operated by guidelines set by Homeland Security. A video of the plant is on their website and a resident could schedule a tour.

Mr. Gaines said the township has been purchasing water from NWWA and is under a 10 year contract.

Florence Krsulich (407 Homestead) asked if the water is coming from the Delaware River. She heard that water fracking is overflowing into the Delaware River and questioned how NWWA is protecting its customers from the overflow.

Mr. Bender said the water from the Delaware River is regulated by the Delaware River Basin Commission and they are not permitted to accept water fracking discharge.

Mr. Bender further stated if there ever was a problem with the water from the Delaware River, NWWA has a thirty day supply from Peace Valley.

Mr. Gaines said another meeting and presentation from both Authorities will be held the same day at 7:00 PM. This meeting will be streamed live and minutes recorded.

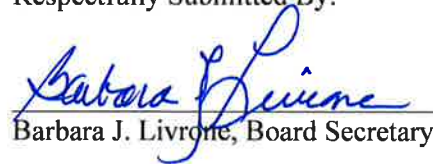
The Supervisors may hold a third meeting, if warranted and that will be scheduled on a third Tuesday. All meetings will be properly advertised.

Aqua Pennsylvania has submitted a letter of interest and two meetings will be scheduled on April 9<sup>th</sup> – 2:00 PM and 7:00 PM.

#### **ADJOURNMENT**

There being no further business, Ms. Yannich motioned, seconded by Ms. Schemm to adjourn the meeting at 3:34 PM

Respectfully Submitted By:



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Barbara J. Livrone, Board Secretary

ATTACHMENT "A"



# Warrington Township Water/Sewer System Update

March 12, 2019

# AGENDA

1. Presentation by Township Manager
2. Presentations by NWWA and BCWSA
3. Public Comment
4. Discussion Concerning Next Steps

# CB South Meeting

Public concerns from Feb. 5<sup>th</sup> meeting:

1. Loss of Control - Water and Sewer Systems
2. Where proceeds from sale would go
3. Potential tax increases
4. Agreement with Air National Guard
5. Cost of infrastructure improvements
6. Sale of Water System only
7. Expansion of water and sewer system

# Control of Systems

If Township doesn't sell, Township will retain control of Systems

- Township will maintain and improve systems as appropriate
- Supervisors are held accountable to residents through elections
- Rates/fees will be adjusted to cover expenses



# Immediate Impact of Water Rates/Fees on Customers - Sell

	Warrington Township (Current)	NWWA (3-Yr. Rate Lock)	Difference
Rate per 1,000 Gallons	\$7.16	\$3.60	\$3.56
Quarterly Base Fee	\$20.00	\$12.00	\$8.00
Quarterly Bill	\$127.40	\$66.00	\$61.40
Annual Bill	\$509.60	\$264.00	\$245.60

**Decrease in annual bill (15,000 gal/Quarter)**

**\$245**

# Future Impact of Water Rates/Fees on Customers - Sell

	Warrington Township (Current)	NWWA (for past 24 years)	Difference
Rate per 1,000 Gallons	\$7.16	\$3.60	\$3.56
Quarterly Base Fee	\$20.00	\$12.00	\$8.00
Quarterly Bill	\$127.40	\$66.00	\$61.40
Annual Bill	\$509.60	\$264.00	\$245.60

**Continued decrease in annual bill (15,000 gal/Quarter)**

**\$245**

# Immediate Impact of Sewer Rates/Fees on Customers - Sell

	Warrington Township (Current)	BCWSA (3-Yr. Rate Lock)	Difference
Rate per 1,000 Gallons	\$6.15	\$6.15	\$0.00
Quarterly Base Fee	\$20.00	\$20.00	\$0.00
Quarterly Bill	\$112.25	\$112.25	\$0.00
Annual Bill	\$449.00	\$449.00	\$0.00

**No change**  
in annual bill (15,000 gal/Quarter)

# Future Impact of Sewer Rates/Fees on Customers - Sell

	Warrington Township (Current)	BCWSA (following 3- Yr. Rate Lock)	Difference
Rate per 1,000 Gallons	\$6.15	\$5.88	(\$0.27)
Quarterly Base Fee	\$20.00	\$71.04	\$51.04
Quarterly Bill	\$112.25	\$159.24	\$46.99
Annual Bill	\$449.00	\$636.96	\$187.96

**Increase in annual bill (15,000 gal/Quarter)**

**\$188**

# Future Impact of Water and Sewer Rates/Fees on Customers - Sell


	Warrington Township (Current)	NWWA & BCWSA (following 3-Yr. Rate Lock)	Difference
Rate per 1,000 Gallons	\$13.31	\$9.48	(\$3.83)
Quarterly Base Fee	\$40.00	\$83.04	\$43.04
Quarterly Bill	\$239.65	\$225.24	\$14.41
Annual Bill	\$958.60	\$900.96	\$57.64

Decrease in annual bill (15,000 gal/Quarter)

**\$58**

# Proceeds of Sale

If Township sells, proceeds could be funneled in various directions:

- Pay W/S Debt and cover General Fund gap
  - Pay W/S Debt and spend on Capital Improvement Projects
  - Pay W/S Debt and split between General Fund gap and Capital Improvement Projects
  - Pay W/S Debt and create Rate Stabilization Fund
-  **Caution:** This delays and compounds future tax increases

