

Township of Falls



The meeting will be held at Middletown Township Municipal Building, Public Meeting Room,
3 Municipal Way, Langhorne, PA 19047

REGULARLY SCHEDULED MEETINGS OF THE BOARD OF SUPERVISORS ARE AUDIO AND VIDEO RECORDED

AMENDED AGENDA – DECEMBER 17, 2024

TIME: 7:00 PM E.S.T.

SALUTE TO THE FLAG

ROLL CALL:

**JEFFRY E. DENCE, CHAIRMAN
ERIN M. MULLEN, VICE-CHAIRPERSON
BRIAN M. GALLOWAY, SECRETARY
JOHN W. PALMER, SUPERVISOR
JEFFREY M. BORASKI, SUPERVISOR**

ITEM #1: EXECUTIVE SESSION

ITEM #2: PUBLIC COMMENT – FIVE MINUTE LIMIT PER PERSON
FORTY-FIVE MINUTE MAXIMUM

ITEM #3: AGILE COLD STORAGE – PRELIMINARY & FINAL LAND
DEVELOPMENT – CABOT BOULEVARD EAST (BETWEEN 1000 AND
200) – TMP #13-003-009-011 & 13-003-009-012

ITEM #4: BRITTON INDUSTRIES – PRELIMINARY & FINAL LAND
DEVELOPMENT – 4 M-Y LANE – TMP# 13-028-075-001

ITEM #5: CONSIDERATION OF APPROVAL FOR FRIENDS OF FALLS TOWNSHIP
PARK

ITEM #6: CONSIDERATION OF ADOPTING THE 2025 BUDGET AND RESOLUTION
ESTABLISHING THE MILLAGE RATE FOR 2025

ITEM #7: CONSIDERATION OF ESCROW RELEASES

ITEM #8: MINUTES – NOVEMBER 25, 2024

ITEM #9: ENGINEERS REPORT

ITEM #10: BILL LIST

ITEM #11: OBERMAYER REBMANN MAXWELL & HIPPEL, LLP BILL LIST

ITEM #12: CAMBELL DURRANT, P.C. BILL LIST

ITEM #13: JONES ENGINEERING ASSOCIATES BILL LIST

ITEM #14: MANAGER COMMENT

ITEM #15: BOARD COMMENT

ADJOURNMENT

December 17, 2024

There are four separate bills lists.

1. The primary December bills list totals \$5,370,547.69. Of that amount, \$748,670.05 or 13.9%, is Payroll and Benefits.

The remaining 86.1%, totaling \$4,621,877.64, includes the following payments:

- Rycon Construction for the fifteenth release of payment for the general contracting portion of the Municipal Building renovation project for \$1,589,116.11 (29.6%)
- QPI Electrical for the thirteenth release of payment for the electrical portion of the Municipal Building renovation project for \$693,450 (12.9%)
- Kompan for payment on the Playground for the Community Park Phase II in the amount of \$526,723.46 (9.8%)
- Fred Beans Ford for the purchase of four new Police Vehicles (3-Explorers & 1-F150) totaling \$276,584.36 (5.2%)
- Sage/Ronco for payment #2 for IP CCTV/Access Control for the new Municipal Building in the amount of \$193,599.98 (3.6%)
- Allstates Mechanical Ltd. for the thirteenth release of payment for the mechanical portion of the Municipal Building renovation project for \$190,186.60 (3.5%)
- Myco Mechanical Inc. for the fourteenth release of payment for the plumbing portion of the Municipal Building renovation project for \$89,030.65 (1.7%)
- Legal and Engineering services and invoicing/releases from project escrows totaling \$73,129.28 (1.4%) *Note: Does not include Obermayer Rebmann, Campbell Durrant, or Jones Engineering Associates presented separately.*
- Grace Construction, IEI Architects and Viridian Landscape for the Municipal Building renovation project totaling \$51,131.01 (1.0%)
- State Worker's Insurance Fund (SWIF) for the 2025 premium payment on Worker's Comp insurance for Volunteer Firefighters in the amount of \$42,390 (0.8%)
- Olymbec USA for the monthly rent of temporary office space due to relocation for \$40,663.83 (0.8%)
- Stambaugh Ness Tech Solutions LLC for managed IT support in the amount of \$42,800.23 (0.8%)
- Electric, Water, Cable/Internet, and Telephone (Utilities) totaling \$38,789.55 (0.7%)
- Barry Isett & Associates and United Inspection Agency for contracted inspection services in the amount of \$18,205 (0.3%)
- Riggins and Pilot Thomas for the purchase of Diesel and Unleaded Fuel totaling \$15,714.93 (0.3%)

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December 17, 2024

There are four separate bills lists.

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2. The second December bills list totals \$1,830.00 representing payments made to Obermayer, Rebmann, Maxwell & Hippel LLP for Township labor/personnel legal matters.
3. The third December bills list totals \$20,305.06 representing payments made to Campbell Durrant for Township labor/personnel legal matters.
4. The fourth December bills list totals \$161,711.25 representing payments made to Jones Engineering Associates (JEA) for Township engineering services and invoicing/releases from project escrows to JEA for various work completed.