

Board of Supervisors – October 27, 2025

**TOWNSHIP OF FALLS
BOARD OF SUPERVISORS MEETING**

ROLL CALL:

JEFFRY E. DENCE, CHAIRMAN	PRESENT
ERIN M. MULLEN, VICE-CHAIRPERSON	PRESENT
BRIAN M. GALLOWAY, SECRETARY	PRESENT (ON-LINE)
JEFFREY M. BORASKI, SUPERVISOR	PRESENT
JOHN W. PALMER, SUPERVISOR	ABSENT

The meeting was called to order at 7:00 p.m. with roll call and pledge to the flag. All Board members were present with the exception of Member Palmer. Also present were Township Manager John Shepherd, Township Solicitor Michael Clarke, Township Solicitor Lauren Gallagher and Township Engineer Joe Jones.

**PROCLAMATION RECOGNIZING THE EFFORTS OF COMMUNITY
VOLUNTEERS**

Chairman Dence read the Proclamation recognizing the efforts of volunteers in the community. This award acknowledges Township residents and friends who exemplify the highest ideals of public service for their dedication, leadership and generosity and who have made meaningful contributions to strengthen our community. This award stands as a symbol of gratitude and recognition.

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

An Archie award was presented to members of the public who gave of their time and talents to maintain and take care of the Kira Gordon and Karen Murphy Gordon memorial garden in Vermillion hills. Certificates and tumblers were presented to these volunteers.

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

A total of \$26,000 was raised from the Touch-A-Truck event with half presented to the Goofy Gators and the other half presented to the Afton, Edgewood, Eleanor Roosevelt, Fallsington, Makefield, Manor, Oxford Valley, Penn Valley, Quarry Hill and Walt Disney Elementary School PTO groups in the Pennsbury School District.

ITEM # 1 EXECUTIVE SESSION

Mr. Clarke said there was no Executive Session this evening as only two Board members were present.

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

Mr. Wayne Bell said he will repeat what he read at the Pennsbury School Board meeting. Mr. Bell said Governor Josh Shapiro has an Executive Mandate called the Lighting Plan. This project will change Bucks County land development and raise taxes for all senior residents. This project highlights local officials to push the effort to speed up zoning permits and environmental committees to support and attract investments throughout Pennsylvania with a priority on economic acceleration at the expense of community health and safety. There will be no more low-tech green infrastructure under this plan. There will be no more low-tech blue-collar jobs under this plan. There will be more high-tech careers. There will not be any more low-tech fracking. There will be more high-tech data centers and more high-tech logistic centers. There will be more high-tech small businesses. There will be more high-tech overruns, more pay-for-play artificial turf, more cricket fields, more autistic children, more Special Ed teachers and more stadium LED lights that you'll pass without knowing the science behind it. Mr. Bell reminded people about canaries in the coal mines and said you know about cigarettes and asbestos. Everyone knows about poisons in the turf fields and the carcinogens it causes. This is something that Jones Engineering and all of you should have known. Mr. Bell spoke about nuclear. He said he saw Sarah Kirk here last week and she asked you a question about the power use at the data center. You should have known all about this. She asked you the question about how many kilowatts it would be. Chairman Dence said it is megawatts. Mr. Bell said you should have known that it's going to cause water and electric prices to go up. Chairman Dence said water prices won't go up. They are not using public water. They will get water from the river right at that site. They are not using Township water. Mr. Bell said Chairman Dence is not high tech. High tech means that you know what is going on in the Township. High tech means that you understand the new wastewater treatment plant that's going on. You know they can use that water down there through technology instead of using our drinking water or using the water out of the Delaware. Mr. Bell said the problem is that's what happened years ago with Three Mile Island when they had a lot of low-tech engineers in there. Three Mile Island is being brought online to support a data center. They have small nuclear reactors. You can get and put that over there for the AI center and as a result of that, all of us could save on electricity costs and water usage if they do it correctly.

