

**TOWNSHIP OF FALLS  
BOARD OF SUPERVISORS MEETING**

**ROLL CALL:**

<b>JEFFRY E. DENCE, CHAIRMAN</b>	<b>PRESENT</b>
<b>ERIN M. MULLEN, VICE-CHAIRMAN</b>	<b>PRESENT</b>
<b>BRIAN M. GALLOWAY, SECRETARY</b>	<b>ABSENT</b>
<b>JEFFREY M. BORASKI, SUPERVISOR</b>	<b>PRESENT</b>
<b>JOHN W. PALMER, SUPERVISOR</b>	<b>PRESENT</b>

The meeting commenced at 7:02 p.m. with roll call and pledge to the flag. All Board members were present with the exception of Member Galloway. Also present were Township Manager/Chief Code Enforcement Officer & Zoning Officer Matthew Takita, Township Solicitor Michael Clarke, Township Solicitor Lauren Gallagher and Township Engineer Joe Jones.

**PROJECT DASH CHARITABLE COLLECTIONS DISTRIBUTION**

The Project DASH (Direct Appeal to Support Homelessness in Bucks County) ran for one month from October 1<sup>st</sup> to November 1<sup>st</sup>. Lt. Christopher Clark said homelessness in Bucks County is greater than it's ever been. We saw a need and collected items to support various organizations. Lt. Clark thanked the Board of Supervisors, Manager Takita and Chief Whitney for engaging in this effort. Lt. Clark also thanked community organizations, churches and businesses in the township who allowed them to place collection boxes in their facilities. Lt. Clark thanked the community who helped provide over 5,416 items. Lt. Clark also thanked Cara Gadzinski, Amy Walton and Donald Orr who collected, sorted and organized the items that were donated. Lt. Clark asked everyone from the organizations to stand up and Venus Johnson, the Executive Director of the ReachOut Foundation, was asked to say a few words. Ms. Johnson said for her and her organization, they have an unsheltered drop in and would like to update the vernacular changing homelessness to unsheltered. They have the unsheltered drop in to take showers, do laundry and visit their pantries for twelve hours of the day to find solace. They also have peer support group meetings and they help people reacclimate into society. Representatives attending tonight's meeting were from Family Services Association, Valley Youth House, Bucks County Opportunity Council and Advocates for the Homeless and Those in Need. P.A.T.H. through PennDel Mental Health Center was unable to attend tonight's meeting. Thank you for your donation to help those people in our community who are unsheltered.

**ITEM # 1 EXECUTIVE SESSION**

Mr. Clarke said prior to tonight's meeting the Board held an Executive Session to discuss Collective Bargaining negotiations with the Police Union, Collective Bargaining negotiations with AFSCME and Collective Bargaining negotiations with the Public Works



union. They also discussed several personnel matters. The Board consulted with the project manager regarding construction of the new municipal building. This was for informational purposes only. There were no deliberations and no votes were taken.

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

Ms. Jennifer Metzger spoke about the Pennsbury School District's proposed new school. They keep being told you are receiving sketch plans and permits are coming. We do not want this to accidentally slide through Falls Township. Ms. Metzger said they are submitting this under the \$300M threshold so it does not have to be a referendum. She is concerned that no one is looking at the breakdown of the contractors to make sure they are insured and they are from our area. Chairman Dence said this Board would approve a plan and that is the end of it. We do not have anything to do with the contractors who are hired or the legality of how they are hired. Ms. Metzger said as a homeowner they have to have permits that clear the Board for anything that is outside of zoning, anything that will have an impact on the environment or anything that will exceed impervious requirements. Chairman Dence said that would be approved at a land development meeting. Chairman Dence said there was a sketch plan that was submitted but it has not been reviewed yet. Ms. Metzger said she is asking the Board to make sure they review everything, make sure there is no nepotism and they are using contractors from our area not just Board members' friends. Chairman Dence said it may be that we can make sure their contractors are licensed to get a permit in Falls Township but Ms. Metzger should address these concerns at the Pennsbury School Board meeting. Ms. Metzger said she went to the school district but they believe they have final say. They did no maintenance for 70 years at East and now they are asking us to put up a new building that seniors cannot afford. It is going to increase our real estate taxes by 25% over the next five years. Chairman Dence said our Engineers will review the design and the make sure the building is built properly and our inspectors will inspect the building. Ms. Metzger expressed concern that they are not following through with the required steps. They are using a slab foundation for a 50-ft building on a residential street. They are already taking up 60 acres of the Pennsbury land in Falls Township. How are they allowed to turn around and put another building in the remaining 40 acres that are there? How will it impact the kids during school hours? How will it impact the water? Chairman Dence said when the plans come in to Falls Township, our Engineer will go through the whole plan. If they need zoning, they have to go to zoning. Then it will have to go to the Planning Commission. The Planning Commission will either approve it or deny it and then it will come to the Board of Supervisors. The land development plans will definitely come to us. Ms. Metzger said they are making decisions and passing this through. They are consistently changing the numbers and none of the numbers are broken down. They are saying \$225M for an HVAC contractor, an electrical contractor, a General Contractor and to demolish these buildings. There is no breakdown of any of that. She is concerned they are going to use contractors from outside the area. Chairman Dence said they cannot pick and choose their contractors. By law they have to go to the lowest bidder. Mr. Clarke said Pennsbury will have to go out to bid. Municipal projects in the state of PA has to be a



