

TOWNSHIP OF LOWER MAKEFIELD
BOARD OF SUPERVISORS
MINUTES – OCTOBER 1, 2025

The regular meeting of the Board of Supervisors of the Township of Lower Makefield was held in the Municipal Building on October 1, 2025. Mr. Grenier called the meeting to order at 7:30 p.m. and called the Roll.

Those present:

Board of Supervisors: Daniel Grenier, Chair
 John B. Lewis, Vice Chair
 James McCartney, Secretary
 Matt Ross, Treasurer
 Suzanne Blundi, Supervisor

Others: David W. Kratzer, Jr, Township Manager
 Andrew Griffin, Township Solicitor

COMMUNITY ANNOUNCEMENTS

Mr. Grenier stated during this portion of the Agenda residents and youth organizations may call in to make a special announcement or may contact the Township at admin@lmt.org to request a special announcement be added to the Agenda. There was no one wishing to make a special announcement at this time.

Mr. Grenier stated the 2025-2026 Deer Hunting Season has started. All areas being hunted are properly posted. If you have any questions or concerns you can reach out to the Township at admin@lmt.org.

Mr. Grenier stated the Friends of 5 Mile Woods are looking for volunteers to help with Five Mile Woods cleanup. They are held the second Saturday of the month at 9:00 a.m. from July until October. If you have some free time and would love to volunteer, we would love your help. Please come in comfortable clothes that you do not mind getting dirty and bring along your work gloves and water to stay hydrated. If you have any questions, you can email Monica Tierney at monicat@lmt.org.

Mr. Grenier stated the Yardley-Makefield Fire Company is having their Annual Fire Prevention Open House next Friday, October 10, 2025 from 6:00 p.m. to

9:00 p.m. at the Woodside Firehouse located at 652 Stony Hill Road across from McCaffrey's Supermarket.

Mr. Grenier stated the Environmental Advisory Council is hosting their Styrofoam Collection event on Saturday, November 1, 2025 from 10:00 a.m. to Noon at the Township Building. Along with your clean white Styrofoam, you can also bring natural corks, cleaned pill bottles with tops, and batteries. If you have any questions, you can check out the Calendar on our Website or reach out to the Township at admin@lmt.org.

Mr. Grenier stated Lower Makefield Township will be hosting a Red Cross Blood Drive on Friday, November 7, 2025 from Noon to 5:00 p.m. in the main meeting room at the Lower Makefield Township Building.

Mr. Grenier stated Lower Makefield Township along with Yardley Borough will be hosting an e-Waste Recycling Event offering Township and Borough residents the opportunity to responsibly recycle obsolete electronics. This event will take place in the Pool parking lot at 1050 Edgewood Road on Saturday, November 8 from 9:00 a.m. to Noon. For more information or to register visit the Website calendar.

Mr. Grenier stated Lower Makefield Township's Environmental Advisory Council along with PennEnvironment's Zero Waste Program will present on Single Use Plastic Bags Pollution on Saturday, November 8 from 10:00 a.m. to 11:00 a.m. at the Lower Makefield Township Building.

Mr. Grenier stated Lower Makefield Township, in partnership with the Veterans Square Foundation, is hosting the 19th Annual Veterans Parade and Commemorative Ceremony on Saturday, November 8 at 1:00 p.m. (rain or shine). The parade will begin near the intersection of Edgewood Road and Long Acre Lane and proceed to Veterans Square Monument at the corner of Edgewood Road and Heacock Road.

Mr. Grenier stated the Board of Supervisors is setting up an Ad Hoc Special Events Committee to recognize the 25th Anniversary of 9/11. The Committee will be set up for Township residents to join, and those interested in participating in that Committee should send an e-mail expressing interest with a resume to admin@lmt.org.

PUBLIC COMMENT ON NON-AGENDA ITEMS

There was no one wishing to make public comment at this time.

CEREMONIAL SWEARING-IN OF POLICE OFFICER JAKE P. KULCHNISKY

Mr. Grenier reviewed Officer Kulchnisky's education and experience, and he was sworn in as a Police Officer.