# Tax Increases

Taxes will inevitably increase

- Taxes may increase in distant future if a sale of Water and/or Sewer Systems go through in order to close Funding Gap

# Air National Guard

Township Staff has reached out to the ANG:

- Confirmed that Cooperative Agreement would transfer to NWWA if a sale were to proceed
- NWWA can address what they intend to do with filtered wells



# Infrastructure Improvements through 2090

Infrastructure Improvements must be done  
whether by the Township, NWWA, or BCWSA

<b>WATER SYSTEM</b>	<b>SEWER SYSTEM</b>
\$41,593,036	\$121,670,529

**Total = \$163,263,565**

# 10 Year Impact on Customers – Do Not Sell

- **\$48 Million** worth of Infrastructure improvements over the next 10 years
- Increased Operations Costs

2019 to 2029 Annual Bill increased by **\$454**

# 20 Year Impact on Customers – Do Not Sell

- **\$94 Million** worth of Infrastructure improvements over the next 20 years
- Increased Operations Costs

2019 to 2039 Annual Bill increased by **\$655**

# 10 Year Impact on Customers – Sell Water Only

- **\$25 Million** worth of Sewer Infrastructure improvements over the next 10 years
- Increased Operations Costs

2019 to 2029 Annual Sewer Bill increased by **\$187**

# 20 Year Impact on Customers – Sell Water Only

- **\$38 Million** worth of Infrastructure improvements over the next 20 years
- Increased Operations Costs

2019 to 2039 Annual Sewer Bill increased by **\$488**

# Impact if Only Water System Sold

- Loss of approx. \$550,000 annually
- Proceeds of sale would go to debt
- Water Customer Bills would be reduced by \$245 annually (2023)
- Sewer Customer Bills would increase by \$87 annually (2023)

# Impact on Finances if Both Systems Sold

- Loss of approx. \$550,000 in Revenue annually
- Gap potentially covered by sale for approx. 20 years
- Water Customer Bills would be reduced by \$245 annually (2023)
- Sewer Customer Bills would increase by \$188 annually (2023)

# Expansion of Water/Sewer System

- Expansion possible through survey of residents followed by binding agreements
- Expansion possible through Development
- Expansion possible upon discovery of contamination of a cluster of private wells or a cluster of failing septic systems



ATTACHMENT "B"


# North Wales Water Authority

*Presentation to the Warrington Township Board of Supervisors*

**Robert C. Bender, *Executive Director***

March 12, 2019





The NWWA was founded in 1951 and has operated since that time in accordance with the rules and regulations of the Pennsylvania Municipal Authorities Act of 1945

We are a *not-for-profit* public water provider.

In the early 1960s the Authority acquired the Blue Bell Water Company, and has maintained slow and steady growth since that time. Today we serve over 27,000 retail customers, and including our bulk sales, reach over 100,000 homes and businesses in our region.



**Here is an aerial photograph of our Forest Park Water Treatment Plant**



# Municipalities now served with Forest Park Water




**Ambler Borough**  
**Chalfont Borough**  
**Doylestown Township**  
**Franconia Township**  
**Hatfield Borough**  
**Hatfield Township**  
**Hilltown Township**  
**Horsham Township**  
**Lansdale Borough**  
**Lower Gwynedd Township**  
**Lower Salford Township**  
**Montgomery Township**  
**New Britain Borough**  
**New Britain Township**  
**North Wales Borough**



**Northampton Township**  
**Skippack Township**  
**Salford Township**  
**Sellersville Borough**  
**Souderton Borough**  
**Towamencin Township**  
**Upper Dublin Township**  
**Upper Gwynedd Township**  
**Upper Salford Township**  
**Warrington Township**  
**Warminster Township**  
**Warwick Township**  
**West Rockhill Township**  
**Whitpain Township**  
**Worcester Township**