Ms. Jennifer Metzger has concerns about how far we are with payments for the municipal building. There were a ton of overages and Ms. Metzger asked if they are almost done. Chairman Dence said they are about \$4M over budget and should be moving into the new building in January. Ms. Metzger said she has a lot of concerns with only a 2.8% COLA increase for Social Security recipients but a 4.4% increase for the school district. Ms. Metzger said it is obvious they will increase again because they're borrowing the money to do the high school. There is a lot going on with Waste Management wanting to close soon and then they keep trying to expand. Then we have the Keystone Trade Center and the Keystone Opportunity Zone; two totally different names obviously but for different reasons. We only needed to give them a ten-year exemption, but we gave them fifteen years. Was

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there a specific reason we gave them the additional period of time and didn't consider a graduated exception for eleven years? Chairman Dence said the landfill is a dollar amount so it could end tomorrow or it could end in 20 years. It will be the same amount. If things go as they have been, it should be coming around within a couple of years. Ms. Metzger said originally it was supposed to be 2034, but then they said because it was going to be so many years earlier, they extended it. We're really not convinced that they're going to extend past 2029 even though they are attempting to. The concern is that the KOIZ is not until 2036. The Keystone Trade Center who has the \$4M exemption could always turn around and leave. There is nothing actually holding them in the contracts to stay here starting January 1, 2036. Chairman Dence said the whole reason they needed it was to build the place out to save taxes on the building materials. Ms. Metzger said they spent a billion dollars. Ms. Metzger said \$4 million is a lot to us but it's nowhere near the coverage we need. Ms. Metzger asked if the Earned Income Tax (EIT) would be doubled. Chairman Dence said no. The EIT has far exceeded their expectations. When that comes online the EIT is probably going to go way up with all the people that are employed between FedEx and the data center, without even taking into account all the other businesses down there. When that building gets reassessed by the County and they determine what the value actually is when they're done, it will be huge. Ms. Metzger said we have over 500 people that are currently unhoused and we have seniors losing their homes right now so is there a particular thought process or reason why it is that we're focusing on allowing the luxury developments and the more expensive apartments and buildings to go up when we have people that aren't actually able to afford the middle-income or low-income homes? Chairman Dence said there is a proposed project for attainable housing, not low-income housing. Ms. Metzger reminded everyone to go out to vote.

Ms. Toni Battiste said if you look at the roof on the new building, the front slants up. When it rains, that water is going to go back into the middle of the building. Ms. Battiste understands there is some kind of water accumulation disposal system installed but her concern is what is going to happen when it snows and that snow sits there? What happens if that drainage system doesn't work? Where is all the water going to go? Who is going to pay for it and is it under warranty? How easy or expensive is it going to be to fix it later down the line? Ms. Battiste said her second issue is the road that goes in front of the building. It has a circle to it and while she does not have any physical specs on this, it looks like there is not going to be space for two vehicles for one to exit and one to enter. Ms. Battiste is wondering why that is and what the purpose is. The last item is in regard to the meetings. They should be available to residents who may be at home can't make the meeting or don't drive at night. It is on the website that this is so, however when Ms. Battiste tried calling in from one of her grandson's games, she was told they no longer allow call in for the meetings. Ms. Battiste asked why this is not allowed for residents if we're doing it for Supervisors who can't be here. Mr. Clarke said we are not required to allow people to participate remotely. Ms. Battiste said we are allowing Supervisors who don't want to be at the meeting to participate remotely and that is unfair and it's a disservice to our residents. Ms. Battiste said she is missing a playoff game tonight because she wants to be here to voice her concerns. Ms. Battiste asked if this was voted on. Mr. Clarke said it is not a requirement that it be voted on. Ms. Battiste said it should be a service to our residents;