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publicly-bid project. They will put the bid specs together, they will go out, and most likely there will be multiple contractors who will bid this project. This will most likely be a multiple prime job so there will be a general contractor, an electrical contractor, a plumbing contractor. By law you must take the lowest-responsible bidder. The school district will make a determination as to who qualifies and who doesn't qualify. Whoever is the lowest-responsible bidder will be awarded the job. Once the work begins, all of their licensing requirements and permitting requirements will have to be reviewed by the Township. Before that happens, we would have to approve the land development. It will have to go to the Planning Commission, possibly the Zoning Hearing Board, it will come before this board for preliminary approval and then it will come before this board for final approval. Until they have final approval, they cannot start any work on the job. Chairman Dence said Ms. Metzger's time is up.

Ms. Toni Battiste said at the last meeting, we were told that the Township had not received any plans from the school district but she does not believe that is correct. Mr. Jones said when the group was talking last month about questions and concerns, we had a sketch plan submission two weeks before the meeting and so when he heard the concerns, nothing on a sketch plan would speak to that. He misspoke and said there is a process when it comes in and gets submitted for how long it takes to get to his desk. Mr. Jones apologized for misspeaking but nothing on that sketch plan would have spoken to their concerns in terms of flooding or ground water or things like that. Ms. Battiste said there is still no on-line bill list or budget. It would be so useful to have them online. On the bills, you are voting on that and she cannot publicly say anything on that if she doesn't know what the bills are. Chairman Dence said we are talking about putting a summarized bill list on the website. Mr. Clarke said the information that would be included on the bill list by and large would be available to the public. It would be the specific invoices from his office, from Labor Counsel, and the Engineer's office that would have to be redacted. We would also have to redact any personal information such as payments to employees and anything along those lines. We have to work with Manager Takita to get something posted online. Chairman Dence said we do not want to pay a lawyer in order to post bills. Ms. Battiste said since you voted last month on the Sunshine Laws, she would like to know what the settlements were in terms of what the employees did or didn't do and the same for the termination. Ms. Battiste would like to know what the legal costs were to represent the Township on these settlements and termination, which company was doing the legal representation, which legal entity provided the legal advice to take the actions against these employees and at what cost to the Township. Mr. Clarke told Ms. Battiste she can file a Right-To-Know request. Member Mullen asked if we can say what it was for. Mr. Clarke said we indicated what the amounts were last month. Ms. Battiste said you indicated what the settlements were. She wanted to know the cost for the legal representation. Ms. Battiste would like the reasons for the changes in the renovated Township building. Ms. Battiste would also like to review a monthly report from the Police Chief. Chairman Dence said that is probably something that can be posted online.

Mr. Todd Vreeland (Deputy Chief, Levittown-Fairless Hills Rescue Squad) provided a monthly update. Last month, there were 646 calls with 296 of those located in Falls Township. We responded to 86% of the 296 calls. The top five reasons for service were



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BLS transports, ALS respiratory problems, BLS patient assists, ALS chest pain and ALS abdominal pains. Mr. Vreeland is happy to answer any questions from the Board.

Mr. Robert Abrams (Lower Makefield) said he understood Chairman Dence and Member Boraski are members of Electricians Union # 269. In the event the new high school is approved, based on a December 2, 2021 submission by the architect, the new high school will be at least three times the cost to the taxpayers rather than rehabbing West and extending it. The unions that are 70% entitled to the work would get a windfall. He is looking at you to not be in a conflict of interest situation and would ask you not to be involved. He would like to know if the other three supervisors have a friend or family who are a union member and would also get a windfall. He would ask you to recuse yourself. Mr. Abrams said he attended the Environmental Advisory Council meeting. You have Jeannine Delwiche on that committee and she is also a school board member. This is another conflict of interest. Mr. Abrams said he recommended that an environmental impact study be done. There are severe water problems in that area. Mr. Abrams said he can see South Olds Boulevard and the people across the street having a lot of flooded basements.

