

TOWNSHIP OF LOWER MAKEFIELD
BOARD OF SUPERVISORS
MINUTES – NOVEMBER 19, 2025

The regular meeting of the Board of Supervisors of the Township of Lower Makefield was held in the Municipal Building on November 19, 2025. Mr. Grenier called the meeting to order at 7:39 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
Maureen Burke-Carlton, 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 Lower Makefield Township Police Department invites you to apply for our Citizens Police Academy. A free, interactive program for LMT residents ages 18 and older that gives community members a hands-on look at modern policing in Lower Makefield Township. For more information and how to apply visit the Police Department's Facebook page.
(Link: <https://www.facebook.com/share/p/1BtCczEZkb/>).

Mr. Kratzer stated many members of the community received notice from Pennsylvania American Water concerning proposed water rate changes which indicates that they have filed a request with the Pennsylvania Public Utilities Commission to increase water rates as of January 13, 2026, and a

full investigation of this request could delay the timing. The notice describes the extent of the rate request that was submitted to the PUC and outlines the PUC's role as regulator of PA American Water as well as how people can participate in the process either by sending correspondence to the PUC, attending and presenting testimony at a PUC Public Input Hearing, or filing a formal complaint. Mr. Kratzer stated an example was provided in the notice as to the extent of the rate increase which indicated that a residential customer using 3,263 gallons a month would see an increase from the current rate of \$81.55 to \$95.27 per month. He stated it does not reference the basis for the use of the 3,263 but he assumes that it is generally reflective of what the average residential property would use in a month.

Mr. Grenier stated that PA Water, for most of the Township residents, is the potable water supplier; and while they also have sewer rate increases for those areas where they service sewer as well, they do not currently service our area for sewer as that is Aqua. He stated it has recently been reported that PA Water has put in a Bid to purchase Aqua, and that has to be approved by the PUC separate from this rate increase.

PUBLIC COMMENT ON NON-AGENDA ITEMS

Mr. James Dougherty stated he is a Township resident and is the Chair of the Zoning Hearing Board. He stated last night the Board approved two Variances to allow an in-patient behavioral treatment facility for Banyan Treatment Centers which currently has sixteen facilities across the Country. He stated they will be taking over the Rittenhouse Village assisted-living facility at 600 Township Line Road. He stated the assisted-living facility has 48 beds, and the Banyan facility will have 65 beds. He stated the patient profile for the Banyan facility is those who suffer from mental illness, often psychosis, and those who have substance-abuse issues. He stated a majority of the Board voted in favor of the Appeal, and it appears that they will be moving forward with this treatment facility.

Mr. Dougherty stated he has serious concerns about this treatment center coming into our community as he feels it will create an unsafe environment for our families and properties. He stated while the windows and doors are locked, legally and physically they cannot stop the residents from leaving. He stated while he is not against treatment for mental illness and/or substance abuse, he feels there will be a low percentage of our community using this facility. He stated he was surprised by the lack of public comment last night; and while he believes it was advertised properly, word did not spread around.

Mr. Dougherty stated he suspects that the operator who testified either did not answer questions truthfully or misspoke, and he would like time to investigate that. He asked that the Board of Supervisors consider Appealing the Zoning Hearing Board's Decision and possibly remand it back to the Zoning Hearing Board so that the matter can be properly adjudicated. He stated the Zoning Hearing Board's solicitor, Adam Flager, was not present at the meeting last night; and while his replacement was doing his best, he had to lean on him numerous times for counsel. Mr. Dougherty stated he feels there were questions that should have been asked, and he would like the Board of Supervisors to take a hard look at this and consider Appealing the Zoning Hearing Board's Decision.

Mr. Grenier stated the solicitor has 45 days to issue an opinion, and that will be reviewed by the Board of Supervisors who will consider if there are next steps that need to be taken. Ms. Carlton stated the solicitor has 45 days to enter a written Decision; and once received, the Board of Supervisors has 30 days thereafter to Appeal.