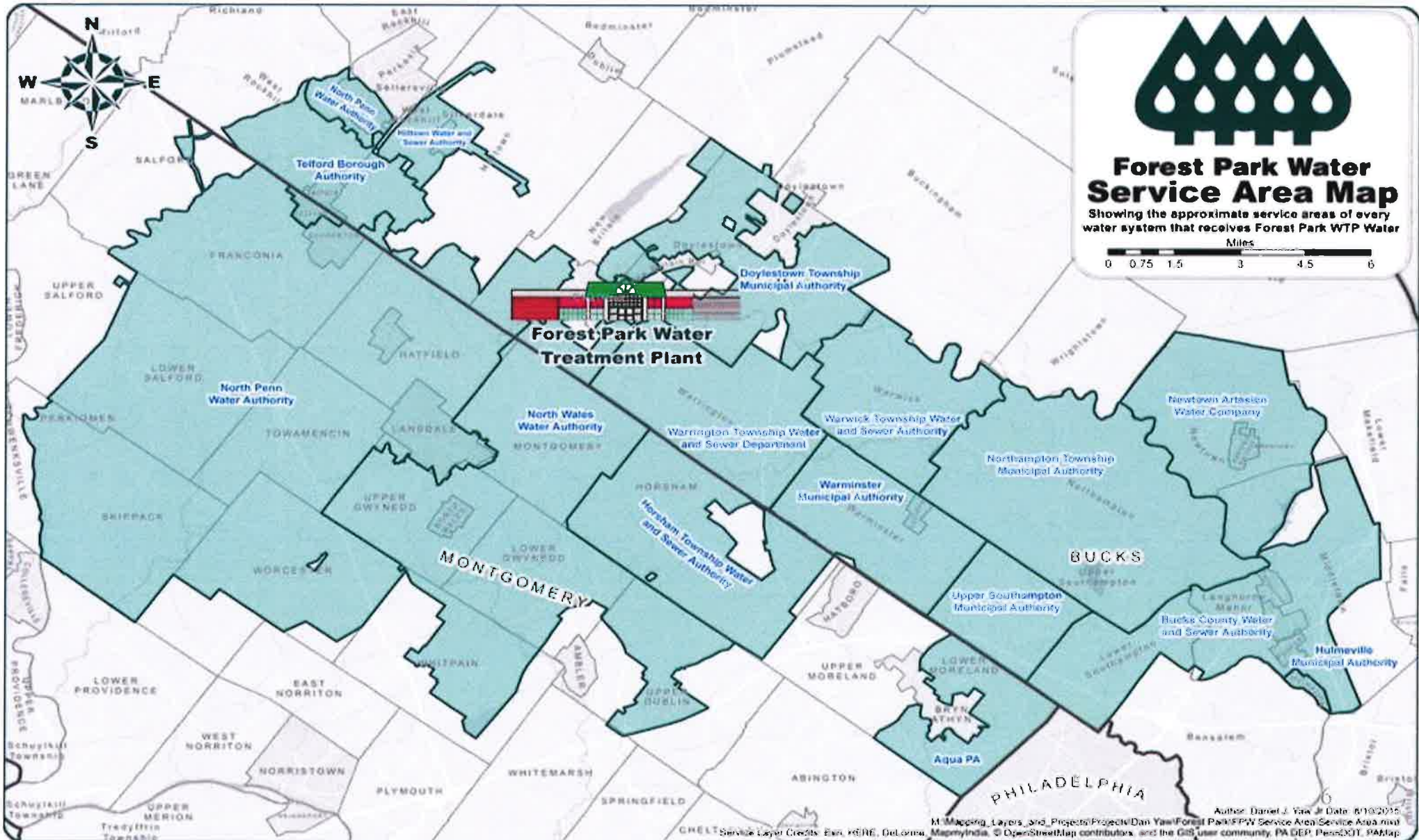
In addition to the above, BCWSA purchases about 8 MGD of Forest Park Water for service to various other Lower Bucks County municipalities.




Located in nearby Chalfont, this award winning plant now provides up to 43 MILLION gallons of safe and clean water to homes and businesses in both Bucks and Montgomery Counties and is distributed by the NWWA, NPWA, and BCWSA.

In total, water from our Forest Park Plant now reaches over 100,000 homes and businesses in more than 20 municipalities, serving dozens of schools, nursing homes, hospitals, factories, as well as providing essential fire protection to each of these communities.


In addition to the areas depicted on the map below, the NWWA also serves water customers in Buckingham, Doylestown, and Solebury Townships.





The NWWA now serves over 5,000 consumers in the Central Bucks area, including customers in Buckingham, Doylestown, New Britain and Solebury Townships.

In order to best serve these and all future Central Bucks customers, we have recently added a satellite customer service office near the intersection of Route 611 and Kelly Road.



**What are the primary differences between a “Retail” versus a “Bulk” customer of the NWWA?**

- Our retail customers receive full services and support on a 24 hour per day basis directly from the NWWA.
- Bulk customers receive their water from the NWWA, but our responsibility and service ends at the point of our interconnect and metering pit between systems.
- Retail customers receive NWWA service starting at our water plant, all the way to the meter in the house, at no additional cost.