the people who vote for you. Chairman Dence said no one has ever brought this up until now. Mr. Shepherd said he knows a lot of towns went to a full hybrid or fully-remote meetings during COVID. Everyone had to figure out how to do that. Mr. Shepherd said he just worked for a town that when they had the opportunity to have citizens come back into the meeting room, the elected officials preferred to have face-to-face interactions. They didn't even broadcast the meetings which we do here. At least people can still see what's happening whether it's live or whether it's after the meeting is over and the public may call the office to ask questions. We are available in the office if they want to speak to someone, but they really wanted to get people back into the meeting room. Mr. Shepherd understands Ms. Battiste's point but he thinks there is something to be said for face-to-face communication with the residents. Ms. Battiste understood but said when you are at the age when your eyesight starts to go, you can't drive at night and you don't always have somebody available to bring you to a meeting. It is a service for the people and seniors in our community.

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

Member Galloway moved to approve Resolution # 2025-26 to appoint Zelenkofske Axelrod LLC, in the amount of \$34,700, as Auditor for the 2025 Financial Audit; Member Mullen seconded the motion; all board members were in favor. (4-0)

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

Mr. Shepherd said this relates to testing and inspection services for the new municipal building. This proposal provides their pricing for the various services they provide. If we need them, we're going to use them. If we do not need them, we won't use them. This relates to soil, concrete, paving, core borings and things of that nature. Member Boraski asked if we still have the other company who does the mechanical, electric and plumbing to make sure everything is working correctly. Mr. Shepherd said yes. Member Boraski said they gave us a menu of an hourly rate. He asked if this is a Not to Exceed. Mr. Shepherd said we are just accepting the hourly rate as the remaining work is on an as-needed basis. Ms. Jennifer Metzger asked what does 'it shouldn't be a lot' mean? What are they testing for? If you do an earth disturbance, then they test for radon. If they don't, then you don't need them. Mr. Shepherd said if they need to test, it would be for asphalt compaction, concrete and things like that. We are so far into the project there is not much else that needs to be done. They are not doing anything inside. It is for site work. It cannot be that much because the volume of work is so low. Ms. Metzger said you anticipate needing them for something so you must have an idea of whether or not you will use them for two hours or 52 hours. Ms. Metzger said she has a problem with all the contract work we went through and everything they were supposed to do with Rycon and everything else and they still come

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back with items like no support under stairs or there needs to be another wall or there's \$80,000 more in electrical. Ms. Metzger said it is scary how the project has gone so far. We are using contractors who are not always from the area. We trust them to give us the lowest bid and then all they have to do is five change orders and they are ten times over where we thought. Member Boraski moved to approve the proposal from Underwood Engineering, Inc. for Testing and Inspection Services for the Falls Township Municipal Building Renovation Project; Member Mullen seconded the motion; all board members were in favor. (4-0)

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

Chairman Dence said these are change orders that we contractually have to pay. The dollar amounts of the change orders are: #34 in the amount of \$42,867; #35 in the amount of \$27,583 and #36 in the amount of \$20,828. Mr. Gates is here tonight to discuss particulars concerning these change orders. Chairman Dence said we cannot not pay them for these change orders. There are certain ones we were told that we have to pay contractually. Mr. Clarke said Rycon has put the Township on notice. It's not an unusual thing that happens that if we don't approve these change orders, they're just not going to do the work or they won't continue to do further work. In order to make sure we do not find ourselves as being in breach of the contract, we are recommending that we approve these, and at some point in time, we will be reviewing all of the work that was done on the building to see if the Township has any claims against anyone involved.