APPROVAL OF CONSENT AGENDA ITEMS:

Mr. Ross moved, Ms. Blundi seconded and it was unanimously carried to add Items 11 a., 12 a., 12 b., and 12 c. to the Consent Agenda

Mr. Ross moved, Ms. Blundi seconded and it was unanimously carried to approve the following Consent Agenda Items:

Approved the Minutes for the September 17, 2025 meeting
Approved the Warrant List dated October 1, 2025 in the amount of \$1,465,959.77 (as attached to the Minutes)
Approved Payment Application #3 to Harris Blacktopping, Inc. for the 2025 Road Program in the amount of \$286,201.35
Approved authorizing release and advertisement of the 2025 Line Striping bid
Approved enacting an Ordinance amending the Lower Makefield Township Special Events Ordinance
Approved enacting an Ordinance levying and imposing an Amusement Tax at a rate of 10% on general admission charges consistent with applicable law
Approved enacting an Ordinance levying and imposing Parking Facilities Tax consistent with applicable law
Approved Resolution #25-15 relating to the previously-accepted Lease/Purchase Financing proposal from Santander Bank, N.A. for Public Works and Parks and Recreation vehicles
Approved Award of 2025 Curbside Leaf Collection Contractor Bid
Approved Award of 2025-26 Snowplow Contractor Bid
Approved Change Order #1 from Harris Blacktop for bike path reconstruction along Roelofs Road between Oxford Valley Road

and Longmeadow Lane (\$27,032) and Longmeadow Lane to Hidden Oaks Drive (\$61,912) for a total cost of \$88,944.00 (2025 Budget – Parks and Recreation Fee-In-Lieu - \$70,000.00)

ENGINEER'S REPORT

The Board received the Engineer's Report in their packet and had no questions or comments at this time.

FINANCE

2026 Budget Process Discussion and Update

Mr. Kratzer stated the Board received a proposed calendar in their packets for the 2026 Budget adoption consideration and adoption process. Two special meetings were contemplated with dates of October 22 and October 29; however some Board members had conflicts on those two evenings. An e-mail will be sent to the Board soliciting availability to schedule those two meetings. Once the dates are decided upon, formal notice will be provided as well as through the Township Website and Township social media pages.

Mr. Grenier stated after the two workshop meetings, there will be a meeting to present the proposed Budget, advertise it, and then accept it by the end of the year. Mr. Kratzer agreed that beyond the workshops, there would be a Preliminary presentation on November 19, which is a regularly-scheduled meeting of the Board of Supervisors, during which the Board would potentially authorize advertisement of the Preliminary Budget for public inspection. He stated December 17 would be the targeted date for final adoption of the 2026 Budget.

GOLF

Discussion and Tabling Proposal from Tagmarshal for Golf Cart GPS Hardware and Monthly Subscription Service

Mr. Mike Attara was present to discuss adding to the golf carts a forward-facing GPS system for the customer which also provides administrative controls on the back end. A slide was shown of what the customer will see when on the golf cart and the information it provides to the golfer. It also shows where other golf carts

are which is helpful at a few of the holes where there are some blind shots. He stated they are looking at the larger screen which is 10". Mr. Attara stated it has two-way communication and features in addition to the live mapping. Pace of play can be communicated, food ordering can be set up at certain holes, there is an advertising module which can create some ROI, and there is a Golf Genius integration which is the software used for scoring and tournament play which will enhance events and outings.

A slide was shown of the live mapping of what can be seen on the back end in the Pro Shop which allows them to see every golf cart, the pace, and the flow. Mr. Attara stated the geo-fencing is an important feature so it can be seen where golfers could breach an area, and it will stop the golf cart or make a sound so that golfers will know that they are at a place they should not be so that they can back up. Mr. Attara stated you can set up multiple solutions for the product; and if it is a wet day, they can make it cart path only.

