



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**

ITEM #1: EXECUTIVE SESSION

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

**ITEM #3: LAUNDRY PROPERTIES, LLC – PRELIMINARY & FINAL LAND
DEVELOPMENT – 316-320 W TRENTON AVENUE – TMP# 13-035-030 &
13-035-031**

**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**

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

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

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

ITEM #8:	CONSIDERATION OF APPROVAL OF PENNDOT R-O-W AGREEMENT (FALLSINGTON TULLYTOWN ROAD PROJECT)
ITEM #9:	CONSIDERATION OF APPROVAL FOR LIEUTENANT CHRISTOPHER CLARK TO BE APPOINTED AS THE POLICE DEPARTMENT OPEN RECORDS OFFICER BY RESOLUTION
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
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
ITEM #12:	CONSIDERATION OF APPROVAL FOR PENNS GRANT PARK PLAYGROUND EQUIPMENT
ITEM #13:	CONSIDERATION OF APPROVAL FOR TWO NEW TRUCKS FOR THE PUBLIC WORKS DEPARTMENT
ITEM #14:	CONSIDERATION OF APPROVAL FOR ONE ZERO TURN LAWN MOWER FOR THE PUBLIC WORKS DEPARTMENT
ITEM #15:	CONSIDERATION OF APPROVAL FOR AUTHORIZATION FOR ADVERTISEMENT FOR TREE TRIMMING & REMOVAL OF TREE SERVICES BIDS FOR YEARS 2026, 2027 & 2028
ITEM #16:	CONSIDERATION OF APPROVAL FOR AUTHORIZATION FOR ADVERTISEMENT FOR LANDSCAPING BIDS FOR YEARS 2026, 2027 & 2028
ITEM #17:	CONSIDERATION OF APPROVAL FOR CHANGE ORDER # 8 FOR MYCO MECHANICAL, INC. FOR THE TOWNSHIP MUNICIPAL BUILDING RENOVATION PROJECT
ITEM #18:	CONSIDERATION OF APPROVAL OF CHANGE ORDER # 11 FOR QPI ELECTRICAL CO., INC. FOR THE TOWNSHIP MUNICIPAL BUILDING RENOVATION PROJECT
ITEM #19:	CONSIDERATION OF APPROVAL OF CHANGE ORDER # 40 FOR RYCON CONSTRUCTION, INC FOR THE TOWNSHIP MUNICIPAL BUILDING RENOVATION PROJECT

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

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

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

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

ITEM #24: CONSIDERATION OF APPROVAL FOR ESCROW RELEASES

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

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

ITEM #27: ENGINEERS REPORT

ITEM #28: BILL LIST

ITEM #29: JONES ENGINEERING ASSOCIATES BILL LIST

ITEM #30: MANAGER COMMENT

ITEM #31: BOARD COMMENT

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.