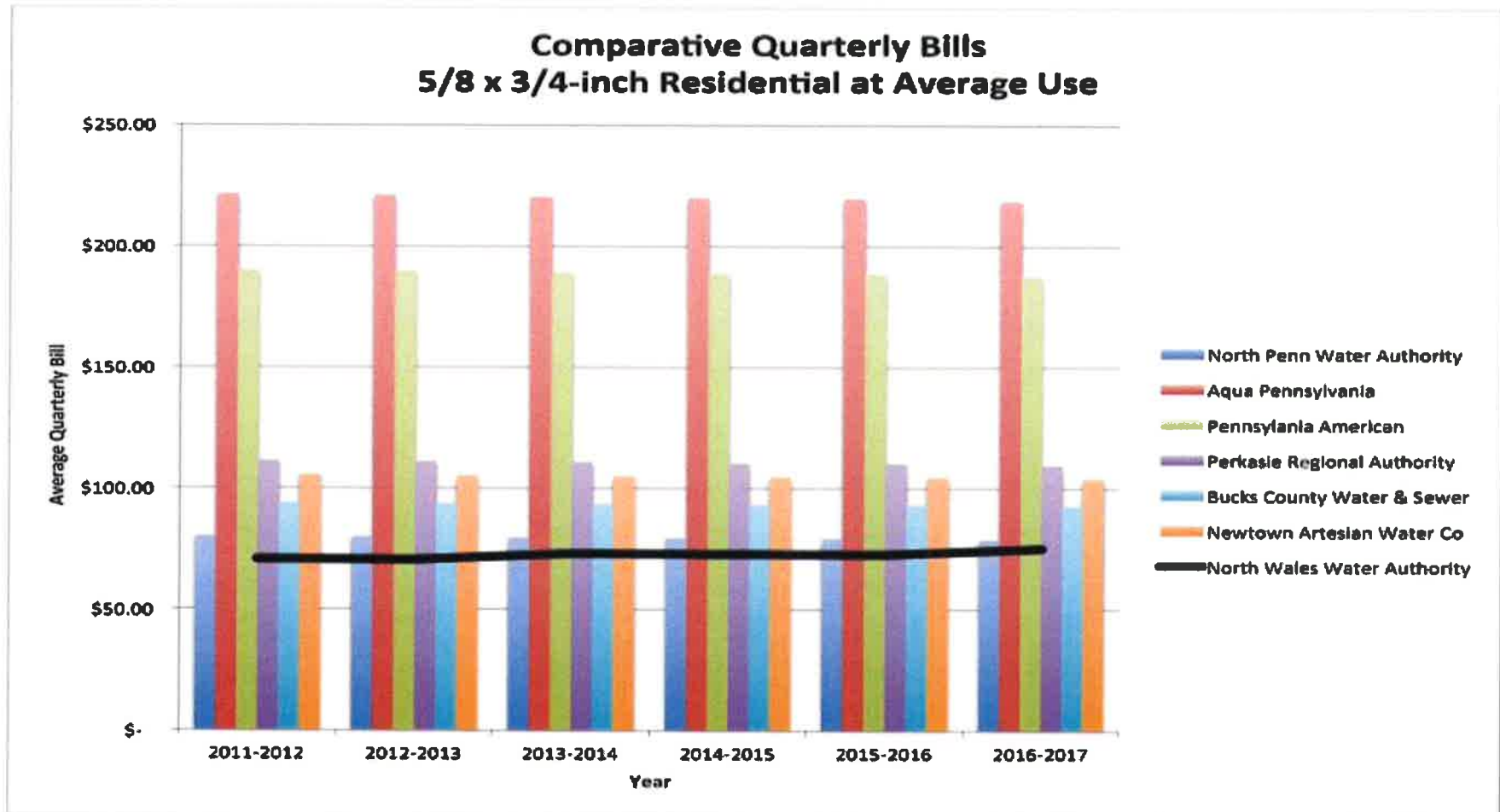


## Examples of RETAIL and Full Customer Services

- Same high quality water delivered to all home or business.
- 24 hour per day emergency service in the case of leaks, or other need for emergency shut off.
- In home customer service to assist retail customers with locating leaks or determining pressure problems.
- Customer billings, payment arrangements and special billing considerations.
- 25 fully licensed operators available at all times.
- Over 50 full time employees always available to serve.

This study was completed a few years ago  
The black line shows the steady NWWA water rates.

**The highest rates shown are both from corporately owned water companies.  
Their rates have gone even higher since.**





## So, what is the proposal to Warrington ? And why?

- The offer allows us to transition the Warrington system from a bulk customer to a full service part of our service area.
- In summary, nothing changes as to water quality – but as a result of the inherent benefits of “Economy of Scale” we can spread our fixed costs of operations over a larger base.
- Additionally with the larger customer base, our purchasing power is enhanced – reducing costs for everyone.
- The bottom line is that as we grow, all customers benefit.
  - **From your current \$7.95 per thousand gallons,**
  - **To our retail rate of \$3.60 per thousand gallons.**



## How much would we save?

Your residents water rates would be reduced by nearly half.

**From your current \$7.16 per thousand gallons.  
To our retail rate of \$3.60 per thousand gallons.**

**From your quarterly base charge of \$20.00  
To our quarterly base charge of \$12.00**

**This means that the average retail customer will have their water bill  
*reduced* from \$127.40 per quarter to \$66.00 per quarter !**

***This equates to an annual savings of about \$245.00***

*(If you have a large family or use more 15,000 gallons of water per quarter in your home or business - you save even more.  
And, if the township retains ownership and imposes the projected rate increases, the savings are even greater.)*




## Are there other savings?

- Absolutely.
- All taxpayers will save on road repairs resultant of water line repairs.
- All taxpayers will save as fire service water will no longer be metered and will be provided free by the NWWA.
- Taxpayer responsibilities and liabilities will be reduced.

*In fact, during a recent discussion about another system a few years ago, the system operator said*

*“We are not selling our water system – we are selling our liabilities”*



**This sounds too good to be true – is this just a teaser rate?**  
**Will our rates jump up after we sign?**

- *Absolutely , positively, not.*
- Due to our continued and steady growth, the NWWA has not raised water rates in over 20 years.
- Will we ever? Probably – a little - someday.
- *But you do not need to trust my word*, our proposal will provide several layers of written protection guaranteeing that your rates will never exceed the rates charged to other retail customers throughout our in our system. Our policy for over 50 years is uniform rates.
- There is no “bait and switch” in this proposal.




## So, what are the essential terms of the proposal?

The Authority shall *guarantee* that all Customers within the Township shall be protected against unreasonable and inequitable future rate increases as the Authority agrees that these customers will not be billed at a water rate higher than the water rates charged to other similarly situated retail customers of the Authority at any time.