Mr. Attara noted the slide on the heatmap visualization, which allows the Superintendent to see cart traffic and work toward lessening the impact on the turf. He stated the product also integrates with the Club Caddie software, and the golfers can tie to the GPS and see their names on the system. A slide of the live scoring feature was shown which wraps outings up quickly once they are done. Leader boards can also be seen to see what the other players are doing.

Mr. Attara stated there are opportunities for additional revenue with the food and beverage piece, managing pace so that some extra groups can get through, as well as the advertising piece. He stated it is a good time to do this now with the new golf cart fleet coming in.

Mr. Grenier stated there is an additional cost to this, and he asked how they plan to cover that so that money is not just being spent on "a new toy." Mr. Attara stated it is approximately a \$27,000 annual cost, and they feel with a new fleet of carts, there can be an increase in the cart rate for 2026 so that the cost would be covered. Mr. Attara stated there will also be revenue from the advertising piece and food and beverage. He added that if they were to get an extra round of golf in each day, it would more than cover the cost. Mr. Grenier asked the replacement cost if they were to get broken. Mr. Attara stated there is none on our end unless someone intentionally damaged it. Mr. Grenier stated it is basically a tablet, and Mr. Attara agreed.

Mr. McCartney asked the estimated revenue from advertising, and Mr. Attara stated it could be a few thousand dollars annually. Mr. McCartney asked if AI controls the pace of play or will someone have to do that within the Pro Shop. Mr. Attara stated the AI piece does the analytics so that the staff can decide what they want to set as pace. He added at the Pro Shop they will see the color codes with green being good, yellow means the pace is starting to slow, and red means they are behind pace; and the communication could then come from either the Pro Shop or the Marshal could go out. He stated this would save a little bit of marshaling as well since they would not need to have an on-going Marshal every minute, and they could be out there as needed.

Mr. McCartney stated with regard to the two options if a cart goes out of bounds, he would lean toward the shut off since it is effective. He asked with regard to the scoring, is there an App that the users can have, and Mr. Attara stated Golf Genius provides an App which is tied to the system.

Mr. McCartney asked if they have talked to other courses to see how these have worked for them. Mr. Attara stated he was recently at an industry show, and there were very good reviews for this. He stated at our level of course, it is becoming important to have this.

Mr. Grenier asked if we have to pay monthly License Fees, and Mr. Attara stated everything is included in the \$27,000. Mr. Grenier asked if the Township will own this, and Mr. Kratzer stated the Township would be the lessee. Mr. Grenier asked if this will be on every cart and will the golfers have to use it. Mr. Attara stated it will be on every cart.

Mr. Grenier asked if they anticipate increased greens fees, and Mr. Attara stated they anticipate increases in greens fees and cart fees in 2026, and they are discussing that now in the Budget process. He added that they are looking at where we are in the marketplace and demand-based pricing and considering the price to resident golfers. Mr. Attara stated a little less than 30% of rounds are played by residents. He added more rounds are being played now than ever; and it is important to balance how many rounds there are because that is more pressure on the Golf Course as well.

Mr. Lewis asked if a golfer could order food/beverage and have it delivered to a specific location, and Mr. Attara agreed. Mr. Lewis stated this would be an addition to what is available now on the beverage cart that goes around the Golf Course. Mr. Lewis stated he would like them to consider how to

maximize the food and beverage revenue both at the turn where what is ordered could be ready at the turn and if there are ways to increase the ticket amount for the drinks being consumed while on the course.

Mr. Lewis asked if the pace of play and the score for individual golfers get loaded into the reservation system. He stated when someone makes a reservation, it would be known if they were a slow player who would be less desirable than someone who has a faster pace of play, and he asked if they could target those faster players with specific messages with a discount at certain times. Mr. Attara stated data on what golfers and groups are playing at is known, but he does not know how they could use that information in demand-based pricing. Mr. Lewis stated they could consider the latitude they have on pricing knowing that information. He stated they should consider that high-value golfers could get a discount so that we can keep that loyal group of golfers happier, and this technology could be helpful with that. Mr. Attara stated one of the pieces of the Club profit technology is to have time, rewards, and programs based on how much golfers play; and that will be added in 2026. Mr. Lewis stated he did get a suggestion from a resident to eliminate the non-resident Senior discount.