**ITEM # 3 CERTIFICATE OF APPROPRIATENESS – 90 MAIN STREET  
TMP # 13-020-262 – 12’ X 24’ SIDE ADDITION WITH HARDIE  
PLANK SIDING**

Member Mullen moved to approve the Certificate of Appropriateness for 90 Main Street, TMP # 13-020-262 for a 12’ x 24’ side addition with Hardie plank siding; Member Boraski seconded the motion; all board members were in favor. (4-0)

**ITEM # 4 2025 PROPOSED BUDGET PRESENTATION AND  
AUTHORIZATION TO ADVERTISE**

Mrs. Reukauf presented the 2025 Proposed Budget. There is no tax increase for 2025. The tax millage will remain at 8.97 mils. Falls Township taxes continue to be lower than our surrounding municipalities and Falls Township residents do not pay for trash or leaf removal. Proposed 2025 Capital Projects include: Road Repair and Maintenance (\$1,730,000); Mill and Overlay Projects (\$150,000); Tree Trimming and Removal (\$75,000); Police Purchases (\$318,943); Public Works Purchases (\$361,000); Pinewood Pool Slide (\$100,000) and Park Improvements (\$70,000). The budget also includes the Falls Cares Program which involves clean-up of properties in various stages of disrepair, adding a component to address the needs of residents. Based on the proposed budget, a total of \$48,871,695 is projected to be spent in the year 2025. The budget is proposed to be advertised starting November 26<sup>th</sup> with adoption at the December 17, 2024 Board of Supervisors meeting.

Ms. Jennifer Metzger asked if the real estate taxes that Mrs. Reukauf calculated on a certain size property. Mrs. Reukauf said they are based on a \$30,000 assessment. Ms. Metzger said with PennDOT, they are redoing Hood Boulevard in 2025. Does that have any impact on Falls Township’s budget? Chairman Dence said it is a state road we do not do those.



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Ms. Metzger said sometimes when they plow, the drifts are seven feet high. Ms. Metzger said she does not see the firefighters getting any funds but she sees the pool being updated. Chairman Dence said the firefighters do get funds from the Township. We increased that amount last year. Ms. Metzger said her concern is that so much money is coming out of our real estate taxes but it is not being properly allocated by Pennsbury. She realizes the 1% local tax was added but there are a lot of seniors and her concerns are with the apartments and people who are paying and no longer have kids in the school district. Our money is not going to our infrastructure or our police and our volunteer firefighters but it is going to the school. You are telling us you have no power over the school and that scares her. Ms. Metzger said 84% of her money is going there and that is a concern. Chairman Dence said our police department is well funded

Ms. Toni Battiste said during land development and zoning some of the people are not putting in the trees and greenery that they are supposed to so they pay the township a fee. Ms. Battiste believes the Township is using the fee to plant elsewhere. Where does that money go in the budget? Ms. Reukauf said it goes into an escrow account called Fees in Lieu of Trees and it can only be used for that purpose.

Member Palmer asked Ms. Gallagher if we had an ordinance for that? Ms. Gallagher said yes, it is a new Ordinance this year. Member Palmer asked Mrs. Reukauf if she knows the difference in the fire contribution this year versus what we did in the past? Mrs. Reukauf said prior to increasing the millage in the tax fund for fire protection we distributed \$375K (\$125K each) to the three fire companies. Then they increased the millage in 2023 and they now distribute \$930K (\$310K each). That was the first time we increased in well over 18 years. Member Palmer asked Mrs. Reukauf to explain how much Falls Township receives from each dollar paid by taxpayers. Mrs. Reukauf said for each dollar paid, \$.04 cents is paid to Falls Township. Member Palmer said that is cut up between the County and the school district and we are only four percent of that dollar. Member Mullen said this budget illustrates that we have an overdependence on host community fees. She does not feel it does enough to prepare for the revenue loss created by the closure of the landfill. Member Mullen calls on her fellow supervisors to not repeat the failures of past supervisors and please consider protecting our residents through responsible tax adjustments. Member Mullen told Mrs. Reukauf she did a good job. Member Palmer moved to authorize advertisement of the 2025 Budget; Chairman Dence seconded the motion. Chairman Dence and Member Palmer voted yes; Member Mullen and Member Boraski voted no. (2-2) The motion to advertise failed. Member Mullen moved to go into Executive Session; Member Boraski seconded the motion; all board members were in favor. (4-0) The Board went into Executive Session at 7:45 p.m. and the meeting reconvened at 7:57 p.m. Mr. Clarke said that while in Executive Session, the Board consulted with he and Ms. Gallagher regarding the advertising requirements for adoption of a budget. If the budget is not advertised, the Board would need to figure out a schedule to see when they could meet again to reconsider advertising the budget. The budget needs to be advertised for 20 days before it can be voted on. The two board members who voted no would like Mrs. Reukauf to retake the podium and she will be asked about some changes to the budget. Member Boraski said one of his concerns is what we are spending too much money on vehicles between police and Public Works and not enough amenities into the Parks and Rec Department. He would be interested in possibly letting the police department and Parks and Rec sharpen their pencils