**The current NWWA retail water rate is \$3.60 per thousand gallons.**

**This rate will not be increased for *at least* Three (3) years from the date of Settlement on the System Purchase**



**In addition to the above, the NWWA further agrees that the water rate charged to Authority water customers within Township shall at all times remain equal to other retail customers of the Authority, and will not exceed \$3.96 per thousand gallons for a minimum of Six (6) years from the Settlement on the Water System Purchase.**

***Although our rates may not increase at all, the extra \$3.96 per thousand cap will provide even greater protection.***

**And then after the initial 6 years, there is additional perpetual protection - as we also agree that Warrington customers will NEVER pay more than the other retail customers of our system!**





**Additional Protection against Special Assessments or Fees.**

- Excluding only customary front footage assessments, water tapping fees and charges as permitted pursuant to the Pennsylvania Municipal Authorities Act typical of any new or increased water services, unless required by a court of law or agency of jurisdiction, **the Authority shall not make any special assessment to Authority customers within Township for future water system improvements.** All such improvements shall be included within the standard water rates, and shall not be back charged to the individual customers. This additional protection excludes any improvements or assessments *mandated* by a Court of Law, by lawful order of the US Environmental Protection Agency (EPA) and/or by the Pennsylvania Department of Environmental Protection (DEP) – if any.



**Emergency Response and Special Services.**

The Authority shall provide twenty-four (24) hour per day emergency services, including all weekends and holidays, at no additional cost to Township water customers.

This service shall include all Authority personnel, equipment, contractors, and subcontractors as deemed necessary by the Authority to maintain water service.


There shall be no additional fee or surcharge to Warrington customers for this service.



## **Local Office Facilities.**

Authority agrees to acquire by lease or purchase, adequate office facilities for providing general administrative customer services and bill payment, to be located *within the township if reasonably possible*, but in no case outside of a 5 mile radius of the Township borders, and to maintain these facilities in operation for a minimum of 3 years.

As previously mentioned, we have recently acquired such an office in Warrington Township – right next to the KC Prime Restaurant at Route 611 and Kelly Road.



**Licenses, Insurance, Electricity, Chemicals, and System  
Repairs.**

The Authority shall be responsible for obtaining and maintaining adequate liability and property damage insurance coverage for all facilities, including but not limited to the water mains, pumps, monitoring equipment, well houses, and to include all Authority owned water mains and appurtenances throughout the system, at all times.


We assume all responsibilities for state and federal operating licenses, as well as all fees. We pay for all materials, supplies and operating costs!



## **Coordination of Paving and Road Repairs.**

- Although difficult to qualify in terms of dollars per annum, it is the longstanding policy and practice of the Authority to provide a minimum of a “half-width” road repaving whenever completing major projects, such as an Authority water main replacement. Other than incidental repairs, we complete only trench repairs, but even in the case of a typical main break, we typically re-pave at least half with of a road with up to 100’ sections of roadway completed. This avoids leaving an uneven repair in the finished road surface.
- Lastly, we meet with all municipalities we serve each year to coordinate our planned water main repairs with the municipal paving schedule.
- Many times we are able to assist the municipality by completing our work first, completing trench repairs, then sharing final road paving costs 50/50. We also coordinate with the BCWSA and other sewer providers.

**Many times this results in a fully repaved road – saving the municipality and taxpayers many thousands of dollars each year.**




The Authority will provide the township with up to One Million (1,000,000) gallons of water per annum *at no cost*, which the Township may allocate amongst Township owned facilities, as determined to be appropriate.



### **Employment of Township Staff to Authority.**

- Understanding that the Township is concerned with the future well being of all Water Department staff, and as the Authority desires to employ experienced and capable individuals to maintain quality operations and to smooth transitions, while we can not discuss individual employment provisions within the purchase agreement, the following principals shall guide us in handling any personnel transfers.
- Up to 8 Township water system staff members employed at the time of the execution of the formal purchase agreement who wish a transfer of employment to the NWWA will be interviewed by the Authority between the date of execution of this Agreement and Settlement. If deemed qualified for hire, the Authority shall provide these individuals with employment opportunities for varying positions within the Authority. It is agreed that all employment offers will be at salaries **equal to or better than the annual salaries now paid by the Township** as to not create a disingenuous offer.
- Having reviewed our respective pay scales, no Township employee would suffer any reduction in wages as a result of employment transfer, and in fact, most, if not all will receive a modest increase in wages.



In addition to the wage provisions as stated above, all Township employees transferred to the Authority shall also be provided with benefits in a manner consistent with years served at the Township.

In other words, as an example, employees who have been with the Township for 10 years shall be granted the same benefits as an Authority employees who has been with the Authority for 10 years.

No one will suffer a loss of tenure or time earned.





