

Township of Falls Authority

Board Members:

Lolain Striluk, Chairperson
William Beier, Vice Chairperson
Paul Hartzell, Treasurer
Patty Powers, Secretary
David Rubino, Assistant Secretary-Treasurer



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August 26, 2026 REGULAR MEETING MINUTES

The regular monthly meeting of the Township of Falls Authority Board of Directors was held on Wednesday, August 26, 2026, at 7:09 P.M.

Salute to the Flag

Roll Call

William Beier, Vice Chairperson, was absent. Paul Hartzell, Treasurer, present, and Lolain Striluk, Secretary, were present. Patty Powers, Assistant Secretary/Treasurer, was present via telephone. David Rubino, Assistant Secretary-Treasurer, was absent. 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.

Mr. Levin stated an Executive Session was held to discuss personnel and administrative matters and policies.

Mr. Levin asked if there was a motion to appoint a Chairperson.

Ms. Powers made a motion to appoint Ms. Striluk as Chairperson. Mr. Hartzell seconded the motion.

Poll of the Board:

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

Motion Carried 3-0

Public Comment

No public comment.

Approve Meeting Minutes for July 22, 2026 Board Meeting

Mr. Hartzell made a motion to approve the minutes for July 22, 2026. Ms. Powers seconded the motion.

Poll of the Board:

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

Motion Carried 3-0

Solicitor's Report

Mr. Levin stated that he had drafted and circulated a Conflict-of-Interest Policy & Anti-Nepotism Policy for review. Mr. Levin requested a motion to approve the resolution effective immediately.

Mr. Hartzell made a motion to approve the resolution for the Conflict of Interest and Anti Nepotism Policy. Ms. Powers seconded the motion.

Poll of the Board:

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

Motion Carried 3-0

Engineer's Report

Mr. Bulicki reported that he is working on the capital improvement plan for 2027 which includes the standard lining project, I/I, maintenance, hydrants and meters. He noted that he is looking to focus on Cabot Jockey Station for 2027 to install a back-up generator. He also stated it will include a bypass for Rock Run Station as well as upgrades to Tyburn Station. He noted that Tyburn is the largest pump station and it needs an upgrade to the pumps, grinder as well as electrical upgrades to include a generator. He stated that these are the budget priorities for next year.

Mr. Bulicki also wanted to discuss the fire suppression system and how there are a few that connect off our main but split off but billed as one. He also stated that he is looking for consideration for Cabot Blvd. and setting up a special district with different rates to accommodate the additional expenses which include maintenance and electrical. Mr. Bulicki also noted that the standard capital budget for replacing hydrants is much lower than what is invoiced to private owners and the township. He is requesting that we either increase

the rate or restructure the rates. Mr. Bulicki states that the bulk users of hydrant fees are out of date with additional permitting that may have meters. Mr. Hartzell asked if Cabot with the different pricing is for businesses. Mr. Kim responded that all of Cabot is commercial. Mr. Kim stated that the water side needs additional revenue and savings. He noted that Cabot Blvd is made up of 22 business customers and electricity alone is about \$5000/month. Mr. Kim stated that at the time of installation they could have had their own system put in instead of utilizing our system. Mr. Kim stated that with the township hydrant replacement we receive about \$36,000/yr from the township, but it is currently costing us \$75,000 a year with replacement of 15 hydrants yearly and the hydrant price keeps increasing. He noted that it does not cover our expenses. He stated that we either need to replace less, maybe 7 or 8 a year or increase the fee. However, he stated he has no intention of slighting fire safety but asked how we should cover the cost. He noted it is an item in the budget for further discussion.

Operation Manager's Report

Mr. Ryba stated that DVIT was out to conduct their annual yearly inspection of the building and the stations. He noted that they discussed the free training they provide and how to access those. Mr. Ryba reported that there were a few minor items regarding signage which will be addressed. Ms. Striluk asked if they said anything about our claims. Mr. Ryba stated they did not. Mr. Kim stated that this was more of an audit, however our premiums will reflect the claims specifically based on Kevin's.

Mr. Ryba stated that the TOFA staff repaired 3 fire hydrants. He noted one was on Amesbury following a house fire. He stated that the hydrant was stuck in the open position. He stated another one is located on South Olds Blvd and Oxford Valley Road. He also stated that the staff replaced a hydrant that was hit on the corner of Parkway and Wistar which is being taken care of through the insurance company of the responsible party. Mr. Ryba noted that there is another hydrant on Eagle Court that someone backed in to but that is being scheduled for a complete dig up.

Mr. Ryba reported that the check valves are in for Penns Place and the work is being scheduled. He stated that in a few years we should look into a vault. He thinks this would be a good grant project.

Mr. Ryba reported that the High Tide contractor had come out for the SCADA hardware installation and he is awaiting the quote. He noted that Cabot Jockey will be added once the repairs are completed.

Mr. Ryba reported that the lining restorations are completed as well as sidewalk restoration from water main breaks.

Mr. Ryba reported that he ordered 2 new pumps for Valleyview Station that were in the budget for \$100,000 but came in at \$30,000.

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 bills are due 9/1.

Ms. Parmer noted that there are no customers off at this time.

Ms. Parmer reported that we have begun remote deposit for escrow with Trumark. Mr. Kim stated once we get more comfortable, we may move banks altogether.

