

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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November 19, 2025 REGULAR MEETING MINUTES

The regular monthly meeting of the Township of Falls Authority Board of Directors was held on Wednesday, November 19, 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, 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 administrative and operational matters.

Approve Meeting Minutes for October 22, 2025 Meeting

Mr. Beier made a motion to approve the minutes for October 22, 2025. 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

Public Comment

Ms. Suzan Nagib stated that she had asked for help with her bill and had been speaking with Peter Kim. She stated that she had arranged to pay \$10.00 a month and then her penalties would be removed. She stated that she provided a doctor's note to Peter and that is why she didn't pay in June. She noted that she has a balance of \$95.73. She expressed that she felt humiliated and was threatened to have the water turned off as well as the additional \$100.00 fee. Mr. Kim stated that she was treated fairly and he had gone over and beyond to work with her. He noted she did not keep up with the arrangements made, which was \$20.00 a month, and that she needed to pay her current bill. The Board left the matter up to Mr. Kim to use his discretion in handling the matter. Mr. Kim directed Ms. Nagib to stop by or to give him a call.

Ms. Ann Marie Ward of 11 Jennifer Lane had asked the Board about the proposed increase in rates. Mr. Goodwin replied that the proposed increase was regarding removing the subsidy on 1" meters and larger and residential customers would not be impacted. Ms. Ward asked if the rates had already increased for 2025. Mr. Goodwin replied that they were in 2025 and the Board doesn't want to increase rates either. She asked why our rates seem so much higher than her friends' in Levittown. Mr. Levin stated that Lower Bucks have their own plant which allows for lower rates. Mr. Kim noted that our rates are still lower than MMA and Bristol.

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

Solicitor's Report

Mr. Levin stated that the only item is the resolution to remove subsidies which Mr. Kim will address.

Engineer's Report

Mr. Bulicki stated that he has 4 Local Share applications for approval from the Board.

Mr. Bulicki recommended Board approval for the grant application, Resolution 2025-8 for the sewer rehabilitation in the amount of \$408,229.50.

Mr. Beier made a motion to approve the grant application, Resolution 2025-8 for the sewer rehabilitation in the amount of \$408,229.50. 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

Mr. Bulicki recommended Board approval for the grant application, Resolution 2025-9 for the meter replacement program in the amount of \$630,000.00.

Mr. Beier made a motion to approve the grant application, Resolution 2025-9 for the meter replacement in the amount of \$630,000.00. 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 the grant application, Resolution 2025-10 for the Jockey Pump Station emergency generator in the amount of \$551,250.00.

Mr. Hartzell made a motion to approve the grant application, Resolution 2025-10 for the Jockey Pump Station emergency generator in the amount of \$551,250.00. 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 recommended Board approval to approve the grant application, Resolution 2025-11 for the water main lining in the amount of \$380,572.00.

Ms. Striluk made a motion to approve the grant application, Resolution 2025-11 for the water main lining in the amount of \$380,572.00. 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

Operation Manager's Report

Mr. Ryba reported that in the 4th quarter TTHM/HAA5 samples were lower than in the 3rd quarter and were within regulatory limits. He noted that the adjustments that were made after last quarter worked.

Mr. Ryba reported that there was a water main break at East Trenton Road and Tyburn. He noted that the break was found to be a 12" line valve. He stated that due to traffic and the scope of the job he contacted K.E. Seifert to perform the repair. Mr. Ryba stated that over 15 valves were shut down to try and slow the water flow, but the staff was unsuccessful. Mr. Ryba needed to contact a specialized company to install a live insert valve to stop the flow. He stated that once the insert valve was installed the staff was able to stop the flow so the repair could be made by K.E. Seifert. He also noted that Becker Concrete was called out for restoration.

Mr. Ryba stated that the application for hauling sewage waste to DELCORA has been submitted and we are waiting for the steps to proceed. Mr. Ryba stated that he has also contacted the site in Lancaster as a backup site to dispose of waste.