## Are there any other benefits to the residents and businesses of Warrington?

- Yes - Many.
  - **Fire Protection Water is now metered** - *Once the agreement is in place, there is no charge to the township for this water.*
  - *No special assessments for catastrophic main breaks or repairs.*
  - *No more Road Repairs by public works - NWWA fixes the roads, curbs, sidewalks, lawns, driveways, etc., after main breaks*
  - *PennDOT and other permits – we handle and pay.*
  - *EPA, PaDEP mandated testing and reporting – we handle and pay.*
  - *Mandated future upgrades to the system - we handle and pay.*
  - *Local office availability – residents continue to receive same convenience.*
  - *Buy back provisions – Warrington remains in control!*



## How about the economics?

- Unlike the private sector “*profiteers*” who initially pay unrealistically high sums - *only to take it ALL back through higher rates to the customers later* – we make well thought out, fair and reasonable offers for any water systems we consider purchasing.
- This consideration includes BOTH the amount paid to the municipality - but also the actual economic impact to the customer – not just for the initial 3-5 years, but for 20 or 30 years, and more!
- We don’t make wild offers, only to take it all back, *plus interest and profits*, by gouging the residents and businesses later and forever.



## In summary

- If you want to keep the water system under ***public ownership***
- If you want to **avoid the rate increases now projected** if the township retains ownership
- If you want to **protect your residents against “gouging”** and high rate increases in the future by the *for profit corporations* and “profiteers”.
- If you want to **protect your employees**
- If you want to **maintain local customer service facilities**
- If you want to **continue to receive high quality water from Forest Park**
- And if you want a **fair and honest purchase price...**
- **We trust that you will find our proposal as being in the best long term interests of your residents, businesses, taxpayers, and employees.**



**Thank you for your time and attention.**

**We would be pleased to answer any questions.**

***Robert C. Bender***

***NWWA Executive Director***

# Warrington Township & BCWSA Informational Meeting





# BCWSA Team

- Benjamin W. Jones, CEO  
30+ years of Municipal Utility Experience
- Arthur J. Hass, CFO  
30+years of Municipal Utility Experience
- John W. Butler, COO  
28 years of Municipal Utility Experience
- Jeff Garton, Esquire  
Begley Carlin & Mandio
- John Swenson, P.E. Vice President  
Carroll Engineering Corporation

BCWSA has years of experience and knowledge as well as highly accredited Legal and Engineering expertise which we utilize during our acquisition / operational review process

BCWSA is a value added organization that is centered around affordable rates, good customer relations, infrastructure reinvestment and environmentally sound operational practices





# Previous BCWSA Municipal Water & Sewer Acquisitions

- Doylestown Township 1992 – 780 Customers
- Doylestown Borough 1994 – 3,300 Customers
- Riverwoods Water (Well System) 1999 – 263 Customers
- Waterworks Water (Surface System) 1999 – 63 Customers
- Fox Run Water (Well System) 1999 – 144 Customers
- Bensalem Township 1999 – 15,162 Customers
- Langhorne Borough 1999 – 1,070 Customers
- Upper Dublin Township MontCo 2001 – 7,900 Customers
- Middletown Township Sewer 2001 – 8700 Customers
- Middletown Township Water 2002 – 9072 Customers
- Springfield Township Montco 2015 – 8000 Customers
- West Vincent Township Chestco 2018 – 750 Customers

# BCWSA Operational Contracts

- PADOT 2013 – 5500LF Storm Water Pipe Replacement
- Upper Southampton Municipal Authority 2013– 2000LF Water and Sewer Line Replacement
- Lower Gwynedd Township 2015 Contract – Pump Station Operations
- Borough of Pottstown 2015 Contract – Scheduled & Emergency Repair Work
- Bristol Borough Water and Sewer Authority 2015 - 200 LF Sewer Line Relocation
- Township Of Falls Authority 2018 Contract – Scheduled & Emergency Repair Work





