

# 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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## September 24, 2025 REGULAR MEETING MINUTES

The regular monthly meeting of the Township of Falls Authority Board of Directors was held on Wednesday, September 24, 2025, at 7:00 P.M.

### Salute to the Flag

### Roll Call

James Goodwin, Chairperson, William Beier, Vice Chairperson; Paul Hartzell, Treasurer, and Lolain Striluk, Secretary, were present. Patty Powers, Assistant Secretary/Treasurer was present via telephone. 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 McNulty, Recording Secretary, were present.

### Solicitor's Report on the Executive Session

Mr. Levin reported that the Executive Session consisted of discussions regarding the financial audit.

### Approve Meeting Minutes for August 27, 2025 Meeting

Mr. Beier made a motion to approve the minutes for July 23, 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

Ms. Fox, a resident on Beaumont Road in Fairless Hills, was present. Ms. Fox reminded the Board that about 10 years ago she attended numerous meetings regarding the quality of her water and how appreciative she

was that her street was part of the water lining project. She stated that the purpose of her attending this meeting was not to complain, but to voice her concern. She stated that she recently remodeled her kitchen and noticed that the faucet is starting to get some build up and she wanted to make sure that there are no issues resurfacing. Mr. Ryba told her that he would contact her and schedule some water samples to be taken to make sure everything is fine. Ms. Fox also asked on behalf of her neighbor if the new data center will have any effect on them. Mr. Ryba responded that there would be no effect since they are not connected in any way.

Mr. Goodwin suggested a motion be made to close public comment. The Board was unanimously in favor.

#### Solicitor's Report

Mr. Levin had no new business to report.

#### Engineer's Report

Mr. Bulicki recommended Board approval for Payment #8 for the final close out of the I/I project in the amount of \$19,201.31.

Mr. Beier made a motion to approve Payment #8 in the amount of \$19,201.31. 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

Mr. Bulicki recommended Board approval for \$15000.00 to apply for the water meter replacement, sanitary sewer lining and water main lining.

Mr. Beier made a motion to approve \$15,000.00 to apply for water meter replacement, sanitary sewer lining and water main lining. Mr. Hartzell 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

### Operation Manager's Report

Mr. Ryba reported that Lead and Copper samples will be collected and sent to the lab for analysis.

Mr. Ryba reported there was a water main break at the intersection of South Olds Blvd. and Oxford Valley Road. Mr. Ryba stated that approximately 50' of the water main was excavated until the leak was found. He noted that there was a 6" cap connected to an 8" water main for future development, and the bolts on the cap had worn down. He stated that once the cap was exposed it blew off the water main which caused a major release of water. Mr. Ryba reported that the water main needed to be shut down, which involved 8 valves. After some time, the TOFA staff found a hidden valve which was not on our system map and finally the main was shut down for repair. He stated that due to the extent of the excavation and traffic control, K.E. Seifert was called to complete the repair.

Mr. Ryba reported that K.E. Seifert was out to apply an epoxy coating on the leaking flange on the force main at the Tyburn pumping station.

Mr. Ryba reported that the TOFA staff responded to a low-pressure alarm at Cabot Diesel pumping station. He stated that a capacitor had blown out in the pump's VFD drive which would not allow power to go to the pump. He noted that MJF Electric came out and found that the VFD drive had gone bad. He reported that John Laidley was called out and installed a new VFD in the station and the station is up and running.

Mr. Goodwin asked where these additional issues get paid from. Mr. Kim stated that it is in the budget. Mr. Goodwin requested Mr. Kim make sure that there is enough put into the budget for emergencies. Mr. Kim stated that it was increased in the budget from \$25,000 to \$100,000.

Mr. Ryba reported that TOFA received the waste hauling permit from PADEP, and we are in the process of completing the application with DELCORO, the site for dropping off the waste.

Mr. Ryba stated that the fire hydrant replacement has been completed for the year.

Mr. Ryba reported that Touch a Truck was a success, and it seemed like the kids loved it. Mr. Kim stated that all the merchandise was given out.

### Business Manager's Report

Ms. Parmer reported that cycle 2 past dues went out, cycle 1 bills will be sent out this week and cycle 3 bills are due October 1st.

Ms. Parmer reported that there are 70 white tags that were distributed for non-payment and there are 3 currently turned off. She stated another 16 will be turned off tomorrow.

Ms. Parmer stated that Rachel has mailed out the on-lot septic letters for the three-year annual inspections.

Ms. Parmer provided Board members a copy of the MMO that was signed by Mr. Kim and will be sent out.

Mr. Kim stated that Matt Takita from Falls Township requested we inform him of the customers we turn off so they are aware and can follow proper procedures for occupied homes with no water service.

#### Executive Director's Report

Mr. Kim stated that we are waiting on the Neptune prop study for AML. He also reported that the latest order of registers placed back in August are not in stock and we will be receiving some used registers/meters at no cost for the time being.

Mr. Kim reported that the first implementation meeting was held for the new time clock system.

Mr. Kim requested Board approval for the 2024 financial audit.

Mr. Hartzell made a motion to approve the 2024 audit. Mr. Beier 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

Mr. Kim reported that he is in discussions with Lower Bucks Joint Municipal Authority with regards to the interconnection and water supply for Wheelabrator.

Mr. Kim stated that we received 4 additional customers from MMA but we are still working on the Burgess Manor accounts.

Mr. Kim stated he would like to hold an employee luncheon for Christmas at Puss and Boots like we had last year.

#### Review of the Bill List

Mr. Beier asked if with the Capitol One credit card with the balance of \$2214.90 and a minimum payment of \$29.00 is paid off in full. Mr. Kim responded it does get paid in full.

### Bills for Payment

Mr. Hartzell made a motion to pay the bills in the amount of \$570,098.10. Mr. Beier 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

### Board Comment

Ms. Powers – No comment.

Ms. Striluk – Ms. Striluk thanked Mr. Ryba and his staff for their hard work with the water main break. She also thanked Ms. Parmer for all she does as well as Mr. Kim for all of his work with the financials.

Mr. Hartzell – Mr. Hartzell thanked everyone for their hard work. He stated his kids attended Touch-a-Truck and came home with the TOFA bags.

Mr. Beier - Mr. Beier thanked everyone for their efforts. Mr. Beier commented that he appreciates Mr. Ryba's relationship with Seifert and their quick response time to his calls.

Mr. Goodwin – No comment.

### Adjournment

Mr. Goodwin suggested a motion be made to adjourn the meeting at 7:30 p.m. He noted that the next Board meeting will be held on Wednesday, October 22, 2025, at 7:00 p.m. The Board was unanimously in favor.