Mr. Grenier asked if there is an opportunity to get some samples and do a test run on the Tagmarshal to see how it works and whether it is useful. Mr. Attara stated he does not feel that is possible since they have to install it on the golf carts themselves. He stated he has used golf carts with it, and it worked very well. Ms. Blundi stated the price being discussed is for a year; and she asked if they find out prior to that, they are not happy with it, can they cancel it. Mr. Kratzer stated it is a multi-year contract. Ms. Blundi asked that they look into the ability to cancel earlier, and Mr. Attara agreed to look into if there can be some leeway after the first year.

Mr. Grenier stated he would prefer to hold off on a vote until this is discussed as part of the Budget process so it can be considered during the Fees discussion. He stated by that time, Mr. Attara may be able to get answers on what Ms. Blundi has asked. Mr. Grenier asked if they have the ability to increase the charge, and Mr. Attara stated it is a set price for the length of the Contract. Ms. Blundi asked Mr. Attara if he feels it will be a break-even as to the cost versus the increased Fees, ad revenue, etc.; and Mr. Attara stated he feels it will create opportunity to add profit as well as enhance what we are providing the customers.

Mr. Kratzer stated based on 53,000 annual rounds, it would be an additional \$.58 a round to generate the additional revenue necessary to cover the additional cost.

Mr. Lewis asked if there are any public courses in the area that have this, and Mr. Attara stated he can provide that information. Mr. Lewis stated there is also a cost savings on the Marshal's time as the Marshal could be doing other work. He stated he is most excited about increasing the average revenue per golfer whether that is in higher greens fees or food and beverage. Mr. Lewis stated a number of years ago a benchmarking study was done, and we looked at the rates, average revenue for greens fees and average food and beverage at all the public courses. He stated at that time, we were very successful with regard to the greens fees, but we were underwhelming with food and beverage.

Mr. Attara stated they are now working with Greenlight Advisors who put together the Municipal Golf Study in 2023/24. He stated we engaged with them to provide us the benchmarking, and they have asked Spirit to become one of their advisors as well; Spirit is one of the management companies that if someone does the benchmarking, Spirit goes in, and based on the information, tries to advise them on the information they are provided. Mr. Attara stated based on the information we have for 2023/24 benchmarking, Makefield Highlands is well above the average, and we are in the 25 percentile across the board. He stated the only item that is an issue is our water. He added that food and beverage was way ahead; and we are at \$1.2 million, and the average was about \$600,000. Mr. Attara stated he reached out to Greenlight to supply Ms. Bhandary with an access code to that report so that she can see that, and it will then be shared with the Board.

Mr. Grenier stated he assumes that there will be a presentation on all of this during the Budget process, and Mr. Attara agreed.

Mr. Kratzer stated the Lease Agreement permits implementation now with costs not incurred until April 2026. Mr. Attara stated they would like to get it installed this year, be able to use it a little bit this season, have everyone trained, get all the reporting set up, and then have it ready to go for the spring.

Ms. Blundi asked if the Township solicitor has had an opportunity to review the Contract; and Mr. Kratzer stated there is only the one-page document which she has, but he does not know if she has reviewed it or raised any concerns. He stated if the Board wished to consider this item, it could be conditioned upon review by the Township solicitor.

Mr. Grenier stated he will not vote in favor until we have all of the information.

Mr. McCartney moved and Ms. Blundi seconded to approve acceptance of the proposal from Tagmarshal for golf cart GPS hardware and monthly subscription services contingent upon legal review by the solicitor.