Mr. Ryba reported that there was pump failure at Penns Place. He noted that the staff removed both pumps and found that there were electrical issues with both pumps. Mr. Ryba stated that Sanders Pumps were called out to take the pumps for repair. Mr. Ryba stated that new seal kits have been ordered costing about \$3000.00.

Mr. Ryba updated the Board regarding the samples for Mrs. Fox on Beaumont Road. He stated the samples were collected and sent to the lab. He noted that everything came back great and he spoke with Mrs. Fox and gave her the results, which she seemed satisfied with.

Business Manager's Report

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

Ms. Parmer reported that there are no customers off for non-payment. She did note that 32 shut-off notices were delivered with a due date of Monday.

Executive Director's Report

Mr. Kim stated that he is waiting for the Neptune prop study to determine where the towers should be placed.

Mr. Kim reported that he is looking into a new office phone system.

Mr. Kim reported that the time clock and payroll system are in progress.

Mr. Kim reported that we have received some complaints from 38 Cabot Blvd regarding the water quality. He noted that samples are continuously collected and there have been no issues with the samples.

Mr. Kim stated that the office will be closed on December 26.

Mr. Kim stated that discussions with MMA and Lower Bucks are ongoing.

Mr. Kim stated that clean-up of the customer data is on-going.

Mr. Kim stated that the 2026 budget is waiting on Board approval.

Mr. Kim requested Board approval on Resolution 2025-7 to remove the subsidy on 1" meters and larger.

Mr. Beier made a motion to approve Resolution 2025-7 removing the subsidy on 1" meters and larger. 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

Review of the Bill List

Ms. Striluk asked why we are making a payment to the IRS. Mr. Kim responded that during the government shutdown we received a refund check for employee tax. He noted that if we would have let it go, we would have been hit with penalty, so we made a payment up front until the issue is resolved.

Ms. Powers asked why we were issuing a refund of \$449.00. Ms. Parmer stated that it was a rental property that hadn't been paid by the tenant, so the landlord made a payment and shortly after the tenant made a payment as well.

Ms. Powers asked what the payment for Matt G was for. Mr. Ryba responded it was for MAC Sprinkler for a fire pump test at Cabot.

Mr. Beier stated that if a rebuild pump for Tyburn is \$23,322.00 how much would a new pump cost. Mr. Ryba responded that it would cost about \$100,000.00.

Mr. Beier asked Mr. Ryba if all our tools are in good shape. Mr. Ryba responded that we are good with tools and the vactor truck has been great for helping with a lot of the work.

Mr. Beier stated great job Meg.

Bills for Payment

Mr. Hartzell made a motion to pay the bills in the amount of \$426,582.72. 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 asked Ms. Parmer how we made out with the 52 shut-off notices from last month.

Ms. Parmer stated that 2-4 went off and only 1 remained off but the house is empty.

Ms. Powers asked what the dump site requires for approval. Mr. Ryba replied that the permit from DEP has already been received but the site has its own requirements, which is extensive. He noted that everything has already been submitted.

Ms. Striluk – Ms. Striluk commended Mr. Ryba and the staff or their work on Tyburn. She thanked Mr. Kim and Ms. Parmer for their work on the budget. She also thanked everyone on the Board.

Mr. Hartzell – Mr. Hartzell thanked everyone for their hard work. He noted that the budget sheets provided made it a lot easier. Mr. Hartzell wished everyone a Happy Thanksgiving.

Mr. Beier - Mr. Beier thanked everyone for their efforts. He also stated that the situation was handled great this evening. Mr. Beier wished everyone a Happy Thanksgiving.

Mr. Goodwin – Mr. Goodwin wished everyone a Happy Thanksgiving. He noted that the next meeting will be held on December 17th. Mr. Kim asked if we could approve the budget. Mr. Goodwin responded that we can at the December meeting.

Adjournment

Mr. Goodwin suggested a motion be made to adjourn the meeting at 7:55 p.m. He noted that the next Board meeting will be held on Wednesday, December 17, 2025, at 7:00 p.m. The Board was unanimously in favor.