PRESENTATION FROM STRATEGIC SOLUTIONS RE: PA DCED STRATEGIC MANAGEMENT PLANNING PROGRAM STEP 4 FINDINGS

Mr. Grenier stated members of this team are working on a Study to inform our 2026 and future Budgets in terms of strategic planning. Mr. Kratzer stated the intent of the Program is a multi-year Operational and Financial Planning tool through the Pennsylvania Department of Community and Economic Development. Part of this effort is being offset by a 50% grant from the Commonwealth. The Strategic Solutions group was present previously speaking on financial matters, and Step 4 will look into some of the operational observations and potential items to consider as the Township looks to ultimately implement the recommendations of the Study and improve our performance from an operational perspective and our sustainability from a fiscal perspective.

Mr. John Trant, President of Strategic Solutions, was present with Kyle DeShong, Planner and Policy and Data Analyst, Drew Dowdell, IT, and Bob Johnson, the public safety consultant. Mr. Trant stated the Township staff has been engaged throughout the process, and they provided a lot of information which allowed Strategic Solutions to do a detailed analysis.

Mr. DeShong stated for the Management Audit they reviewed information about the processes and procedures, systems and technology, etc. in the Township as well as had a staff survey and had interviews with key staff members, elected officials, and leaders. He stated this resulted in about sixty strategies that the Township can explore to enhance operations, and the full report has extensive details on each of those. Mr. DeShong stated it was clear through the surveys that there is a high degree of employee job satisfaction. He stated there are opportunities for improvement including training and development.

Mr. DeShong stated the Administration Department has a broad scope overseeing daily operations and strategic direction. He stated Human Resources falls on the Administration team which limits the total amount of strategic focus that could be placed on it versa if there was a dedicated person/Department for that role. He stated there are also opportunities to continue modernizing and optimizing IT systems and facilities.

Mr. DeShong stated a key finding with regard to financial considerations, which was the focus at their prior presentation, was that expenses are growing faster than revenue; and if that is not accounted for, it could lead to a negative General Fund balance. One of the options that could be considered is the potential to transition to a First-Class Township from a Second-Class Township, and what is required to do that is that the population density exceeds 300 residents per square mile which is the case in Lower Makefield. He stated there would need to be approval by a majority vote through Referendum, and that would increase the statutory millage cap.

Ms. Blundi stated at some point she feels there should be a discussion about other revenue opportunities and not just millage. Mr. Grenier stated a lot of the expenses are labor-based/Contract-based, and they are looking at different ways to address that. He stated there are number of items under the Manager's Report on the Agenda that the Board wants to get clarification on, and they want to look at different tools as they address long-term budgetary concerns.

Mr. DeShong stated they are recommending that management consider prioritizing making determinations about what the strategies will be going forward with regard to finances and developing and adopting a comprehensive Capital Improvements Plan, and he understands substantial progress has been made on that front.

Mr. DeShong stated with regard to Municipal facilities there are opportunities to modernize and optimize. He stated the Municipal Building and the Public Works garage date back to the 1970's, and there are maintenance needs, out-dated mechanical systems, and space constraints and limitations around meeting space/corroboation space. He stated there are also some disparate access control systems within the buildings and some opportunities to upgrade infrastructure to be ADA-compliant. A number of recommendations have been identified, with the first one being to conduct a full-building modernization and space utilization study which would set a vision for what service delivery will look like in Lower Makefield over the next thirty years and identify if new facilities are needed, renovations are needed to free up space, re-design space, and optimize meeting/corroboation space and ensure that security and access control is considered. He stated another recommendation is that the Township consider installing Unified Digital CCTV and Access Control Systems Township-wide.

Mr. DeShong stated from an HR perspective that responsibility currently falls on the Township Manager and an Employee Manual was established in 2024. It is felt there should be a dedicated HR professional which would allow someone to focus on the systems that are used for HR, how information is stored, succession planning, lead compliance requirements, lead training planning and workforce planning, implement a performance review system, and maintain the Employee Handbook on an on-going basis.