## **BCWSA & Warrington First Month Transition**

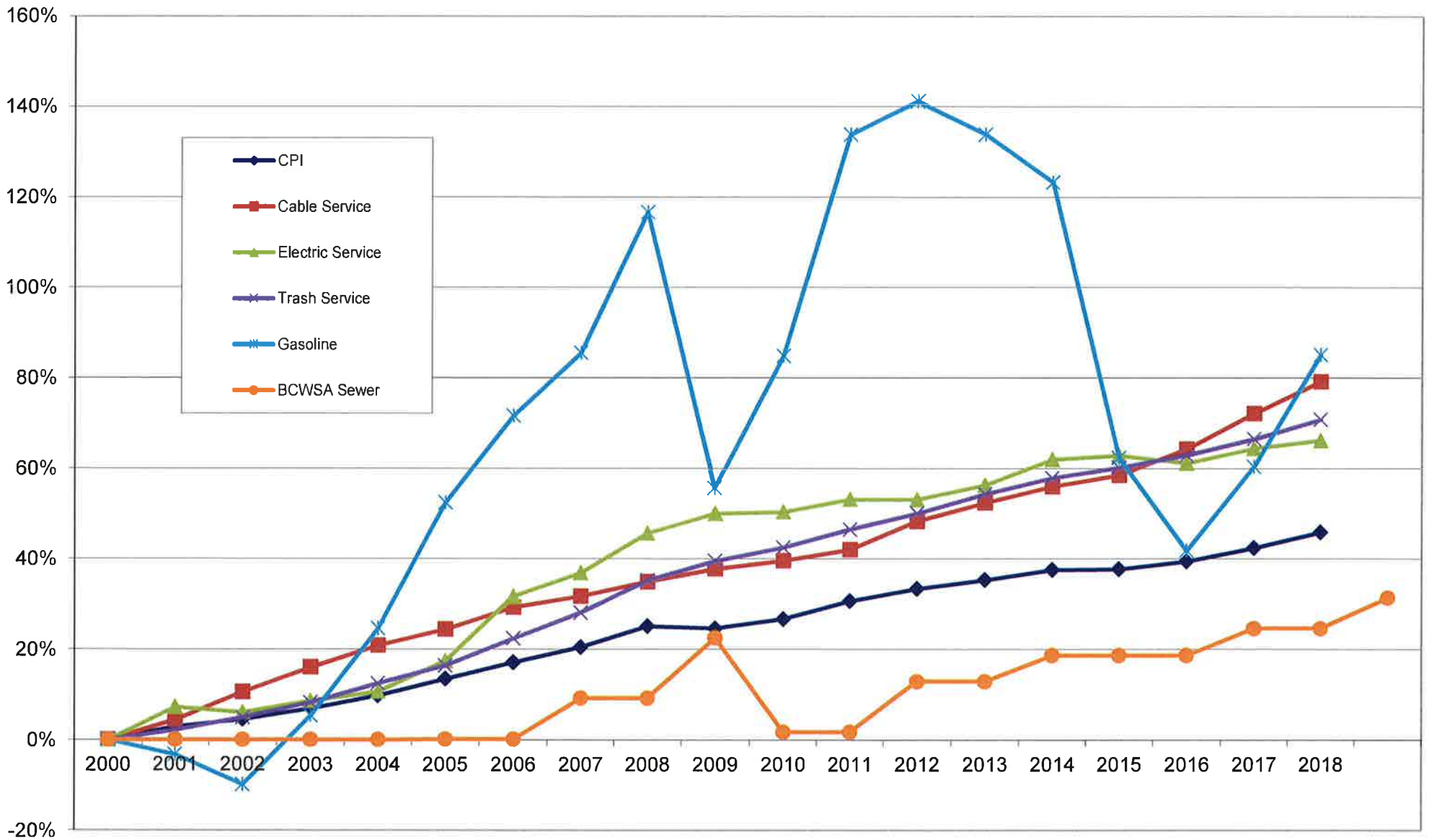
- BCWSA Customer Service to work closely with Warrington Township Customer Service
- BCWSA Operations crews will go over all field related activities with Warrington Township personnel



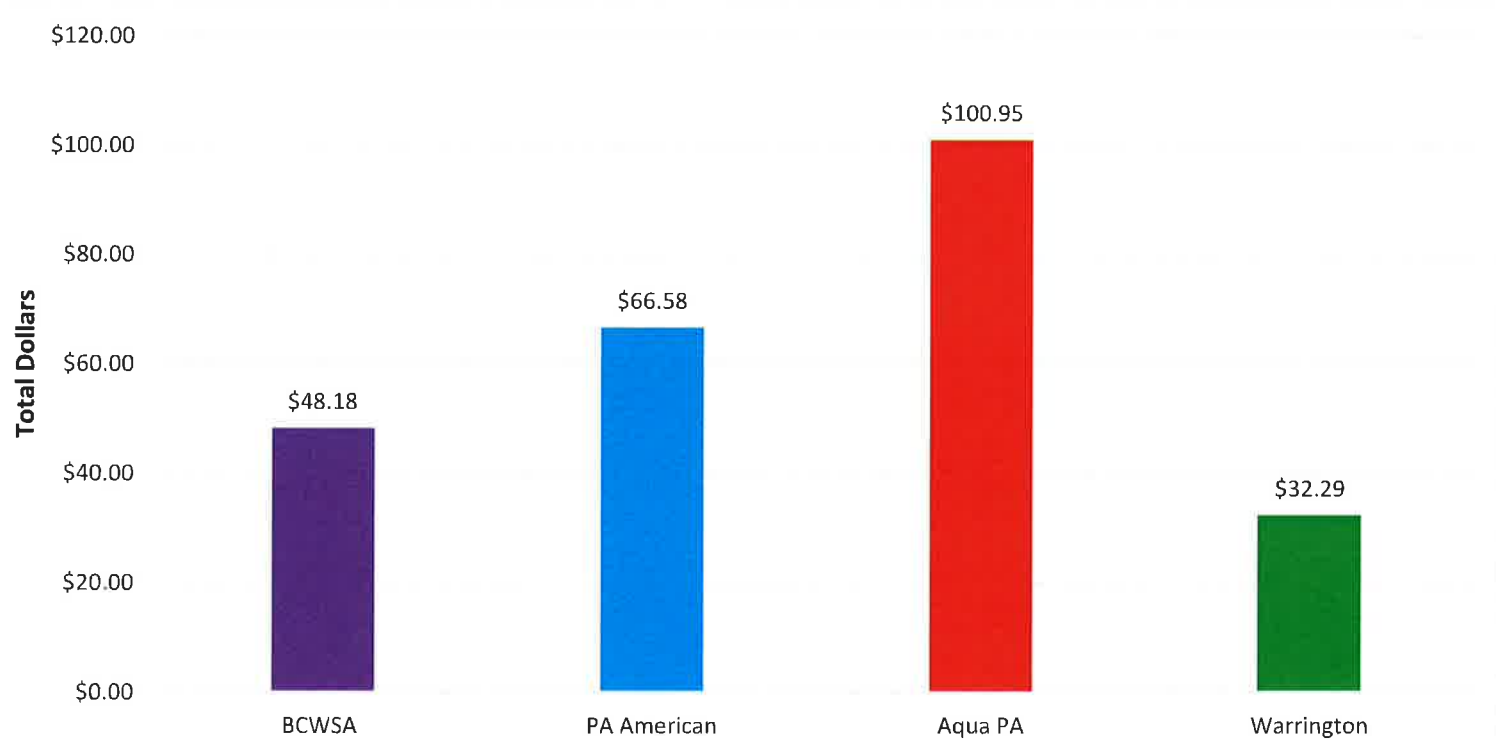
## BCWSA – Customer Transitional Information