Executive Director's Report

Mr. Kim reported that there is a customer located at 412 Centennial Dr. that has a high usage bill and he is addressing the matter, so the customer is aware that he has addressed it with the Board. Mr. Kim stated that this customer had an overage of 36,000 gallons of water from their normal usage that they are disputing. He stated that the meter has been tested onsite as well as sent out to a third party for testing. He stated that Mr. Ryba had also gone out, and he conducted an investigation and noted that nothing seemed to be leaking. Mr. Ryba commented that he could not find an explanation for the high usage, and he felt the customer seemed sincere that they were not aware of any issues or problems that they may have had. Mr. Ryba stated that he checked the pitch of the house, there was no pool, and nothing appeared to be leaking. Mr. Kim stated that he is considering giving 25% off the 36,000-gallon overage as a one-time courtesy. Mr. Kim stated that the customer would like all the overage removed completely, however we pay for the water that runs through the meter, so this is why he is bringing it to the Board to see their position and to use it as an example for him moving forward. Mr. Ryba stated that this one is an odd case. He noted aside from a malfunction, he is not sure what happened; however, the meter was tested and came back accurate. Ms. Powers asked if this was during the hot weather. Mr. Kim responded that no this took place in May and he feels we have gone over and beyond. He stated that he also discussed this with Mr. Levin. Ms. Striluk asked if this is the same person that contacted Mr. Prokopiak's office. Mr. Kim responded it is. Ms. Powers asked if they could have filled a pool or something because this seems odd. Ms. Striluk responded she also checked and they do not have a pool nor does their surrounding neighbors. Mr. Kim stated that the customer is waiting for a response from him. Ms. Striluk said if we do 50% that would be generous. Ms. Powers stated that this is a strange situation. Mr. Kim stated he is trying to follow the Board's direction. Ms. Striluk stated that if we do 50% for this customer then do we have to do that moving forward. Mr. Levin stated that we do not, it does not have to be a policy, it would be more of a one-time courtesy. Ms. Powers stated it seems outrageous, and they don't want to pay the bill, and she feels this is strange. Ms. Striluk stated that maybe Mr. Kim should start with the 25% off and she is relying on Mr. Ryba's expertise and maybe 50% as a special case. Mr. Kim stated he will start with 25% and go up to 50% if need be, however, he will not do it easily. Ms. Striluk told Mr. Kim to try and hold at 25%. Ms. Powers and Mr. Hartzell agreed to the 25% off the overage amount. Ms. Powers stated that Mr. Ryba wasn't there either to see what was happening and she doesn't feel that this should be a policy. Mr. Hartzell asked Mr. Kim how much we are looking at taking off in total. Mr. Kim explained that the

customer's normal bill is about \$400.00, which remains but he is looking at adjusting 25% of the overage amount which is about \$300.00.

Mr. Kim stated that he is working on purchasing a new phone system for the office. He noted that the person who maintained the system has retired and the system is dated. Mr. Kim stated that the cost will run \$1600-\$2000 for the equipment and hardware. He did note that there will be monthly savings.

Mr. Kim reported that the 2027 Budget Prep Committee will include Mr. Hartzell and Ms. Striluk, himself as well as Mr. Ryba and Ms. Parmer. He asked them to let him know their availability so he could schedule the budget meetings.

Mr. Kim directed the Board to look at the financial report on page 3. He noted that the 2030 unrestricted net asset was 14 million, however it is all on the sewer side. He stated that if it was water, it would be separate. He noted that if the Board would like to blend them we can. Ms. Striluk stated that we will need to try and come up with some ways to change it.

New Business

Mr. Bulicki stated that he is requesting Board approval of the RVE proposal for the Tyburn Pump Station Upgrade project for the planning, designing and bid assistance not to exceed \$188,000. Mr. Kim stated that this project is about \$1.9 million but this request is just for RVE for planning, design and bid process. Mr. Bulicki noted that the proposal is included in the Board packet and it outlines the work to include site venting to include pavement, lighting, HVAC, replacing the flow meter and electrical work. Ms. Striluk asked if we could get any grants for the project. Mr. Bulicki stated yes but it takes a year. Ms. Striluk stated that since this grant is out there could it be used for something else. Mr. Kim stated that he and Mr. Bulicki spoke about that and would be looking into something on the waterside not sewer. He noted that Mr. Bulicki is working this year on the design to start this project next year. Ms. Striluk stated she feels we should apply for any grants we can get based on Mr. Bulicki's recommendations however it doesn't seem to fit for this one. Mr. Kim stated that is in the budget, but it has changed. He noted that it is now a total rehab with replacing everything. Mr. Bulicki stated that project has expanded. Ms. Striluk asked if there was a motion.

Mr. Hartzell made a motion to approve RVE planning proposal for Tyburn Pump Station in the amount of \$188,000.00. Ms. Powers seconded the motion.

Poll of the Board:

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

Motion Carried 3-0

Questions on Bill List

No questions on the bill list.

Bills for Payment

Mr. Hartzell made a motion to pay the bills in the amount of \$601,005.24. Ms. Powers seconded the motion.

Poll of the Board:

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

Motion Carried 3-0

Board Comment

Ms. Powers – Ms. Powers wished everyone a Happy Labor Day.

Mr. Hartzell – No comment.

Ms. Striluk – No comment.

Adjournment

Mr. Hartzell suggested a motion be made to adjourn the meeting at 7:51 p.m. and Ms. Powers seconded the motion. The next monthly Board meeting will be held on Wednesday, September 23, 2026, at 7:00 p.m. The Board was unanimously in favor.