

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 – NOVEMBER 24, 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**

ITEM #1: EXECUTIVE SESSION

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

**ITEM #3: MOTION TO HIRE KRISTINA LAMBERT AS CLERK 1 FOR THE POLICE
RECORDS DEPARTMENT**

**ITEM #4: CONSIDERATION OF APPROVAL FOR CERTIFICATE OF
APPROPRIATENESS – FALLSINGTON FRIENDS MEETING, 9300 NEW
FALLS ROAD – TMP #13-028-281 – REPLACE ASPHALT SHINGLE ROOF
WITH A RAISED-SEAM BLACK ALUMINUM ROOF**

**ITEM #5: CONSIDERATION OF APPROVAL FOR PRELIMINARY/FINAL LAND
DEVELOPMENT – PGE RENTALS – 95 LOWER MORRISVILLE ROAD –
TMP# 13-032-090**

**ITEM #6: CONSIDERATION OF APPROVAL FOR WAIVER OF LAND
DEVELOPMENT – SILVI CONCRETE – 355 & 365 NEWBOLD ROAD –
TMP# 13-028-061 & 13-028-060-001**

**ITEM #7: CONSIDERATION OF APPROVAL FOR 2026 PROPOSED BUDGET
PRESENTATION AND AUTHORIZATION TO ADVERTISE**

ITEM #8:	CONSIDERATION OF APPROVAL AWARDED WORKERS' COMPENSATION CONTRACT FOR YEAR 2026
ITEM #9:	CONSIDERATION OF APPROVAL FOR CHANGE ORDER # 37 FOR RYCON CONSTRUCTION, INC. FOR THE TOWNSHIP MUNICIPAL BUILDING RENOVATION PROJECT
ITEM #10:	CONSIDERATION OF APPROVAL AUTHORIZING AN ONLINE AUCTION FOR PURCHASE OF ELECTRICITY AND NATURAL GAS SUPPLY SERVICES FOR PUBLIC USE
ITEM #11:	CONSIDERATION OF APPROVAL OF RESOLUTION FOR MARTINS CREEK RESTORATION PROJECT
ITEM #12:	CONSIDERATION OF GENERAL RELEASE AND SETTLEMENT AGREEMENT WITH EMPLOYEE # 09131999-1636
ITEM #13:	CONSIDERATION OF GENERAL RELEASE AND SETTLEMENT AGREEMENT WITH EMPLOYEE # 02272002-1709
ITEM #14:	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 #15:	CONSIDERATION OF APPROVAL FOR ESCROW RELEASES
ITEM #16:	MINUTES – OCTOBER 27 AND NOVEMBER 12, 2025
ITEM #17:	ENGINEERS REPORT
ITEM #18:	BILL LIST
ITEM #19:	JONES ENGINEERING ASSOCIATES BILL LIST
ITEM #20:	MANAGER COMMENT
ITEM #21:	BOARD COMMENT
ADJOURNMENT	

November 24, 2025

There are two separate bills lists.

1. The primary November bills list totals \$3,597,624.20. Of that amount, \$1,641,676.18 or 45.6%, is Payroll and Benefits.

The remaining 54.4%, totaling \$1,955,948.02, includes the following payments:

- Rycon Construction for the twenty-sixth release of payment for the general contracting portion of the Municipal Building renovation project for \$595,583.36 (16.6%)
- Fairless Hills, Falls, and Levittown Fire companies annual contributions in the amount of \$155,000 each for a total of \$465,000 (12.9%)
- Post Retirement Health Benefits to Police retirees totaling \$275,049.96 (7.6%)
- QPI Electrical for the twenty-first release of payment for the electrical portion of the Municipal Building renovation project for \$71,884 (2%)
- Olymbec USA and CORT Furniture for the monthly rental of temporary office space and furniture due to relocation totaling \$46,064.80 (1.3%)
- Electric, Water, Cable/Internet, and Telephone (Utilities) totaling \$44,731.60 (1.2%)
- Barry Isett & Associates and United Inspection Agency for contracted inspection services in the amount of \$41,795 (1.2%)
- Grace Construction for the Municipal Building renovation project in the amount of \$39,885 (1.1%)
- Levittown Fairless Hills Rescue Squad and Capital Health EMS annual contributions totaling \$38,000 (1.1%)
- Legal and Engineering services and invoicing/releases from project escrows totaling \$35,851.62 (1%) *Note: Does not include Obermayer Rebmann, Campbell Durrant, or Jones Engineering Associates presented separately.*
- Fred Beans Ford for the purchase of a 2025 Ford Escape for the Police Department in the amount of \$28,976 (0.8%)
- Stambaugh Ness Tech Solutions LLC for managed IT support in the amount of \$27,884.77 (0.8%)
- Allstates Mechanical Ltd. for the twenty-fourth release of payment for the mechanical portion of the Municipal Building renovation project for \$25,984.04 (0.7%)

2. The second November bills list totals \$331,241.65 representing payments made to Jones Engineering Associates (JEA) for Township engineering services and invoicing/releases from project escrows to JEA for various work completed.