and cutting out some of those vehicles and move that money over to the Parks and Rec Department. Member Boraski said \$170K in Parks and Rec amenities when we are spending \$700K on vehicles is not okay with him. Mrs. Reukauf said that Parks & Rec is a tax fund. She cannot move money from one tax type to another tax type. The Public Works vehicle is being paid for out of both the host community fees and the Highway Aid Fund (Liquid Fuels). We can do a transfer of funds from host community fees into Parks & Rec. The police vehicles are also coming out of host community fees. Mr. Clarke said in regard to the different funds, it is possible to reduce some potential expenditures in one area and then do a transfer from one fund to another into Parks and Rec. Member Mullen made a motion to approve the budget amended with a 1 mill increase for the Parks & Rec fund only. There was no second to the motion. Mr. Clarke said the motion failed for lack of a second. Mrs. Reukauf asked if the Board wants a permanent transfer from the host community fees into Parks and Rec? Member Boraski doesn't think we need to spend \$700K on vehicles for those two departments while the amenities in Parks & Rec need so much attention. Mrs. Reukauf said for Public Works the truck is over \$300K and there are two mowers and for police, there are five police vehicles. Mr. Clarke said it is important to note you are talking about redistributing money. You are saying take it out of host community fees but Member Boraski is talking about redistributing money and that can be done by just transferring from one fund into the Parks and Rec fund. Mrs. Reukauf said only from host community fees. She cannot take it from another tax fund. Mr. Clarke said correct, but you are also paying for the police cars and for the truck out of host community fees so it would be just \$100K less going to those things or whatever the number is and then going over to the Parks and Rec Department. Chief Whitney spoke about the police department vehicle replacement program. We have been using that for several years now. It envisions keeping a frontline police patrol car in service for five years. After five years in service, the vehicle has between 80,000 and 90,000 miles on it and the vehicle is up for replacement. Next year, five vehicles are up for replacement. If we do not replace them, they will continue to accrue higher mileage. Our vehicle replacement plan allowed us to go from spending about \$250,000 a year on vehicle maintenance to now just under \$100,000 a year on maintenance. Member Boraski said he has an issue with just the pool slide and one playground for Parks and Rec. We need to fund the amenities that the taxpayers are using. Member Mullen asked if the fieldhouse upgrades are also under Parks & Rec. Mrs. Reukauf said yes, it is a discretionary allocation. It is a line item for items that appear for the Board of Supervisors when discretionary spending comes up. Member Boraski asked if the Board would be opposed to cutting that number in half and moving those funds into Parks and Rec. Mr. Clarke said you can have it allocated in a different way. The budget that Mrs. Reukauf would advertise would indicate that, moving from the discretionary fund into the Parks and Rec fund and that would be the budget that would be advertised. That would be a new budget that could be considered so a new motion to advertise that new budget would be in order. Mr. Clarke said the Board would have to agree to have Mrs. Reukauf make that change. If that passes, then the second vote would be to advertise the budget as amended. Member Boraski moved to amend the budget to allocate \$100K from the discretionary fund into the Parks & Rec fund; Chairman Dence seconded the motion.



