

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

AGENDA – OCTOBER 27, 2025

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**

PROCLAMATION RECOGNIZING THE EFFORTS OF COMMUNITY VOLUNTEERS

**PRESENTATION OF THE ARCHIE AWARDS FROM THE
PARKS & RECREATION DEPARTMENT**

**PRESENTATION OF DONATIONS FROM THE TOUCH A TRUCK EVENT TO THE
GOOFY GATORS AND PENNSBURY ELEMENTARY PTO'S**

ITEM #1: EXECUTIVE SESSION

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

**ITEM #3: CONSIDERATION OF APPOINTMENT BY RESOLUTION TO APPOINT
AUDITOR FOR THE 2025 FINANCIAL AUDIT**

**ITEM #4: CONSIDERATION OF APPROVAL FOR PROPOSAL FROM UNDERWOOD
ENGINEERING, INC. FOR TESTING AND INSPECTION SERVICES FOR
THE FALLS TOWNSHIP MUNICIPAL BUILDING RENOVATION PROJECT**

**ITEM #5: CONSIDERATION OF APPROVAL FOR CHANGE ORDER # 34, 35 & 36
FOR RYCON CONSTRUCTION, INC. FOR THE TOWNSHIP MUNICIPAL
BUILDING RENOVATION PROJECT**

ITEM #6:	CONSIDERATION OF APPROVAL FOR CHANGE ORDER # 4 FOR ALLSTATES MECHANICAL, LTD FOR THE TOWNSHIP MUNICIPAL BUILDING RENOVATION PROJECT
ITEM #7:	CONSIDERATION OF APPROVAL FOR CHANGE ORDER # 7 FOR MYCO MECHANICAL, INC. FOR THE TOWNSHIP MUNICIPAL BUILDING RENOVATION PROJECT
ITEM #8:	CONSIDERATION OF APPROVAL FOR QUOTE FROM COFCO FOR STORAGE FEES FOR THE TOWNSHIP MUNICIPAL BUILDING RENOVATION PROJECT
ITEM #9:	CONSIDER RATIFYING BUILDERS RISK COVERAGE POLICY FROM WEISS-SCHANTZ AGENCY FOR YEAR 2025 THRU 2026
ITEM #10:	CONSIDERATION OF APPROVAL TO WAIVE PERMIT FEES FOR FALLS TOWNSHIP FIRE COMPANY # 1
ITEM #11:	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 #12:	CONSIDERATION OF APPROVAL FOR ESCROW RELEASES
ITEM #13:	MINUTES – SEPTEMBER 22, 2025 & OCTOBER 14, 2025
ITEM #14:	ENGINEERS REPORT
ITEM #15:	BILL LIST
ITEM #16:	JONES ENGINEERING ASSOCIATES BILL LIST
ITEM #17:	MANAGER COMMENT
ITEM #18:	BOARD COMMENT
ADJOURNMENT	

October 27, 2025

There are two separate bills lists.

1. The primary October bills list totals \$3,469,278.12. Of that amount, \$1,891,679.66 or 54.5%, is Payroll and Benefits.
The remaining 45.5%, totaling \$1,577,598.46, includes the following payments:
 - Rycon Construction for the twenty-fifth release of payment for the general contracting portion of the Municipal Building renovation project for \$551,924.14 (15.9%)
 - Delaware Valley Workers' Compensation Trust (DVWCT) for the 4th quarterly payment for 2025 workers' comp coverage and the 2026 Heart & Lung Act policy totaling \$155,104.75 (4.5%)
 - Legal and Engineering services and invoicing/releases from project escrows totaling \$90,963.79 (2.6%) *Note: Does not include Obermayer Rebmann, Campbell Durrant, or Jones Engineering Associates presented separately.*
 - Olymbec USA (2 mos.) and CORT Furniture for the monthly rental of temporary office space and furniture due to relocation totaling \$86,728.63 (2.5%)
 - Electric, Water, Cable/Internet, and Telephone (Utilities) totaling \$82,183.61 (2.4%)
 - Payment for the PLGIT Township Debit Card purchases related to various certification/membership renewals, software & support, seminars, and materials & supplies totaling \$58,299.11 (1.7%)
 - Myco Mechanical for the twenty-second release of payment for the plumbing portion of the Municipal Building renovation project for \$49,717.06 (1.4%)
 - Stambaugh Ness Tech Solutions LLC for managed IT support in the amount of \$44,228.69 (1.3%)
 - Selective Insurance for renewal of the Builder's Risk policy needed during construction of the Township Building in the amount of \$33,028 (1%)
 - Grace Construction for the Municipal Building renovation project in the amount of \$37,515 (1.1%)
 - Kent's Tree Service for tree removal on Village Lane for \$32,257.50 (0.9%)
 - Barry Isett & Associates and United Inspection Agency for contracted inspection services in the amount of \$29,345 (0.9%)
2. The second October bills list totals \$211,895.30 representing payments made to Jones Engineering Associates (JEA) for Township engineering services and invoicing/releases from project escrows to JEA for various work completed.