Township of Falls Authority

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May 27, 2026 REGULAR MEETING MINUTES

The regular monthly meeting of the Township of Falls Authority Board of Directors was held on Wednesday, May 27, 2026, 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 Charles Palaia, 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 as well as new business on the agenda.

Public Comment

No public comment.

Approve Meeting Minutes for April 22, 2026 Board Meeting

Mr. Beier made a motion to approve the minutes for April 22, 2026. 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

Solicitor's Report

Mr. Levin recommended Board approval to take foreclosure action on 263 Woolston Drive. Mr. Levin noted that a municipal lien had already been placed on the property. Ms. Parmer stated that a lien was also placed on this property about 5 years ago. Ms. Parmer noted that at that time the owner refinanced and got the bill caught up but it has gone delinquent again. Mr. Goodwin asked Mr. Levin if the homeowner is responsible for the legal fees. Mr. Levin stated yes, the fees get tacked on at the end.

Mr. Beier made a motion to approve Mr. Levin taking foreclosure action for 263 Woolston Drive. 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

Mr. Goodwin asked Mr. Levin if there are any updates on the ongoing investigation. Mr. Levin responded that he did speak to the investigator and he has done the legal research and should be completed in two weeks. Mr. Goodwin asked if he had spoken with anyone for the investigation and Mr. Levin stated that he had spoken to Mr. Kim. Ms. Striluk and Ms. Powers confirmed that they had also spoken with the investigator. Mr. Goodwin wanted it to be noted that he had not been contacted, and Mr. Beier and Mr. Hartzell confirmed that they had not heard from anyone as well on this matter. Ms. Parmer and Mr. Ryba also stated they had not been contacted. Mr. Goodwin stated that Ms. Powers had mentioned wanting to know if there were any updates. Ms. Powers stated she did and is wondering what the cost is going to be.

Engineer's Report

Mr. Palaia reported that Vermillion/Twin Oaks Interconnections constructions will be completed around operating times of nearby businesses.

Mr. Palaia reported that they are working on the 2026 I/I scope and proposal.

Mr. Palaia reported that they are working with PECO to replace electrical service at the Post Road Interconnection.

Mr. Palaia stated the lead service inventory is being reformatted to be able to upload in the DEP inventory.

Mr. Palaia reported that the final scope and proposals are being drafted for Cabot Jockey and Tyburn Pump Stations.

Operation Manager's Report

Mr. Ryba reported that TOFA had two samples returned as positive for Coliform. He noted that re-samples were collected within 24hrs and sent to the Lab. He stated that he filled out all the necessary reports as required by DEP. Mr. Ryba stated most likely there was some type of contamination within the Lab. He stated the re-samples came back negative, so there is no violation or public safety issue. Ms. Powers asked if others use this Lab as well. Mr. Ryba stated they do.

Mr. Ryba reported that there was a sewer blockage at Springside Court. He stated that the blockage was cleared, and it was found that there was a large amount of grease that caused it. Mr. Ryba noted that the staff did camera the line which found large amounts of grease along a section of the sewer main. He stated that the line was flushed and grease was removed. He stated that they will do routine cleanings to this line to keep it from getting backed up with grease.

Mr. Ryba reported that the lining project finished the first week of May. He noted restoration should take place over the next couple of weeks.

Mr. Ryba reported that one of the summertime help started last week, and the other 2 will start mid- June. Ms. Powers asked what kind of work they will do. Mr. Ryba responded that they will do lawn maintenance (push mower/weed whacking), hydrant painting and whatever else is needed.

Business Manager's Report

Ms. Parmer stated that Cycle 3 bills will be sent out this week. She stated that Cycle 1 late notices went out and Cycle 2 late notices will go out 6/1.

Ms. Parmer reported that there are 3 customers turned off for non-payment.

Mr. Goodwin thanked Ms. Parmer for the bank balances, and he noted that the report reflects a total of $8,906,604.75.

Executive Director's Report

Mr. Kim reported that the roof and carpet have been completed. He noted that there will be a change order not to exceed $20,000. He noted that there was rubber roofing underneath the old roof that needed to be removed. Mr. Kim stated that the insurance company allotted 6 dumpsters for old material and removing the rubber roofing required 16 dumpsters.

Mr. Kim stated that he is moving to change bank to TruMark based on the approval given from last Board meeting. Mr. Goodwin confirmed that this was what they approved last month and Mr. Kim responded yes.

New Business

Mr. Goodwin stated that there was no additional new business.