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Ms. Jennifer Metzger said these are all depreciable assets and when you are talking about replacing them do you do that on the first of the year or can you purchase three vehicles now, take care of Parks and Rec, and then purchase two in 2026? Chairman Dence said just because we approve five vehicles doesn't mean we are buying five vehicles tonight. We are budgeting for five of them. Ms. Metzger asked if it is something that could be staggered. Chief Whitney said we buy vehicles off of Co-Stars so the price doesn't change. Chairman Dence said the vehicle replacement program is what we follow for when the vehicles need to be replaced. This year there are five vehicles that need to be replaced. Mr. Clarke said we are saying this year but these are in the 2025 Budget. All of these vehicles would be purchased in 2025 and all of these will come off of Co-Stars which is run by the State. There are a lot of police departments in the state who want to buy the same type of police vehicle. It is highly unlikely that all five vehicles would be available on January 1<sup>st</sup> and also unlikely that a \$300,000 Public Works truck would also be available on January 1<sup>st</sup> so they would be budgeted to be purchased throughout the year. Mrs. Reukauf spoke to Member Boraski. When you were talking about just getting a slide and swing set, those were just the capital purchases coming out of the host community fees for Parks and Rec. Parks and Rec also has its own tax fund where all of the maintenance and utilities for the fields come out of. Member Boraski said he understands that but he is talking about project upgrades. Mrs. Reukauf said you don't want the funds moved to the Parks and Rec Tax Fund; you want the funds to remain in the host community fees but be spent on Parks and Rec. Member Boraski said he would like the Board of Supervisors to authorize you to move half of the discretionary funds into upgrades for Parks and Rec for 2025. Mrs. Reukauf said there is no real amendment needed. She is able to move lines and the budget hasn't been advertised yet. It hasn't gone out for view yet. Mr. Clarke said the majority of the Board has to agree to what Member Boraski is saying. A vote was taken on the motion. Member Boraski and Chairman Dence voted yes; Member Mullen and Member Palmer voted no. The vote was tied and did not pass. Chairman Dence said he has been on this Board for 15 years. We have never raised taxes and he believes the residents have been comfortable with us not raising taxes. We have relied on the host community fees. We started the EIT last year to shore up our funds and not affect seniors. It is \$10M dollars. He is not saying we are never going to raise taxes. We probably need to raise taxes by one or two mills. It is not a lot of money but it is significant. It was never discussed by this Board until it was mentioned this evening. It should have been discussed. Mr. Clarke said the money that we are talking about reallocating or moving is in the host community fees. After the budget has been advertised, any amendments to the budget can only be 10% in the aggregate or 25% on any particular line item. Mrs. Reukauf said the amount he's talking about is well under that threshold. Mr. Clarke said if we were to advertise this tonight and then on December 17<sup>th</sup>, the night of adoption we were to make some of these changes or many of these changes, it would not require re-advertising because it would not be 10% in the aggregate or 25% on any particular line item. The budget needs to be advertised for 20 days. Mrs. Reukauf said it needs to be available to the public on Wednesday for viewing. Mr. Clarke said we have two options. One of the no votes on the original vote can make a motion to advertise the budget as presented and change their vote. Absent that, our recommendation is going to be that we do not adjourn this meeting. At the end of the night, we will recess this meeting until Monday and then we would have to set a budget adoption for sometime after



December 25<sup>th</sup>. Member Boraski asked if there were any option of getting Member Galloway on the phone to join the meeting. Mr. Clarke said if we want to attempt to reach Member Galloway he would recommend taking a brief recess so Manager Takita and Mrs. Reukauf can update Member Galloway on the conversation and then possibly take a re-vote. There was a brief recess in the meeting at 8:20 p.m. and the meeting reconvened at 8:25 p.m. Member Galloway joined the meeting at 8:25 p.m. Mr. Clarke said the situation has been explained to Member Galloway. Chairman Dence moved to authorize advertisement of the 2025 Budget as presented initially by Mrs. Reukauf; Member Palmer seconded the motion. Chairman Dence, Member Galloway and Member Palmer voted yes; Member Mullen and Member Boraski voted no. (3-2) Mr. Clarke said the budget as presented will be advertised. Because the dollar amounts would not be more than 10% in the aggregate of the entire budget or 25% on any particular line item, amendments can be made on December 17<sup>th</sup> without the requirement for re-advertising. Member Boraski said we are going to buy the truck and we are going to buy the five cars. We are not going to allocate the funds into Parks and Rec. Half of the discretionary is all he was asking for. Mrs. Reukauf said she is available for discussions starting tomorrow morning. Member Galloway left the meeting at 8:27 p.m.

**ITEM # 5 CONSIDER RATIFYING BUILDERS RISK COVERAGE POLICY FROM WEISS-SCHANTZ AGENCY**

Manager Takita said the Board is being asked to consider ratifying Builders Risk Coverage Policy from Weiss-Schantz Agency. This policy is being renewed with the same limits and deductibles as last year. This is a continuation of the original policy due to the construction not being complete. The total premium is \$33,028. Member Mullen moved to ratify the Builders Risk Coverage Policy from Weiss-Schantz Agency in the amount of \$33,028; Member Palmer second the motion; all board members were in favor. (4-0)