Ms. Toni Battiste asked what these changes orders were for. Mr. Gates provided an explanation of the change orders. Change order 34 involves manhole rims and lids for the sewer system, replacement curb, masonry repairs and work at the Sally port area. The majority of change order 35 was for masonry repairs. For change order 36, this piece wasn't on the drawings. There were existing drains in the Sally port area that had to be cut out and removed and concrete patched back and there was a cane rail which needed to be added as it is a code requirement. There was also a design coordination issue in the finance room. Member Boraski asked if they are obligated to clean up the job site. Mr. Clarke said yes, that's part of it. We keep hearing about what we owe them and what we would need to do for them but it's a mess. There's not one resident here, including himself, that would get away with keeping their property the way they've kept the front of the Township building. Ms. Battiste said she is not sure she totally understood change order 35 where you're back charging somebody and it kind of sounds like the company is back charging their contractors but we're still going to pay for the error. It seems like they are getting paid twice. Mr. Shepherd said there are multiple prime contractors. What happens is one prime contractor we pay for and then we, in turn, take that as a credit against another prime contractor so it ends up being a wash for us. We have to adjust it internally because there are multiple prime contractors. It doesn't cost the Township anything. It's a matter of which contractor is paying for the mistake. Ms. Battiste said there was something just brought up where you are all approving this and then later you're going to go back, check all

the work and take whatever measures you see necessary. Isn't that kind of like shooting yourself in the foot because you approved it? Mr. Clarke said no. It is following the law. Ms. Jennifer Metzger said understand what Ms. Battiste is asking. Some of these things should have been picked up. If you have someone in business a long time and they put these things together, it shouldn't have been missed. She has concerns with the design miss, waterproofing, a cane rail and then it being built wrong. Is there a way for someone to take a step back and say, these are the things that are out of scope that were missed? Is there any way to go through and give us a list of what they do agree was completely out of scope or completely wrong? All of these are standards. These are things that are being reviewed by the Township staff now. Ms. Metzger said she is sure these are honorable people. This was not intentional but a mistake, yet you still stand up with us when the contractor that you hired is making mistakes. Member Mullen said at some point there's going to be a list of everything. Chairman Dence said he thinks everyone is on the same page. Ms. Metzger said they should have some degree of responsibility. Member Mullen said there are a lot of people that need to be held accountable but it's not her opinion that it's Grace Construction. Grace Construction has found a lot of these issues and uncovered them and yes, we have to address them. It doesn't mean it's Grace's fault. They are uncovering things for us. Member Mullen said we expect that Grace will help us compile that at the appropriate time. The appropriate time is not now. Member Galloway moved to approve change orders 34, 35 and 36 for Rycon Construction, Inc. for the Township Municipal Building renovation project; Member Mullen seconded the motion; all board members were in favor. (4-0)

**ITEM # 6 CONSIDERATION OF APPROVAL FOR CHANGE ORDER # 4 FOR
ALLSTATES MECHANICAL, LTD FOR THE TOWNSHIP
MUNICIPAL BUILDING RENOVATION PROJECT**

Mr. Gates said this is a deduct change order for \$7,671. There were several mis-coordinated items with Allstates. These are the ones they've agreed to at this point. These involve deleted fire dampers that were shown in the project that are no longer necessary and an incorrectly-located exhaust fan on the roof that had to be moved. Member Galloway moved to approve change order # 4 for Allstates Mechanical, Ltd in the amount of a \$7,671 deduct for the Township Municipal Building renovation project; Member Mullen seconded the motion; all board members were in favor. (4-0)

**ITEM # 7 CONSIDERATION OF APPROVAL FOR CHANGE ORDER # 7 FOR
MYCO MECHANICAL, INC. FOR THE TOWNSHIP MUNICIPAL
BUILDING RENOVATION PROJECT**

This is the back charge to the contractor for the holes in the face brick that we're paying Rycon. It is a \$2,765 credit.