Mr. Dowdell stated he evaluated the Township with regard to IT in April, and he found issues around the amount of Licensing that was being spent on Microsoft; and while this has largely been addressed internally already, it needs to be monitored going forward so that the Township is right sizing the amount of Licensing not just in Microsoft but in other systems that may come on-line in the future. He stated another item is IT asset lifecycle management which will allow the Township to more predictably set budgets for future spends. He stated IT lifecycle has generally gotten longer as technology has matured; however, when it comes to the end of that time there is less flexibility in being able to extend that in the future. He stated they are evaluating technology options for all of the different Departments which will make the Township more efficient and spend less money overall. He stated they are also looking at the document management system as there are documents in multiple locations digitally and paper, and they are looking at a way to make the staff more efficient by keeping things in one spot. He stated they are also recommending some type of centralized HR operation and payroll system which should go together. He stated there

are also multiple access control systems currently which do not work with each other and require a lot of management, and consolidating that down to a single system would give better security and better efficiency. He stated another recommendation is replacing the end-of-life service Cisco switches, and these are coming up fairly soon. By replacing these now and integrating them with an IT Lifecycle Management System, the Township will know when those are due to be replaced again and budget for that. He stated another recommendation is making the printer contracts more efficient since having multiple printer contracts is not efficient; and it would reduce costs, maintenance issues, and billing.

Mr. DeShong stated the Community Development Department has recently implemented OpenGov, and he believes that there is an opportunity to continue to build on the capacity for that system and integrate with GIS document storage and payment processing. He stated the current group has a lot of institutional knowledge and insuring that there is proper succession planning in place including documentation of Permitting and Development process is important.

Mr. DeShong stated there has been a lot of growth and change that has occurred in the Finance Department over the last year and a lot of improvements that have been made focusing on systems. He stated there are some outdated systems and underutilized software, and it is important to have systems that speak to each other as noted previously by Mr. Dowdell especially on the payroll and HR side to make sure that information is integrated and that there are less paper-based/manual processes.

Mr. DeShong stated with regard to Fire Services a lot of what is noted are things that are seen across the Commonwealth including the declining number of volunteers and what that means for daytime response gaps. He stated the Department of Community and Economic Development is currently working with Lower Makefield on an in-depth Fire Study, and focusing on implementing recommendations from that Study will be very important. He stated the Township should also evaluate staffing options to expand inspection capacity which could be a hybrid, paid Fire Inspector role with some of the increased taxation capacity available in Bucks County for fire and EMS purposes or another approach.

Mr. DeShong stated with regard to Parks & Recreation Community Pass is a system which, while serviceable, still has some manual data entry and limited on-line self-service which can require more time from staff.

He stated it is also important for the Department to sustain the high-cost recovery, and it is an asset that cost-recovery is so high in the Township. He stated it also presents a risk in that if that were to decline when it already funds so much staffing and so many programs, it could lead to the potential to not be able to fund some of those things should that high-cost recovery decline. He stated they are recommending replacing or upgrading the recreation management software and centralizing and digitizing some of the seasonal hiring processes.

Mr. DeShong stated with regard to Public Works, they manage a very large portfolio; and there are a lot of assets that are under their purview. He stated there has been progress on Capital planning, and it is important to expand on the asset management capabilities. He stated they are recommending implementing a GIS-based digital asset-management system as well as implementing a fleet-management software which insures that you have an accurate, up-to-date inventory of assets so that you can track usage and maintenance and plan for the Capital needs over time.