Questions on Bill List

Ms. Striluk asked if Samy paid the additional money for his boots that were $205.00. Ms. Parmer stated he did.

Mr. Hartzell asked about the charges for cellphones. Mr. Kim stated one is for a cellphone replacement for himself and the others are for a crew member who had a broken screen and another crew member who lost their phone. Mr. Kim noted that he did return his replacement phone, but the credit has not hit yet.

Mr. Goodwin asked about reimbursement to Mr. Kim. Mr. Kim responded that Amazon made an error and used a gift card he had on file towards payment. Ms. Parmer responded that Mr. Kim ordered new floor mats for the desks for $659.89 and we are reimbursing for the portion of his gift card that was applied to the order. Mr. Goodwin stated that TOFA should have their own Amazon account. Mr. Kim responded that it was discussed previously but a Business Account through Amazon does cost between $500-$800. Mr. Goodwin asked Mr. Levin if we need a motion to have our own account. Mr. Levin stated yes but first a motion to modify the agenda to add it then a motion to have our own.

Mr. Goodwin made a motion to modify the agenda to add an Amazon Account to the agenda. 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. Goodwin made a motion to approve obtaining an Amazon Business Account. 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 stated that for the record an Amazon Business Account was brought up before and now it is a problem. Ms. Striluk asked if he is currently using a business account and Mr. Kim stated no, he is using his personal account. Mr. Kim stated it was brought up before and was rejected. He stated that he has a personal account which he set up for his church as well as TOFA each with their tax exempt. Ms. Powers stated that it will be cleaner with a business account. Mr. Goodwin stated it should be done the correct way moving forward.

Bills for Payment

Mr. Hartzell made a motion to pay the bills in the amount of $1,270,684.78. Mr. Goodwin seconded the motion.

Poll of the Board:

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

Motion Carried 4-0

Mr. Goodwin stated that Mr. Beier had to at leave 7:25 pm.

Board Comment

Ms. Powers – Ms. Powers referenced page 1 of the project status report and asked how things were going with William Harding who had the incident at the customer's home. Mr. Kim responded that he is going through the Employee Assistance Program. Ms. Powers asked what Loudermill is. Mr. Kim responded he is being forced to go since he rejected it at first. Ms. Powers asked if he goes after hours. Mr. Kim responded that since he originally rejected it, he is doing it on his time, and it is conducted over the phone. He noted that this is how they do it and they are counseling him. Ms. Powers asked if there has been improvement. Mr. Ryba stated that he has been great.

Ms. Powers asked about the grease disposal. Mr. Ryba stated that they will be using the Lancaster dump site, but they haven't used it yet.

Ms. Powers asked Megan how payroll was going. Ms. Parmer stated it is going well. Ms. Striluk asked who was processing it. Ms. Parmer stated that she is and Mr. Ryba is handling all the field staff's hours.

Ms. Striluk – Ms. Striluk asked if there was an update on the weekend grievance. Mr. Ryba stated it is scheduled for 6/1.

Ms. Striluk stated that she saw that Kevin did not show up for a follow-up. Mr. Kim noted that the Doctor told us that he is being released on light duty with lifting up to 25lbs. Mr. Kim stated that he is waiting for DVIT to let us know if the list we provided is acceptable. Mr. Kim stated that he will follow-up with Mr. Bidlingmaier on the return-to-work policy. He stated he is not sure why PMRS approved it and he will reach out to Mr. Bidlingmaier once DVIT approves the light duty list. Ms. Powers asked if we require physicals when employees get hired. Mr. Ryba responded that he doesn't recall that being required. Ms. Parmer responded that we have not required physicals since we became TOFA. Ms. Powers stated that all are being paid the same but not doing the same work. Ms. Striluk stated that we should check with Mr. Bidlingmaier on the PMRS issue. Mr. Goodwin asked Mr. Levin if we are in a gray area with this discussion. Mr. Levin stated we are and should be discussed in Executive Session.

Ms. Striluk thanked Mr. Ryba for the great job on the lining project and getting it done. Mr. Ryba stated the staff did the work, but he will pass it on.

Mr. Hartzell – No comment.

Mr. Beier – No comment left meeting early.

Mr. Goodwin – No comment.

Adjournment

Mr. Goodwin suggested a motion be made to adjourn the meeting at 7:35 p.m. He noted that the next monthly Board meeting will be held Wednesday, June 24, 2026, at 7:00 p.m. The Board was unanimously in favor.