Ms. Jennifer Metzger said we have had this before when we had electric, for example, when they added a couple of walls and then had to do electrical work. We wanted to know why there were so many extra electrical change orders and then we found out it was because we added walls. If some of these change orders were lumped together, we could better

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understand the matching. Member Mullen moved to approve change order # 7 for MYCO Mechanical, Inc. for a credit in the amount of \$2,765 for the Township Municipal Building renovation project; Member Galloway seconded the motion; all board members were in favor. (4-0)

**ITEM # 8 CONSIDERATION OF APPROVAL FOR QUOTE FROM COFCO
FOR STORAGE FEES FOR THE TOWNSHIP MUNICIPAL
BUILDING RENOVATION PROJECT**

Mr. Shepherd said this is the continued storage of the equipment because of the delay in getting the building complete. By November 3rd they should be starting to mobilize with installation of the office furniture which will probably take four to six weeks. It's going to take us some time to do that so this will get them up to speed on what we owe them for storage of furniture. Member Galloway moved to approve the COFCO quote for storage fees for the Township Municipal Building renovation project; Member Boraski seconded the motion; all board members were in favor. (4-0)

**ITEM # 9 CONSIDER RATIFYING BUILDERS RISK COVERAGE POLICY
FROM WEISS-SCHANTZ AGENCY FOR YEAR 2025 THRU 2026**

Member Galloway moved to ratify the Builders Risk Coverage policy in the amount of \$33,028 from Weiss-Schantz Agency for year 2025-2026; Member Mullen seconded the motion; all board members were in favor. (4-0) This will be canceled when it is no longer needed.

**ITEM # 10 CONSIDERATION OF APPROVAL TO WAIVE PERMIT FEES FOR
FALLS TOWNSHIP FIRE COMPANY # 1**

This is for consideration of approval to waive permit fees for the Falls Township Fire Company building permits. It does not include escrow they posted for professional services. Member Galloway moved to waive the permit fees for Falls Township Fire Company # 1; Member Boraski seconded the motion; all board members were in favor. (4-0)

**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**

Member Mullen moved to appoint Sarah Kirk for the longest available term on the Historic Preservation Commission; Chairman Dence seconded the motion; all board members were in favor. (4-0)

ITEM # 12 CONSIDERATION OF APPROVAL FOR ESCROW RELEASES

Member Galloway moved to approve escrow releases to Rosali Silvi in the amount of \$127.05 and The Commons of Fallsington in the amount of \$3,113.50; Member Mullen seconded the motion; all board members were in favor. (4-0)

ITEM # 13 MINUTES – SEPTEMBER 23, 2025 & OCTOBER 14, 2025

Member Galloway moved to approve the minutes from September 23, 2025 and October 14, 2025; Member Mullen seconded the motion; all board members were in favor with the exception of Member Boraski who abstained. (3-0-1)

ITEM # 14 ENGINEERS REPORT

For last month, there were two new land developments and six earth disturbances submitted. The Danja tract is now under construction with demolition work and utilities. The two fields at Pennsbury School District are substantially complete and operating under a TCO, waiting for vegetation to establish on a perimeter of the fields. The project for the Safstor Old Lincoln Highway has commenced with demolition, utilities and earthwork. The Sunbelt Forest Products project is substantially complete and the contractor is working on punch list items. The North Point Area 3 project has been under construction with demo and fill. We had a pre-construction meeting for the majority of the proposed improvements. For the North Point Area 2 amended Building 6, that proceeds with drainage, utilities and concrete as the building renovations continue. Laundry Properties is a project that will be before the Board next month seeking approval. For Pennsbury High School, we are waiting for revised plans, but it is our understanding they are going to submit to be on the Planning Commission in November. The two North Point projects that follow are both minor subdivisions that have been approved by both Boards and we are working with the applicant's engineer to prepare record plans for recording. The Silvi Concrete project is for two small building additions that have been approved by the Planning Commission and will be before this Board next month. That may be changed to a waiver of land development. They submitted as preliminary and final, but there are very limited site work improvements so it might be best to move that forward under the waiver of land development. For the apartments on Lincoln Highway, they asked to revise the plans before they come to a meeting so they're going to be before the Planning Commission in November assuming we get the revised plans. The Lower Bucks Home Builders is very similar to the one that was recently approved with the garages on Fallsington-Tullytown Road. They submitted a new one with an additional eight lots. It is under review and will be before the Planning Commission in November. The last one listed as Dunkin is a Conditional Use. It was submitted last month, and we expect to have that at the Planning Commission tomorrow. That project is to take a vacant bank and turn it into a drive-through Dunkin Donuts. For earth disturbances, the County Lake Caroline project is about to commence if it hasn't already. They inquired about a pre-construction meeting, and all permits have finally been