Mr. Johnson stated he reviewed the Police Department which he found to be exceptional including the fact that they are Accredited. He stated the fact that the Township is in such close proximity to the State line and other Counties that have high crime yet it does not effect Lower Makefield, says a lot about what the personnel are doing. He stated he does these reviews frequently, and it is not hard to find many recommendations; but he was only able to find four for the Police Department. He stated one issue is the crime data accuracy, and he understands that has been looked into and it may be a system reporting error. He stated he came in at a unique time when Chief Coluzzi and two Lieutenants were leaving who have been replaced; and while Chief Kelly "has big shoes to fill," he feels that he will do a good job. He stated Lower Makefield has an exceptional Police Department, and their interaction with the community and the low crime rate speaks loudly to what they are doing.

Mr. DeShong stated the bulk of the content in the Report comes in Steps 1, 2, and 4 with the recommendations that are developed, and the last portion in Steps 5 and 6 is turning that into a phased Implementation Plan which will be presented at the next time they are before the Board of Supervisors.

Mr. Grenier stated the Township staff and the Board have been aware of many of the issues presented and have been working on them. He stated he looks forward to working on the plan to make these improvements.

Ms. Blundi stated it was noted that the Township has already undertaken some of the changes, and she asked that they continue to do that where possible. She stated there were multiple Xerox Contracts; and while that will not solve the Budget issue, everything helps. Mr. Kratzer stated as those Agreements come up for renewal, they have identified that there are opportunities for consolidation of vendors in a lot of different areas that make sense to create efficiencies and cost savings. He stated it was good to have external validation of some of the work that they are doing and work that we need to do. He stated part of the rationale for suggesting participating in this Program was that validation, but also more focused on the implementation. He stated there is the opportunity to undertake implementation projects through subsequent phases of the Program. He stated everyone is aware of the extent of the investment that was involved with OpenGov and as you increase its potential scope and cross-functional opportunities, it will not be an inexpensive endeavor; but participation in this Program and identification of the opportunities through the Report, will position the Township to get some financial support to fund those improvements and create long-term operational efficiencies for the Township. Mr. Kratzer stated there will be a concluding presentation, possibly in December depending on scheduling, which will include the multi-year implementation strategy.

PRESENTATION FROM HRG RE: POTENTIAL STORMWATER UTILITY FEE

Mr. Tyler Erb was present and stated there was prior discussion about the impervious area breakdown in the Township which has been mapped. He stated with an ERU (Equivalent Residential Unit) approach the monthly bill would be \$12.50 for the average single-family Residential property based off of an average of 4,200 square feet of impervious. The two-tier option was previously discussed, and the Board was most in favor of this option. Mr. Erb stated the Tier 1 cut-off would be at 4,600 square feet. He showed a slide of the percentage of single-family Residential at 94% and the percentage of non-single-family Residential at 6%. He stated in Tier 2, it is 95% single-family Residential and 5% non-single-family. He stated the average Residential rate for Tier 2 would be \$7.80. Mr. Erb stated from there they jump up to 5,000 square feet. He stated in this approach, the monthly fee goes to \$8.50; and 96% of Tier 1 would be single-family Residential, and 4% would be non-single-family Residential. He stated Tier 2 would be 5,000 square feet and above and 94% are single-family Residential and 6% are non-single-family Residential.

He stated for the Two-Tier cut-off at 7,500 square feet, the fee goes to \$10.40, and Tier 1 is made up of 96% single-family Residential and 4% non-single-family Residential, and Tier 2 would be 83% single-family Residential and 17% non-single-family Residential. He stated the final option is a 10,000 square foot cut-off which puts the monthly rate at \$11.10, and this is where there is the most-significant shift from the original option with 96% of Tier 1 being single-family Residential and 4% being non-single-family Residential; and the biggest change being Tier 2 with 66% single-family Residential, and 34% non-single-family Residential.

