

# 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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## October 22, 2025 REGULAR MEETING MINUTES

The regular monthly meeting of the Township of Falls Authority Board of Directors was held on Wednesday, October 22, 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 McAnulty, Recording Secretary, were present.

### Solicitor's Report on the Executive Session

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

### Approve Meeting Minutes for September 24, 2025 Meeting

Mr. Beier made a motion to approve the minutes for September 24, 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 had no new items to discuss.

### Engineer's Report

Mr. Bulicki requested Board approval of the KPN proposal for electrical work in the amount of \$16,562.94 for Post Road Interconnection and Bargain City Pump Station.

Mr. Hartzell made a motion to approve the approval of the KPN proposal in the amount of \$16,562.94 for Post Road Interconnection and Bargain City Pump Station. 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. Bulicki requested Board approval to release the financial security once the developer has closed the utility HOP for 503 South Oxford Valley Road (Nifty Fifty's).

Mr. Beier made a motion to release the financial security for 503 South Oxford Valley Road once the developer has closed the utility HOP. 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

### Operation Manager's Report

Mr. Ryba reported that the Lead & Copper sampling results have been received and mailed out to the residents. He noted that all 30 samples were in compliance.

Mr. Ryba reported that there was a water main break on Placemont Road. He stated that the TOFA staff utilized the vactor truck to repair the break and the water main was put back into service after flushing the line.

Mr. Ryba reported that Penn Power was out to perform the semi-annual preventative maintenance on the emergency generators at the pumping stations as well as at the TOFA building.

Mr. Ryba reported that the TOFA staff responded to a sewer blockage at 817 Edgemont Road. He noted the blockage was cleared but found the source to be mainly due to roots. He stated that this area will be added to the Dukes list.

Mr. Ryba stated that the hydrant replacement program for this year is almost complete except for a few hydrants over in Nottingham.

Mr. Ryba reported that he had been in touch with Mrs. Fox who attended last month's meeting, and we did have an appointment for water sampling, but she needed to cancel. He noted that he is working with her to reschedule.

#### 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 November 3rd.

Ms. Parmer reported that there are no customers off for non-payment, however we will be delivering 52 shut-off tags tomorrow.

Ms. Parmer stated that Tammy, Rachel and herself attended an excel class yesterday.

#### Executive Director's Report

Mr. Kim stated that the AML tower prop study has been reviewed but he has requested a few other scenarios.

Mr. Kim reported that the time clock/payroll implementation is in progress.

Mr. Kim reported that they are still in the process of obtaining the permit to dump. Mr. Goodwin asked what is holding this up. Mr. Kim responded that the permit process with the dump site takes time. He noted that he is also looking into a Lancaster site.

Mr. Kim stated that the office will be closed on December 26<sup>th</sup>.

Mr. Kim stated that meetings with MMA continue as well as with Lower Bucks.

Mr. Kim stated that there is a new contact with Harris/Flexibil so we are working with him on some items.

Mr. Kim stated that there was discussion regarding the 2026 budget and for 2026 possibly eliminating the subsidy on 1" and larger meter customers.

#### Review of the Bill List

Ms. Striluk stated that we received a large bill from Seifert. Mr. Beier responded that it was a large job.

Ms. Striluk asked if we had 2 postage machines. Ms. Parmer responded that it was an error, one is for the postage meter, and the other was for the lease of the machine.

Mr. Beier asked why there is an array of charges on the credit card, it is hard to itemize it that way. Mr. Kim responded that when we can use the credit card for payments we do since we get points with the card. Ms. Striluk asked what the points are used for. Mr. Kim responded it pays for membership of the card. Mr. Beier said that he feels a check should be used for the larger items so it can be itemized better. Mr. Kim said that he will discontinue use of the credit card. Mr. Goodwin stated that using the card for minor purchases is fine, but the consensus of the Board is to write checks for the larger items such as uniforms, landscaping etc.

#### Bills for Payment

Mr. Hartzell made a motion to pay the bills in the amount of \$936,195.03. 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 – Ms. Powers stated great job by everyone.

Ms. Striluk – Ms. Striluk thanked everyone for doing a great job and she feels we are moving in the right direction.

Mr. Hartzell – Mr. Hartzell stated it was nice to see positive feedback as what was sent in the email.

Mr. Beier - Mr. Beier thanked everyone for their efforts. Mr. Beier stated that \$50,000 for an emergency is a testament of who we are and where we have come.

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, November 19, 2025, at 7:00 p.m. The Board was unanimously in favor.