

# 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 – AUGUST 25, 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**

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ITEM #1: EXECUTIVE SESSION

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

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ITEM #3: CONSIDERATION OF APPROVAL HIRING POLICE OFFICER BRENDAN SHEEHY

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ITEM #4: CONSIDERATION OF APPROVAL HIRING POLICE OFFICER PETER LEES

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ITEM #5: PENNSBURY HIGH SCHOOL FALCON FIELD – AMENDED FINAL LAND  
DEVELOPMENT – 608 S OLDS BOULEVARD – TMP# 13-018-003; 13-018-  
007; 13-018-003-003; 13-018-025; 13-018-022; 13-018-003-001; 13-015-175; 13-  
015-175-001; 13-018-003-005

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ITEM #6: NP FALLS TOWNSHIP INDUSTRIAL, LLC – MINOR SUBDIVISION –  
DEAN SIEVERS PLACE – TMP# 13-051-001-005

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ITEM #7: CONSIDERATION OF APPROVAL FOR CHANGE ORDER # 24, 25, 26, 27,  
28 & 29 FROM RYCON CONSTRUCTION, INC. FOR THE TOWNSHIP  
MUNICIPAL BUILDING RENOVATION PROJECT

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ITEM #8:	CONSIDERATION OF APPROVAL FOR CHANGE ORDER # 8 FROM QPI ELECTRICAL CO., INC. FOR THE TOWNSHIP MUNICIPAL BUILDING RENOVATION PROJECT
ITEM #9:	CONSIDERATION OF APPROVAL FOR CHANGE ORDER # 6 FROM MYCO MECHANICAL, INC. FOR THE TOWNSHIP MUNICIPAL BUILDING RENOVATION PROJECT
ITEM #10:	CONSIDERATION OF APPROVAL OF A CONSTRUCTION CHANGE DIRECTIVE TO ALLSTATES MECHANICAL FOR THE TOWNSHIP MUNICIPAL BUILDING RENOVATION PROJECT
ITEM #11:	CONSIDERATION OF APPROVAL OF CONSTRUCTION CHANGE DIRECTIVE TO QPI ELECTRICAL CO., INC. FOR THE TOWNSHIP MUNICIPAL BUILDING RENOVATION PROJECT
ITEM #12:	CONSIDERATION OF APPROVAL FOR QUOTE FROM COFCO FOR STORAGE FEES
ITEM #13:	CONSIDERATION OF APPROVAL TO RATIFY AGREEMENT FROM HML CONTAINER SERVICES FOR 218 COVENTRY ROAD
ITEM #14:	CONSIDERATION OF APPROVAL FOR SUPPORT OF SEPTA SERVICES
ITEM #15:	CONSIDERATION OF APPROVAL FOR THE AUCTION OF SURPLUS VEHICLES
ITEM #16:	CONSIDERATION OF APPROVAL FOR PROPOSALS FROM THE BUCKS COUNTY CONSORTIUM FOR THE PURCHASE OF ROCK SALT FOR 2025-2026
ITEM #17:	CONSIDERATION OF APPROVAL FOR A SPECIAL EVENT APPLICATION & INDEMNITY AGREEMENT FOR STATE REPRESENTATIVE JIM PROKOPIAK
ITEM #18:	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 #19:	CONSIDERATION OF APPROVAL FOR ESCROW RELEASES
ITEM #20:	MINUTES – JULY 28, 2025
ITEM #21:	ENGINEERS REPORT

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ITEM #22: BILL LIST

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ITEM #23: CAMPBELL DURRANT, P.C. BILL LIST

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ITEM #24: JONES ENGINEERING ASSOCIATES BILL LIST

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ITEM #25: MANAGER COMMENT

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ITEM #26: BOARD COMMENT

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ADJOURNMENT

## **August 25, 2025**

**There are three separate bills lists.**

1. The primary August bills list totals \$2,709,822.51. Of that amount, \$1,257,234.65 or 46.4%, is Payroll and Benefits. The remaining 53.6%, totaling \$1,452,587.86, includes the following payments:
  - Rycon Construction for the twenty-second release of payment for the general contracting portion of the Municipal Building renovation project for \$519,357.63 (19.2%)
  - Ascendance Truck Center for the 2026 International HV507 SFA Chassis in the amount of \$144,249 (5.3%).
  - Ronco Technology toward the Municipal Building renovation project in the amount of \$130,000 (4.8%).
  - Legal and Engineering services for both the township and for project escrows totaling \$66,213.95 (2%) *Note: Does not include Obermayer Rebmann, Campbell Durrant, or Jones Engineering Associates presented separately.*
  - Electric, Water, Cable/Internet, and Telephone (Utilities) totaling \$50,795.20 (1.9%)
  - Miller Materials for the Road Maintenance/Milling and Overlay project supplies for Cedar and Corbin Lanes totaling \$36,609.67 (1.4%).
2. The second August bills list totals \$13,945.60 representing payment made to Campbell Durrant for Township labor/personnel legal matters.
3. The third June bills list totals \$255,924.20 representing payments made to Jones Engineering Associates (JEA) for Township engineering services and invoicing/releases from project escrows to JEA for various work completed.