**ITEM # 6 CONSIDER AWARDING WORKERS' COMPENSATION CONTRACT FOR YEAR 2025**

Mrs. Reukauf said we received a quote from Delaware Valley Workers Compensation Insurance Trust and the State Workers Insurance for the fire volunteers. The premium for 2025 is \$510,977. This is an increase from last year of \$51,793. It is higher than last year due to an increased experience modification which is based on loss ratio and exposure increases which is based on wages. Member Palmer asked where we experience a lot of our liabilities when it comes to usage. Is it in the police department? Mrs. Reukauf said she does not have the breakdown of our loss ratios but it would be a combination of injuries sustained in the line of work. It could be any department. Member Mullen moved to approve the Workers' Compensation Contract for Year 2025 in the amount of \$510,977; Chairman Dence seconded the motion; all board members were in favor. (4-0)



**ITEM # 7 CONSIDERATION OF APPROVAL FOR CHANGE ORDER #EC-04 FOR QPI ELECTRICAL CO., INC.**

Manager Takita said this change order is related to various items related to construction renovation for the Township building. Member Mullen moved to approve change order #EC-04 for QPI Electrical Co., Inc. in the amount of \$17,964; Chairman Dence seconded the motion; all board members were in favor with the exception of Member Boraski who voted no. (3-1)

**ITEM # 8 CONSIDERATION OF APPROVAL FOR CHANGE ORDER #11 FOR RYCON CONSTRUCTION**

Manager Takita said the Board is being asked to approve a change order from Rycon Construction, our General Contractor for the building renovations. This is in the amount of \$238,874.44. Ms. Toni Battiste asked for some idea of the changes they need. Chairman Dence said this is for structural support of the roof for the lobby, problems with roof tie ins and the second floor damaged steel that had to be repaired, repair of radius slab for additional beams that had to be added, waterproofing at elevator pit, asbestos, concrete removal. Mr. James Gates (Project Manager) said the water prepping is on the south wing east side, part of the redesign he spoke about at the last meeting. We added waterproofing along that foundation on the east side of the building. Ms. Battiste said all of these changes for structural beams; weren't they in the original plans and if they weren't, why not? Mr. Gates said given the nature of the reconstruction of an existing building especially the age of this building, you are always coming across things that are unforeseen like the damaged beam that was in that building was unsafe and needed to be replaced. The radius stair edge was a condition that wasn't realized until it was put together that it wasn't going to work the way it was designed so that was a change. To make the building work correctly, we had to make that change. Ms. Jennifer Metzger asked if the Board was concerned that this happens every month. Chairman Dence said yes. Ms. Metzger asked at what point does your legal department say they should have already picked up on this. These are the same concerns we have with Pennsbury. Chairman Dence said the problem with the building is that it was originally a car dealer and then a furniture store. If you have ever walked through the police department, it is like a habitrail. It was a poorly-designed building with all different levels. Instead of building a new building, we decided to renovate this building. As they started tearing it down, they found problem after problem that was unforeseen. There were problems with oil and problems with asbestos. If you look at what they are doing, it seems big but it is not their fault. There was no way to see the steel until they started ripping down the building. This building was pretty bad. Chairman Dence said there are contingencies. Member Mullen said this is one reason why you should go new instead of renovating. Ms. Metzger further expressed concerns over the Pennsbury School District project and impervious surface. Chairman Dence said this agenda item is for our building renovation. Member Mullen moved to approve change order #11 for Rycon Construction in the amount of \$238,874.44; Chairman Dence seconded the motion; all board members were in favor with the exception of Member Boraski who voted no. (3-1)



**ITEM # 9 CONSIDERATION OF APPROVAL FROM BERRY & HOMER FOR SIGNAGE AND GRAPHICS VENDOR CONTRACT FOR THE MUNICIPAL BUILDING RENOVATION PROJECT**

Manager Takita said this is a contract with Berry & Homer for all signage and graphics for the new building. This would include new logos, branding for the exterior freestanding sign and wall signs as well as wayfinding signs for the exterior and interior, ADA signage and graphics for the interior. Member Boraski asked if we are over budget on this. Manager Takita said yes. There is an overage and we will be looking at this to see if we can do a deduct of approximately \$20,000. Member Mullen said she was satisfied with Manager Takita's willingness to go find that \$20,000 that we were over budget. We think that we can cut that out with minimal impact on the overall graphic design. Member Mullen moved to approve the Berry & Homer Signage and Graphics Vendor Contract for the Municipal Building Renovation Project; Member Palmer seconded the motion; all board members were in favor with the exception of Member Boraski who voted no. (3-1)

