

Township of Falls



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

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

AGENDA – MARCH 24, 2025

TIME: 7:00 PM E.D.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: CERTIFICATE OF APPROPRIATENESS – 139 YARDLEY AVENUE
TMP# 13-032-039 – REPLACE EXISTING ASPHALT SHINGLE WITH NEW
ASPHALT SHINGLE

ITEM #4: STARR TOURS – CONDITIONAL USE HEARING – 394 LINCOLN
HIGHWAY, TMP# 13-008-051 & TMP#13-008-051-00A

ITEM #5: NP FALLS TOWNSHIP INDUSTRIAL, LLC – PHASE 3
PRELIMINARY/FINAL LAND DEVELOPMENT – 700 S PORT ROAD –
TMP# 13-051-001

ITEM #6: NP FALLS TOWNSHIP INDUSTRIAL, LLC – PHASE 2 – BUILDING 6 –
AMENDING FINAL LAND DEVELOPMENT – 1 BEN FAIRLESS DRIVE –
TMP# 13-051-001

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- ITEM #7: LOWER BUCKS HOME BUILDERS, LLC – PRELIMINARY/FINAL LAND DEVELOPMENT – FALLSINGTON-TULLYTOWN ROAD – TMP# 13-042-343 THROUGH 13-042-351
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- ITEM #8: CONSIDERATION OF APPROVAL FOR CHANGE ORDER # 4 FOR MYCO MECHANICAL, INC.
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- ITEM #9: CONSIDERATION OF APPROVAL FOR CHANGE ORDER # 5 FOR QPI ELECTRICAL CO., INC.
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- ITEM #10: CONSIDERATION OF APPROVAL FOR CHANGE ORDER # 13 &14 FOR RYCON CONSTRUCTION, INC.
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- ITEM #11: CONSIDERATION OF APPROVAL FOR QUOTE FOR LERRO
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- ITEM #12: CONSIDERATION OF APPROVAL FOR AFSCME CONTRACT
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- ITEM #13: CONSIDERATION OF APPROVAL FOR AGREEMENT FOR CONSULTING SERVICES FROM PFM GROUP CONSULTING, LLC
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- ITEM #14: CONSIDERATION OF APPROVAL FOR A NEW TRUCK FOR THE PUBLIC WORKS DEPARTMENT
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- ITEM #15: CONSIDERATION OF APPROVAL FOR TWO ZERO TURN LAWN MOWERS
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- ITEM #16: CONSIDERATION OF APPROVAL FOR TREE TRIMMING & REMOVAL OF TREE SERVICES BIDS
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- ITEM #17: CONSIDERATION OF APPROVAL FOR LANDSCAPING BIDS
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- ITEM #18: CONSIDERATION OF APPROVAL FOR STONE & ASPHALT BIDS FOR 2025-2026
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- ITEM #19: CONSIDERATION OF APPROVAL FOR PROPOSAL FROM HUMMER TURFGRASS SYSTEMS, INC. FOR MAINTENANCE OF THE COMMUNITY PARK SOCCER FIELDS
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- ITEM #20: CONSIDERATION OF APPROVAL FOR NEW LEASE AGREEMENT FOR FAIRLESS HILLS ATHLETIC ASSOCIATION
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- ITEM #21: CONSIDERATION OF APPROVAL FOR NEW LEASE AGREEMENT FOR LEVITOWN AMERICAN ATHLETIC ASSOCIATION
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- ITEM #22: CONSIDERATION OF APPROVAL FOR NEW LEASE AGREEMENT FOR FAIRLESS HILLS ATHLETIC ASSOCIATION (VON HOFFMAN PARK)
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ITEM #23: CONSIDERATION OF APPROVAL FOR NEW LEASE AGREEMENT FOR FALLS LITTLE LEAGUE

ITEM #24: CONSIDERATION OF APPROVAL FOR DONATION REQUESTS FOR LEVITTOWN CONTINENTAL AND FAIRLESS HILLS ATHLETIC ASSOCIATION

ITEM #25: CONSIDERATION OF APPOINTMENT TO THE CABLE ADVISORY BOARD, DISABLED PERSONS ADVISORY BOARD, ENVIRONMENTAL ADVISORY BOARD, HISTORICAL ARCHITECTURAL REVIEW BOARD, HISTORIC PRESERVATION COMMISSION, NEIGHBORHOOD TRAFFIC ADVISORY COMMITTEE, PARKS & RECREATION BOARD, PLANNING COMMISSION, POLICE PENSION COMMITTEE, SHADE TREE COMMISSION AND ZONING HEARING BOARD

ITEM #26: MINUTES – FEBRUARY 24, 2025

ITEM #27: ENGINEERS REPORT

ITEM #28: BILL LIST

ITEM #29: OBERMAYER REBMANN MAXWELL & HIPPEL, LLP BILL LIST

ITEM #30: CAMBELL DURRANT, P.C. BILL LIST

ITEM #31: JONES ENGINEERING ASSOCIATES BILL LIST

ITEM #32: MANAGER COMMENT

ITEM #33: BOARD COMMENT

ADJOURNMENT

March 24, 2025

There are four separate bills lists.

1. The primary March bills list totals \$3,647,599.10. Of that amount, \$1,107,803.97 or 30.4%, is Payroll and Benefits.

The remaining 69.6%, totaling \$2,539,795.13, includes the following payments:

- Rycon Construction for the eighteenth release of payment for the general contracting portion of the Municipal Building renovation project for \$1,262,652.58 (34.6%)
- QPI Electrical for the sixteenth release of payment for the electrical portion of the Municipal Building renovation project for \$244,950 (6.7%)
- Allstates Mechanical Ltd. for the sixteenth release of payment for the mechanical portion of the Municipal Building renovation project for \$202,815 (5.6%)
- The second payment to Lerro Corporation for the installation of audio/visual equipment upgrades and installation in the amount of \$115,677.47 (3.2%)
- Legal and Engineering services and invoicing/releases from project escrows totaling \$93,924.29 (2.6%) *Note: Does not include Obermayer Rebmann, Campbell Durrant, or Jones Engineering Associates presented separately.*
- Grace Construction, IEI Architects and Cloud Gehshan for the Municipal Building renovation project totaling \$69,654.67 (1.9%)
- Barry Isett & Associates and United Inspection Agency for contracted inspection services in the amount of \$58,700 (1.6%)
- Motorola for annual support services for the Police department Body Cameras with video manager in the amount of \$50,184 (1.4%)
- Olymbec USA and CORT Furniture for the monthly rental of temporary office space and furniture due to relocation for \$46,064.80 (1.3%)
- Electric, Water, Cable/Internet, and Telephone (Utilities) totaling \$45,017.29 (1.2%)
- Myco Mechanical Inc. for the seventeenth release of payment for the plumbing portion of the Municipal Building renovation project for \$35,501.50 (1%)
- Riggins and Pilot Thomas for the purchase of Diesel and Unleaded Fuel totaling \$16,251.75 (<1%)
- Stambaugh Ness Tech Solutions LLC for managed IT support in the amount of \$5,460.25 (<1%)

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March 24, 2025

There are four separate bills lists.

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2. The second March bills list totals \$5,368.00 representing payments made to Obermayer, Rebmann, Maxwell & Hippel LLP for Township labor/personnel legal matters.
3. The third March bills list totals \$26,143.58 representing payments made to Campbell Durrant for Township labor/personnel legal matters.
4. The fourth March bills list totals \$285,490.65 representing payments made to Jones Engineering Associates (JEA) for Township engineering services and invoicing/releases from project escrows to JEA for various work completed.