



# **Township of Falls**

## **BUCKS COUNTY, PA**

### **Board of Supervisors Agenda**

**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

**JANUARY 29, 2026**

**TIME: 6:00 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  
TIMOTHY M. LOTECKIE, 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: LAUNDRY PROPERTIES, LLC – PRELIMINARY & FINAL LAND  
DEVELOPMENT – 316-320 W TRENTON AVENUE – TMP# 13-035-030 &  
13-035-031**

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**ITEM #4: PENNSBURY HIGH SCHOOL PROJECT – PRELIMINARY & FINAL LAND  
DEVELOPMENT – NEAR 608 SOUTH OLDS BOULEVARD, 705 HOOD  
BOULEVARD AND 75 UNITY DRIVE – TMP# 13-015-175,  
13-015-175-1, 13-018-003, 13-018-003-1, 13-018-003-3, 13-018-003-5, 13-108-  
003-7, 13-018-022 & 13-018-025**

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**ITEM #5: CONSIDERATION OF APPROVAL FOR MORRISVILLE MUNICIPAL  
AUTHORITY UPDATING ACT 537 PLAN BY RESOLUTION**

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**ITEM #6: CONSIDERATION OF APPROVAL FOR ADOPTING THE 2026 FEE  
SCHEDULE BY RESOLUTION**

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**ITEM #7: CONSIDERATION OF APPROVAL FOR PROPOSAL FROM F.X. BROWNE  
FOR ACT 101 RECYCLING GRANT**

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ITEM #8: CONSIDERATION OF APPROVAL OF PENNDOT R-O-W AGREEMENT (FALLSINGTON TULLYTOWN ROAD PROJECT)

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ITEM #9: CONSIDERATION OF APPROVAL FOR LIEUTENANT CHRISTOPHER CLARK TO BE APPOINTED AS THE POLICE DEPARTMENT OPEN RECORDS OFFICER BY RESOLUTION

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ITEM #10: CONSIDERATION OF APPROVAL TO NOMINATE A DELEGATE AND AN ALTERNATE TO THE STATE ASSOCIATION'S ANNUAL EDUCATIONAL CONFERENCE AND TRADE SHOW – APRIL 19 THROUGH APRIL 22, 2026

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ITEM #11: CONSIDERATION OF APPROVAL FOR PROPOSAL & AGREEMENT FROM GEESE CHASERS SOUTHEASTERN PA LLC FOR THE FALLS TOWNSHIP COMMUNITY PARK FOR YEARS 2026, 2027 & 2028

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ITEM #12: CONSIDERATION OF APPROVAL FOR PENNS GRANT PARK PLAYGROUND EQUIPMENT

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ITEM #13: CONSIDERATION OF APPROVAL FOR TWO NEW TRUCKS FOR THE PUBLIC WORKS DEPARTMENT

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ITEM #14: CONSIDERATION OF APPROVAL FOR ONE ZERO TURN LAWN MOWER FOR THE PUBLIC WORKS DEPARTMENT

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ITEM #15: CONSIDERATION OF APPROVAL FOR AUTHORIZATION FOR ADVERTISEMENT FOR TREE TRIMMING & REMOVAL OF TREE SERVICES BIDS FOR YEARS 2026, 2027 & 2028

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ITEM #16: CONSIDERATION OF APPROVAL FOR AUTHORIZATION FOR ADVERTISEMENT FOR LANDSCAPING BIDS FOR YEARS 2026, 2027 & 2028

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ITEM #17: CONSIDERATION OF APPROVAL FOR CHANGE ORDER # 8 FOR MYCO MECHANICAL, INC. FOR THE TOWNSHIP MUNICIPAL BUILDING RENOVATION PROJECT

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ITEM #18: CONSIDERATION OF APPROVAL OF CHANGE ORDER # 11 FOR QPI ELECTRICAL CO., INC. FOR THE TOWNSHIP MUNICIPAL BUILDING RENOVATION PROJECT

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ITEM #19: CONSIDERATION OF APPROVAL OF CHANGE ORDER # 40 FOR RYCON CONSTRUCTION, INC FOR THE TOWNSHIP MUNICIPAL BUILDING RENOVATION PROJECT