**ITEM # 10 CONSIDERATION OF APPROVAL FROM COFCO FOR FURNITURE FOR THE MUNICIPAL BUILDING RENOVATION PROJECT**

Chairman Dence said this is for furniture from COFCO in the amount of \$1,129,224.20. Manager Takita said this is for tables and chairs, work stations, filing cabinets; completely furnishing the interior of the new building. Mr. Gates said they worked with the architect and their furniture vendors who have parent companies that work for townships in the state. We were directed to use Co-Stars and had to make sure everyone was licensed to be able to sell furniture to townships. Mr. Clarke said they are all Co-Stars vendors. We are pretty sure we reviewed this about a year ago but we will double check this. This is an acceptable and legal way of doing things if you want to do it this way. You could go out to bid and if you didn't get better prices than this, then you could always go back to the Co-Stars vendors. Mr. Gates said the current completion date is March 14th but he thinks it will go past March and more likely be in May or later. Ms. Toni Battiste said half of this furniture was sold at a very hastily-assembled auction. For \$1M for furniture she thinks we should be taking the lowest bid. Chairman Dence explained how Co-Stars works. Mr. Clarke said it is a cooperative purchasing program that is run by the State. They get people to bid on it then you can just purchase off of the Co-Stars program. This would be all new furniture. We sold off the old furniture by auction. Mr. Gates said there were three furniture bidders. We took the low bid and the low bid was approximately \$200,000 lower than the next bidder. Mr. Clarke said we did not go out to bid. We examined three different furniture vendors on Co-Stars and we took the lowest price. We did not go out to bid. Ms. Jennifer Metzger said just because it is an approved vendor from the Commonwealth of PA, doesn't mean that we are not overspending on furniture otherwise you could have put the desks in storage. Chairman Dence said he understands what Ms. Metzger is saying but this isn't like the U.S. Army going out to bid and paying thousands of dollars for hammers. Member Boraski said in comparison, we are going to buy the equipment that was approved tonight



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the same way. They are going to go on Co-Stars. Member Mullen moved to approve COFCO for Furniture for the Municipal Building Renovation Project; Member Palmer seconded the motion; all board members were in favor with the exception of Member Boraski who voted no. (3-1)

**ITEM # 11 CONSIDERATION OF APPOINTMENT TO THE CABLE ADVISORY BOARD**

There was no action on this agenda item.

**ITEM # 12 CONSIDERATION OF APPOINTMENT TO THE DISABLED PERSONS BOARD**

There was no action on this agenda item.

**ITEM # 13 CONSIDERATION OF APPOINTMENT TO THE ENVIRONMENTAL ADVISORY BOARD**

There was no action on this agenda item.

**ITEM # 14 CONSIDERATION OF APPOINTMENT TO THE HISTORICAL ARCHITECTURE REVIEW BOARD**

There was no action on this agenda item.

**ITEM # 15 CONSIDERATION OF APPOINTMENT TO THE HISTORIC PRESERVATION COMMISSION**

There was no action on this agenda item.

**ITEM # 16 CONSIDERATION OF APPOINTMENT TO THE NEIGHBORHOOD TRAFFIC ADVISORY COMMITTEE**

There was no action on this agenda item.

**ITEM # 17 CONSIDERATION OF APPOINTMENT TO THE POLICE PENSION COMMITTEE**

There was no action on this agenda item.

**ITEM # 18 CONSIDERATION OF APPOINTMENT BY RESOLUTION TO THE ZONING HEARING BOARD**

There was no action on this agenda item.



**ITEM # 19 CONSIDERATION OF NON-DISCLOSURE AGREEMENT  
REGARDING A PROPOSED PROJECT IN FALLS TOWNSHIP**

Mr. Clarke said there is a potential very large project at the old U.S. Steel Mill. Mr. Bryce McGuigan (Begley, Carlin & Mandio, LLP) and his firm represent NorthPoint. Because of the highly-proprietary nature of what this company does, they have asked us to execute a Non-Disclosure Agreement (NDA). Mr. Clarke summarized details of the NDA and what would happen if they received a Right-To-Know request. Mr. McGuigan said this is not their request. They are making it on behalf of the potential client. They do not want the Township to incur any out-of-pocket expenses so they will be reimbursing the township for all legal fees incurred on this request. Mrs. Toni Battiste said she was at one of the meetings and this issue came up. She believes government entities don't usually get involved with this type of thing for government or municipal projects. Mr. Clarke said this is not a government project. Chairman Dence said we cannot tell you the name of the company. Ms. Battiste spoke about when Elcon wanted to come here and said they had state-of-the-art new technology. She is not comfortable not knowing what kind of technology they will be bringing into the township. Mr. Clarke said you will know exactly who the company is when the time comes. Chairman Dence said it is just the company name we cannot talk about. It is a data center and this was approved at the Zoning Hearing Board last week. Ms. Battiste said electricity is a major concern of hers. Electricity is supposed to come from outside PA and when it doesn't, what happens? Chairman Dence said they have back-up generators. Member Mullen moved to approve the Non-Disclosure Agreement; Member Boraski seconded the motion; all board members were in favor. (4-0)