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issued since 2019. For the Waste Management gas piping project, that earth disturbance is under a TCO. They are substantially complete waiting for vegetation. The New Bold Road project is substantially complete and working on punch list items. There is a residential pool that's operating under a TCO looking for vegetation germination. The Kmart construction has commenced with cleaning up the swales and some site work that's fallen into disrepair. Starr Tours is a Conditional Use the Board approved and this is the formality earth disturbance that was approved for the minor site work that goes along with that. The Oxford Valley Golf Course project has started and that is a clean-up project to address some of the issues to the wetlands. A lot of the North Point Falls Industrials are inaccurately listed because they're actually Barton Malow applications for trailer storage areas and lay down areas. In terms of the site work at the Township building, they are working on asphalt paving, some concrete, topsoil and seeding.

Ms. Toni Battiste inquired about the status of the ambulance company that was coming to North Olds and Business Route One. Mr. Jones said they haven't heard back from them.

Ms. Jennifer Metzger asked when they speak about wetlands, are you referring to the brush that looks like a fire hazard over there that we've been worried about? Mr. Jones said he may have misspoke. They are actually dredging an irrigation pond and building a stockpile with the dredge materials. Ms. Metzger said for Lake Caroline, the project was from 2019. Are they dredging that? Mr. Jones said they are going to do stream repairs so they are going to try to reduce the velocity that comes through the culvert under Trenton Road. They have an erosive condition where the asphalt trail is failing so they want to rebuild the asphalt trail but before they do that, they have to armor the embankment and do some modifications to the stream. It took so long because they had to get FEMA approval to operate within a studied stream. Ms. Metzger is concerned because Lake Carolyn is always at its banks and since that's the overflow for Pennsbury and the rest of the area on Hood Boulevard that goes down through the Bristol Township neighborhood, she was a little bit concerned as to whether or not some of that would be done to lower the water table or to dredge the lake. Mr. Jones said this is upstream of the lake and so this is a feeder stream that comes into the lake and they're working up at Trenton Road which is a pretty far distance above Lake Caroline. It is up where it crosses under Trenton Road. Ms. Metzger asked Mr. Jones for all the time he has put into looking at the Pennsbury School District plans, do we pay for that as a Township or is that something that is billed back to Pennsbury to reimburse him? Chairman Dence said it comes out of their escrow. When any applicant submits a land development, they submit an escrow account and they use that to charge against for their efforts as well as the attorneys and when that escrow becomes low, it gets replenished by the applicant developer.

ITEM # 15 BILL LIST

Member Galloway moved to approve the October 27, 2025 bill list in the amount of \$3,469,278.12; Member Mullen seconded the motion; all board members were in favor.
(4-0)

ITEM # 16 JONES ENGINEERING ASSOCIATES BILL LIST

Ms. Jennifer Metzger asked if there was a reason that they don't get the detail for the bill list. Chairman Dence said some of the invoices have personal information which would need to be redacted. Mr. Clark said the submitted invoices themselves are not public record. The summary is what we provide. If somebody wants the actual invoices, they have to file a Right-To-Know request. Ms. Metzger doesn't necessarily want to see the invoices but wants to have a clear understanding of where the money is going. Chairman Dence said \$115K of the \$211K is escrow money. There are all kinds of projects here from residential projects to commercial projects. Ms. Metzger said she would like a breakdown of the bill list and the Engineers bill list. She asked who summarizes the bill list. Member Mullen said our Finance Department gives us a narrative. Manager Shepherd said there isn't one bill on the bill list that hasn't been looked at by the Finance Department and it's recommended for approval for the Supervisors. They looked at it and verified we have received whatever the service is, and we put it on the bill list. Ultimately, the Supervisors can approve it or not approve it, but every invoice has been looked at before it hits the bill list. Member Galloway moved to approve the Jones Engineering Associates bill list in the amount of \$211,895.30; Member Boraski seconded the motion; all board members were in favor with the exception of Chairman Dence who abstained. (3-0-1)