- Website
- Newsletter
- Formal Welcome Letters to New Customers
  - New Customer Information Package
  - Specific Timeframe to Ensure Coverage

# Comparative Utility Rate Increases

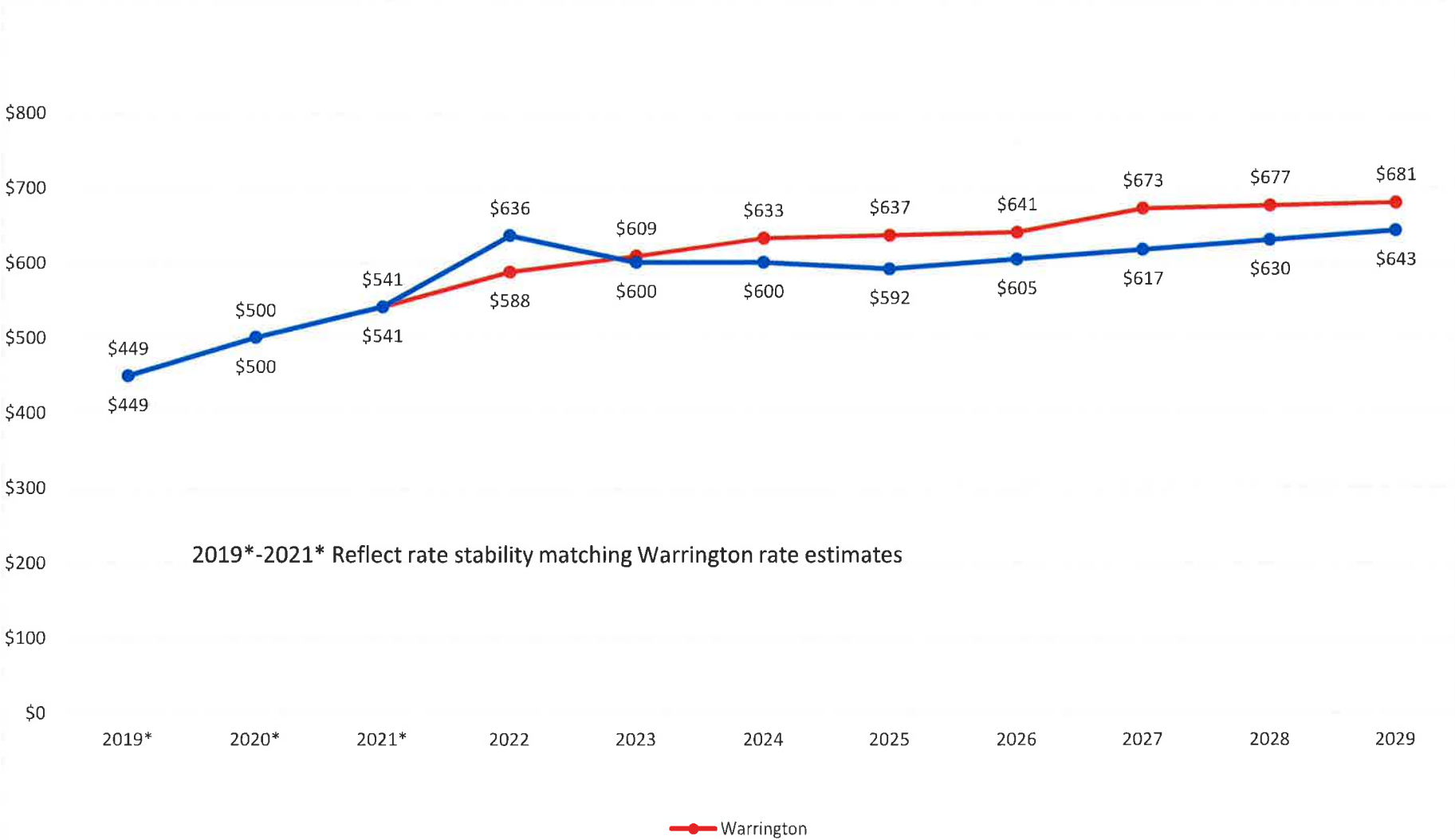


# Average Monthly Bill



Based on 12,500gal. per Qtr  
PA American Chester County Rates  
Aqua Bucks County Rates

# BCWSA & Warrington Rates





## Issues & Concerns

- Rate Stabilization vs Front End Cash
- Customer Relations / Call Response
  - 8am – 8pm Real Person Cust. Service Coverage (billing)
  - 24/7/365 Real Person Emergency Call Coverage
  - 45 minute – 1 hour Crew on Site Response Time
  - In-House BCWSA Construction / Repair Crew
  - SCADA / Security Options
  - Safe Guard Program

**Thank you**