**ITEM # 20 CONSIDERATION OF ESCROW RELEASES**

Member Mullen moved to approve escrow releases as follows: NorthPoint, Building 3 in the amount of \$248,776.65, J.G. Petrucci Tract in the amount of \$248,860.57, ARD Pennsbury in the amount of \$8,127.86, TrenchTech in the amount of \$590, cash escrow in the amount of \$2,646.25, and McGill Fairless Hills in the amount of \$1,139,572.31; Member Boraski seconded the motion; all board members were in favor. (4-0)

**ITEM # 21 MINUTES – OCTOBER 28, 2024 AND NOVEMBER 12, 2024**

Member Mullen moved to approve the minutes for October 28, 2024 and November 12, 2024; Member Palmer seconded the motion; all board members were in favor with the exception of Member Boraski who abstained. (3-0-1)

**ITEM # 22 ENGINEERS REPORT**

Mr. Jones said for the month of October, there were four new land development submissions and two new earth disturbance applications. The Pennsbury High School sketch plan was submitted on October 8<sup>th</sup>. The Earle Paving, Fallsington-Tullytown Road garages and the



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TJJ Properties projects are under review. The Township building renovation project continues. For the site work that we are overseeing, there is ongoing building construction with some curb and sidewalk, a generator pad, irrigation system, sight lighting and landscaping. Mr. Jones is happy to answer any questions the Board may have. Ms. Toni Battiste said absent from having the information available to the Board, she cannot comment on anything in the Engineers report. Chairman Boraski gave Ms. Battiste his copy. Mr. Robert Abrams (Lower Makefield resident) said he was under the impression that Pennsbury was going to be on the Planning Commission tomorrow evening. He understands that is not true. There will be issues with the school building being 50 feet tall and 35 yards from residences. You are talking about Fourth Amendment Rights because they will be able to look into people's windows without any respect for their privacy. There will be trash issues because the trash system is about 35 yards from their property. Mr. Jones said we will do a comprehensive review of the single sheet plan so the sketch plan shows all the improvements on one plan without any real detail. There will a zoning data table that will identify building heights and other zoning things. We won't be able to comment on anything substantive in terms of land development until land development and that detail comes in. We will look at the Zoning Ordinance to make sure everything complies and if it doesn't, our letter will recommend they go to the Zoning Hearing Board and the Zoning Hearing Board would consider issues that you mentioned about building height and whether or not to grant those variances if they need them.

**ITEM # 23 BILL LIST**

Member Mullen moved to approve the bill list in the amount of \$4,751,691.33; Member Boraski seconded the motion; all board members were in favor. (4-0)

**ITEM # 24 OBERMAYER REBMANN MAXWELL & HIPPEL, LLP BILL LIST**

Member Mullen moved to approve the Obermayer Rebmann Maxwell & Hippel, LLP bill list in the amount of \$14,121.50; Chairman Dence seconded the motion; all board members were in favor with the exception of Member Boraski who voted no. (3-1)

**ITEM # 25 CAMPBELL DURRANT, P.C. BILL LIST**

Member Mullen moved to approve the Campbell Durrant, P.C. bill list in the amount of \$26,002.17; Member Palmer seconded the motion; all board members were in favor. (4-0)

**ITEM # 26 JONES ENGINEERING ASSOCIATES BILL LIST**

Member Boraski moved to approve the Jones Engineering Associates bill list in the amount of \$176,567.65; Member Mullen seconded the motion; all board members were in favor with the exception of Chairman Dence who abstained. (3-0-1)



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**ITEM # 27 MANAGER COMMENT**

There was no Manager comment this evening.

**ITEM # 28 BOARD COMMENT**

Member Boraski said he wasn't thrilled with the budget. He asked to split the discretionary funding and it did not get passed. He thinks we can put that into another playset or whatever else Parks and Rec needs.

Member Palmer – no comment.

Member Mullen thanked the police department for their efforts with project DASH. It was highlighted at our County Commissioners meeting earlier this month. There are 500+ names or families who are currently on a waitlist for the unhoused. It is that time of year so when she heard that number, it tells her we all need to pitch in to help. Thank you to you and all the staff who helped out. Happy Thanksgiving.

Chairman Dence said Happy Thanksgiving.

Member Mullen moved to adjourn the meeting; Member Palmer seconded the motion. (4-0)  
The meeting was adjourned at 9:03 p.m.



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Brian Galloway, Secretary