ITEM # 17 MANAGER COMMENT

Mr. Shepherd said Waste Management has begin leaf collection. They already picked up leaves on October 25th and will also pick up on November 8th and November 22nd. Leaves must be placed in biodegradable bags or in containers. No plastic bags will be accepted. Manager Shepherd said he has been here going on two months now, starting the beginning of September. It has been a learning curve. He would like to give an update on what he's been doing and what he thinks are his initial reactions and thoughts on the town. Manager Shepherd has met with the Supervisors, Township staff, professionals, the Engineer and the Attorney and said we have a really good organization here. The short-term goal is to complete the renovations to the municipal building and reopening of the building. Number two is the budget. In 2026, we've really focused on a more defined capital improvement plan and Manager Shepherd wants that to continue into future budgets. Next year, you'll see that when they spend more time on the capital plan that is put together and make some choices of what the priorities are for the Board. More of a longer-term goal is to take a look at our Comprehensive Plan, our Land Use Ordinances and Municipal Code to make sure those documents are in order. Manager Shepherd would also like to improve some of the organization and flow of meeting documents for the Board of Supervisors. The more we can do to make your job easier by making sure everything is in order will be beneficial to the Board. Manager Shepherd believes the Township has the necessary foundation from the elected leadership on down in the organization to be successful. We'll review and analyze as we go. This helps to enhance service, delivery and also provide a moderate

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organizational structure for Falls Township well into the future. Manager Shepherd thanked the Board for bringing him on board.

ITEM # 18 BOARD COMMENT

Member Mullen – no comment.

Member Boraski said this was our 9th year with Touch A Truck. He appreciates the support for this event. It was great to have all the recipients come out tonight and receive their donations. Member Boraski said he is upset about the Township building and how it played out. It is sad to say he won't have a meeting in that building. It is disheartening that the New Falls Road crosswalk is still not finished. The Board approved it unanimously 28 months ago and the money was there for the project but as he reads through the notes on Remington Vernick, August 4th was the last update that we've had. It was updated as going through contract talks and preconstruction meeting to follow. We have been pushing two or three months since that happened. Member Boraski doesn't understand. It's a \$67,000 project. Manager Shepherd said on Friday they received the contract documents. It was just sent to legal to check everything. Member Boraski said that was probably from him emailing Remington Vernick about how upset he was over it. Is there a deadline? Manager Shepherd said once we get the contract signed, they should have more information. We needed to do a quick legal review. There is a lot of boilerplate but hopefully it won't take long. Member Boraski asked Manager Shepherd to stay on top of this.

Member Galloway – no comment.

Chairman Dence thanked Manager Shepherd for his comments and his update which was very well presented. It's been an absolute pleasure having him here for the past two months. It's something that we're not used to. We never had a manager to do nothing but manage. We appreciate the communication and everything else which has been superb. Chairman Dence congratulated Member Boraski on the Touch A Truck. This was the 9th year and in total, they've raised well over \$100,000. That is a huge accomplishment and it's a great event for the community and for all the benefactors. There have been some great benefactors that impact us right here in our community.

Member Galloway moved to adjourn the meeting; Member Boraski seconded the motion; all board members were in favor. (4-0) The meeting was adjourned at 8:19 p.m.

Brian Galloway
Brian Galloway, Secretary