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ITEM #20: CONSIDER RECOMMENDATION FROM THE POLICE PENSION COMMITTEE FOR SERVICE-RELATED DISABILITY PENSION FOR EMPLOYEE 02272002-1709

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ITEM #21: CONSIDER RECOMMENDATION FROM THE POLICE PENSION COMMITTEE FOR SERVICE-RELATED DISABILITY PENSION FOR EMPLOYEE 03242004-1789

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ITEM #22: CONSIDER RECOMMENDATION FROM THE POLICE PENSION COMMITTEE FOR SERVICE-RELATED DISABILITY PENSION FOR EMPLOYEE 09131999-1636

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ITEM #23: CONSIDERATION OF APPROVAL FOR DONATION REQUESTS FOR THE BUCKS COUNTY ST. PATRICKS DAY PARADE, DELAWARE VALLEY VIETNAM VETERANS MEMORIAL, FAIRLESS HILLS ATHLETIC ASSOCIATION, FALLS SOCCER CLUB AND FALLS LITTLE LEAGUE

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ITEM #24: CONSIDERATION OF APPROVAL FOR ESCROW RELEASES

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ITEM #25: CONSIDERATION OF APPROVAL FOR APPOINTMENT TO THE BOARD OF APPEALS, CABLE ADVISORY BOARD, DISABLED PERSONS 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

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ITEM #26: MINUTES – DECEMBER 16 & 22, 2025 AND JANUARY 5, 2026

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ITEM #27: ENGINEERS REPORT

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ITEM #28: BILL LIST

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ITEM #29: JONES ENGINEERING ASSOCIATES BILL LIST

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ITEM #30: MANAGER COMMENT

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ITEM #31: BOARD COMMENT

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ADJOURNMENT

## **January 29, 2026**

**There are two separate bills lists.**

1. The primary January bills list totals \$3,438,656.39. Of that amount, \$1,787,728.01 or 52%, is Payroll and Benefits. The remaining 48%, totaling \$1,650,928.38, includes the following payments:
  - COFCO and Enwork for the purchase, delivery and installation of furniture for the Municipal Building renovation project for \$517,409.48 (15%)
  - Rycon Construction for the twenty-eighth release of payment for the general contracting portion of the Municipal Building renovation project for \$135,917.80 (4%)
  - Electric, Water, Cable/Internet, and Telephone (Utilities) totaling \$132,880.10 (3.9%)
  - Delaware Valley Worker's Compensation Trust (DVWCT) for the first quarter 2026 premium for worker's comp coverage in the amount of \$126,602 (3.7%)
  - CODY Computer Systems for Pathfinder, an updated records management system for the Police Department, in the amount of \$99,068 (2.9%)
  - Legal and Engineering services and invoicing/releases from project escrows totaling \$96,899.62 (2.8%) *Note: Does not include Jones Engineering Associates presented separately.*
  - Grace Construction and Ronco Technology for the Municipal Building renovation project in the amount of \$70,613.89 (2.1%)
  - Olymbec USA and CORT Furniture for the monthly rental of temporary office space and furniture due to relocation totaling \$46,064.80 (1.3%)
  - Morton Salt & ATCO International for bulk road salt and ice-go pellets totalling \$44,487.50 (1.3%)
  - Barry Isett & Associates and United Inspection Agency for contracted inspection services in the amount of \$41,450 (1.2%)
  - Stambaugh Ness Tech Solutions LLC for managed IT support in the amount of \$36,459.68 (1.1%)
  - County of Bucks – Human Services Division for the third quarter 2025 payment for the Police Department co-responder program in the amount of \$27,999.13 (<1%)
  - Payment for the PLGIT Township Debit Card purchases related to various certification/membership renewals, software & support, seminars, and materials & supplies totaling \$20,979.52 (<1%)
  - Northeast Products & Service for repairs to the docks at Quaker Penn Park in the amount of \$20,850 (<1%)

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- Petroleum Traders, Riggins, Pilot Thomas and Shell for the purchase of Diesel and Unleaded Fuel totaling \$19,991.86 (<1%)
- QPI Electrical for the twenty-third release of payment for the electrical portion of the Municipal Building renovation project for \$11,670 (<1%)

2. The second January bills list totals \$369,727.35 representing payments made to Jones Engineering Associates (JEA) for Township engineering services and invoicing/releases from project escrows to JEA for various work completed.