

Township of Falls Authority

Board Members:

James Goodwin, Chairperson
William Beier, Vice Chairperson
Paul Hartzell, Treasurer
Lolain Striluk, Secretary
Patty Powers, Assistant Secretary-Treasurer



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July 23, 2025 REGULAR MEETING MINUTES

The regular monthly meeting of the Township of Falls Authority Board of Directors was held on Wednesday, July 23, 2025, at 7:00 P.M.

Salute to the Flag

Roll Call

James Goodwin, Chairperson, William Beier, Vice Chairperson; Paul Hartzell, Treasurer, Lolain Striluk, Secretary, and Patty Powers, Assistant Secretary/Treasurer were present. Mike Levin, Authority Solicitor, and James Bulicki, Authority Engineer were present.

Peter Kim, Executive Director, John Ryba, Operations Manager, Megan Parmer, Business Manager and Tammy McAnulty, Recording Secretary, were present.

Solicitor's Report on the Executive Session

Mr. Levin reported that the Executive Session consisted of discussions regarding personnel and operational matters.

Approve Meeting Minutes for June 25, 2025 Meeting

Mr. Beier made a motion to approve the minutes for June 25, 2025. Ms. Striluk seconded the motion.

Poll of the Board:

Ms. Powers	Yes
Ms. Striluk	Yes
Mr. Hartzell	Yes
Mr. Beier	Yes
Mr. Goodwin	Yes

Motion Carried 5-0

Public Comment

No public comment.

Solicitor's Report

Mr. Levin recommended Board approval for a water and sewer agreement for 503 South Oxford Valley Road for Nifty Fifties Restaurant with one additional edu.

Mr. Beier made a motion to approve the water and sewer agreement for 503 South Oxford Valley Road with one additional edu. Ms. Powers seconded the motion.

Poll of the Board:

Ms. Powers	Yes
Ms. Striluk	Yes
Mr. Hartzell	Yes
Mr. Beier	Yes
Mr. Goodwin	Yes

Motion Carried 5-0

Engineer's Report

Mr. Bulicki reported that scheduling of materials and construction are underway for Vermillion and Twin Oaks Interconnection.

Ms. Striluk questioned Mr. Bulicki in his report for item #4 where it refers to awaiting grant awards for 2023. Mr. Bulicki stated that it should say 2024.

Operation Manager's Report

Mr. Ryba reported that the 3rd quarter TTHM/HAA5 results were slightly higher than the limit, however, did not trigger a violation. He noted that the staff will be adjusting the levels and will gather some additional samples before the 4th quarter samples.

Mr. Ryba stated that the Fairless Hills lining project has been completed and restoration has begun.

Mr. Ryba reported that he had a conference call with Mr. Bulicki and CLA Valve to review the specifics for the new valve that will replace the Trident valve. He stated that he has received the proposal, and it is the process of approval.

Mr. Ryba reported that our PA DEP 3-year inspection was conduct and we received no new violations, just a few minor deficiencies.

Mr. Ryba reported that our annual flushing is about 75% completed.

Mr. Ryba reported that KAPPE Associates were out to remove pump #3 from Tyburn station for full repair. He noted the repairs will take 4-6 weeks.

Mr. Goodwin stated a great job was done with the lining project.

Business Manager's Report

Ms. Parmer reported that cycle 3 past dues went out, cycle 2 bills will be sent out next week and cycle 1 bills are due August 1st^d.

Ms. Parmer stated that the last rate structure meeting was held on July 10th and only one resident attended.

Ms. Powers stated that it is hard on the customers to have to pay extra.

Ms. Parmer reported that there are currently no customers off for nonpayment.

Executive Director's Report

Mr. Kim reported that the T-Mobile tower space rental is in negotiation. He noted that it appears the rate may have to stay the same.

Mr. Kim reported that there does not seem to be any room for negotiations on their contract. Mr. Goodwin asked how much we make a year from HomeServ. Mr. Kim replied about \$14,000.

Mr. Kim stated that the 2024 financial audit is in process.

Mr. Kim reported that truck 325 has had the engine replaced.

Mr. Kim reported that he and Mr. Ryba will be attending the PMMA Conference in September.

Mr. Kim reported that another meeting will be held with Lower Bucks Joint Municipal when VJ returns.

Review of the Bill List

Ms. Powers asked Mr. Levin how sending a memo and a phone conversation could be billed for 4.5 hours.

Mr. Levin stated that the time he spent on research and comprising the memo that was requested on the Sunshine Law. Ms. Powers stated that it isn't the task but the time it states that he spent. Ms. Powers stated that she is not ok with that. Mr. Levin stated he would speak with Randy to see if he can make an adjustment.

Ms. Striluk stated her question was regarding the cellphone reimbursement to a few employees but then she remembered that a few use their own phones.

Mr. Beier stated that on page 2 it lists vector truck parts. He asked Mr. Ryba if there was anything else that is needed for the truck. Mr. Ryba stated that he believes we are well equipped right now. He stated that we just recently used the camera, and it worked well. He also asked Mr. Ryba if we could do more water samples to stay on top of the levels. Mr. Ryba stated that he will do 2 additional samples in August.

Bills for Payment

Mr. Hartzell made a motion to pay the bills in the amount of \$1,451,038.66. Mr. Beier seconded the motion.

Poll of the Board:

Ms. Powers	No
Ms. Striluk	No
Mr. Hartzell	Yes
Mr. Beier	Yes
Mr. Goodwin	Yes

Motion Carried 3-2

Board Comment

Ms. Powers - No comment.

Ms. Striluk – Ms. Striluk thanked everyone for their efforts and thanked Megan for all her hard work on the report. She stated that we are trying to do a lot, but we are heading in the right direction.

Mr. Hartzell – Mr. Hartzel stated that he is glad the lining is finished. He noted that he hopes there are no complaints about the restoration.

Mr. Beier - Mr. Beier thanked everyone for their efforts. Mr. Beier asked Mr. Ryba if the items in the drawstring bag come with instructions. Mr. Ryba responded that we will be taking some of these items to the Touch-a-Truck event in September along with a few extra trucks. Ms. Striluk suggested we possibly offer a sensory item for the quiet hour of Touch-a-Truck. Mr. Kim responded that he will look into it.

Mr. Goodwin – No comment.

Adjournment

Mr. Goodwin suggested a motion be made to adjourn the meeting at 7:20p.m. He noted that the next Board meeting will be held on Wednesday, August 27, 2025, at 7:00 p.m. The Board was unanimously in favor.