Mr. Grenier stated Ms. Blundi had raised a question as to what would need to be done if we wanted to get out of the Contract, and Ms. Blundi stated she feels that would be part of what the Township solicitor would review. Mr. Lewis stated because this comes in at over the \$20,000 threshold, we would also want the solicitor to review whether this is okay. Mr. Grenier stated there may be other services that offer this for less that are better as this is the only one that was presented to the Board. Mr. Lewis asked Mr. Attara if they considered other providers and got price quotes from them; and Mr. Attara stated there is really only one other vendor besides Yamaha which does their own install, and it is not up to the standard of the others. He stated he could get three prices if there is a procurement issue. Mr. Lewis stated this is putting on a lot of contingencies. Mr. Ross stated he is not opposed to what is proposed, but he would like to see more information, and Mr. Grenier agreed. Mr. Lewis asked the solicitor to look into all of these issues, and it could then be put on the Consent Agenda for the next meeting if the Board is satisfied with everything.

Mr. Grenier moved and Mr. Ross seconded to Table. Motion carried with Mr. Blundi and Mr. McCartney opposed.

Mr. Grenier stated they are looking for more information; and Mr. Attara stated if they can come back before the Board with the information in two weeks, he feels that that would still be sufficient time to make this work.

SOLICITOR'S REPORT

Mr. Griffin stated the Board met in Executive Session prior to the meeting to discuss possible litigation, employment issues, and Real Estate matters.

Mr. Griffin stated they are in the process of advertising three Ordinance for the October 15th meeting involving the SALDO Floodplain Ordinance, Tree Replacement Landscaping and Open Lands, and repeal of certain Storm-water provisions in SALDO.

Ratify and Confirm Acceptance of the Settlement Agreement Between the Township and Todd Hamski Relating to Military Leave

Mr. Griffin stated the Settlement Agreement includes a statement for public dissemination as follows: "Lower Makefield Township and Officer Todd Hamski are announcing that they have resolved their differences regarding overpayments for military leave. The Township erroneously paid for military leave time in excess of what was required by Pennsylvania Statute or Township Ordinance and there was no evidence of fraudulent intent by either party. Officer Hamski has agreed to reimburse the Township a portion of the funds sought by the Township in its lawsuit over the next several years."

Mr. Griffin stated this Settlement Agreement was negotiated by the Township's prior solicitor; but his office has reviewed it, and the terms are acceptable to his office.

Mr. Lewis moved, Mr. McCartney seconded and it was unanimously carried to ratify and confirm the acceptance of the Settlement Agreement between the Township and Officer Todd Hamski relating to military leave.

SUPERVISORS' REPORTS

Mr. Lewis stated the Human Relations Commission dealt with their first case at their last meeting, and they worked with the Township solicitor on that as well as the flow for other concerns from the community.

OTHER BUSINESS

Mr. McCartney stated a resident advised him that there were a number of break-ins in the neighborhood across from Kohl's. Chief Kelly stated there

were a number of break-ins but they were not limited to Lower Makefield. He stated their Criminal Investigative Division is working with Newtown and Middletown Township which have experienced the same issue. Chief Kelly stated cars are being stolen; and two have been recovered in Trenton which have been processed for physical evidence, and there is DNA at the lab. He stated Patrol Officers are monitoring the license plate readers for hits on the vehicles which are known to be stolen and on ones where we have received information from other towns. He stated a vehicle which was stolen in Northampton which was committing crimes in Buckingham was spotted today by our Captain, and an attempt was made to stop the vehicle. The vehicle fled into Trenton and was burned in Trenton he assumes to prevent any evidence to be recovered. Chief Kelly stated by working with their partners, they are hopeful that they will soon be able to capture some of these suspects. Chief Kelly stated many of the cars stolen were unlocked with keys left in the car.

APPOINTMENTS/REAPPOINTMENTS TO BOARDS AND COMMISSIONS

Mr. Lewis moved, Mr. Ross seconded and it was unanimously carried to re-appoint the following:

Dan Bankoske – Farmland Preservation, Inc.
Jeff Hirko – Historical Architectural Review Board

ADDITIONAL PUBLIC COMMENT ON NON-AGENDA ITEMS

There was no one wishing to make public comment at this time.

There being no further business, the meeting was adjourned at 8:30 p.m.

Respectfully Submitted,



James McCartney, Secretary