Mr. Kratzer stated when this was discussed previously there was a breakpoint between tiers at 4,599, but Mr. Erb's recommendation was to push that based on the number of properties at that break point and the potential for Appeals; and Mr. Erb agreed. Mr. Erb stated 4,600 square feet puts it at a point where there are a lot of properties on either end of that break point and a lot of opportunity for a shift of 100 square feet to cause a change in how that property would be billed, which means additional Appeals and things to manage from an administrative side. Mr. Kratzer asked what Mr. Erb feels would be the appropriate breakpoint for the Township if there were to be a two-tiered system. Mr. Erb stated no matter where you make the break, there will be properties on either end, but at the 7,500 square foot mark you would get substantially less; and anything above that you are getting less and less opportunities for Appeals to be a significant factor. Mr. Kratzer stated from a land-use perspective the majority of the Township parcels are within the single-family home designation.

Maps were shown of what the impact would be on properties at various cut-offs for the two-tier approach.

Mr. Erb stated while some of the difference between property to property has to do with a property having a pool or a larger patio, the more significant jumps were related to driveways.

Mr. Erb stated he would like guidance from the Board as to which approach they would prefer. Mr. Grenier stated he leans toward one of the lower costs for the average homeowner whether it is 4,600 or 5,000 recognizing that 5,000 encompasses more homes as opposed to the ERU method. Mr. Ross stated he would be in favor of the two-tier at 5,000. Mr. Lewis stated he is also in favor of the 5,000 for \$8.50. Mr. McCartney stated he would be in favor of the ERU. Ms. Blundi stated she would be in favor of the 5,000.

Mr. Erb showed a slide related to credits they have seen including a low-impact parcel credit which would relate to the percent of impervious versus the percent size of the lot. He stated if a property is below a certain threshold of impervious area and you have a large lot where you can discharge a lot of impervious to, you get a reduction; and that reduction is typically fairly minimal at about 5%. He stated structural BMPs would be those that are treating the volume and rate of stormwater such as infiltration pits, detention basins, etc. He also noted a stormwater partnership credit which is an open-ended credit that allows for the ability to have some flexibility and work with landowners and potentially have an Easement for a future stormwater project, remediation of a basin, etc.

Mr. Erb stated there are also options for credits for public participation, the rain barrel rebate, and education. He stated public participation is mostly geared toward community groups such as Churches and Schools where you can take part in an event; and by doing so, you get a level of reduction to the stormwater bill. He stated that is typically a dollar amount or a one-time percent discount as opposed to an on-going credit. He stated the rain barrel rebate is a one-time rebate for purchasing a rain barrel; and the reason they would recommend opting for a rebate versus an on-going credit is due to the the administration of the program. He stated the education credit is typically geared toward Schools and is utilized for education on the stormwater program or stormwater itself, and it can be tied directly to the MS4 Program requirements and the Annual Report that is sent to DEP. He asked for input from the Board on what credits they would be in favor of.

Mr. Grenier stated he would be in favor of credits for structural BMPs since it is quantifiable, but he is not in favor of the low-impact parcel credit. He stated he would be in favor of the rain barrel rebate versus taking a class. He asked if there is a way to work in non-structural BMPs which would be how people manage their properties without building certain things and if there is a way to evaluate that using Nearmap. Mr. Erb stated they discussed that with staff, and that is where the option came for the low-impact parcel which would be the most-equitable way to define that. He stated the problem is that it is good if there are trees on the property, but if they are native it is better; and it is difficult as to how to quantify that and make it equitable moving forward. He stated he could look into that further.

Mr. McCartney asked for an example of where they have done the low-impact parcel credit. Mr. Erb stated they have added that more recently, and they set it at a point where they are below a certain percentage of properties.

He stated it is where there is a significant deviation from the average; and based on his initial analysis, it would probably be around 5% total impervious that would be eligible. He stated they see it in more rural and suburban communities.

Mr. Kratzer asked Mr. Erb to speak about establishing the criteria for satisfying the public participation and education credit. Mr. Erb stated it would have to be a pre-approved event in order to be eligible for a credit. He stated they see a lot of communities gear that toward the non-single-family Residential properties. He stated it could be the group receiving the credit versus the individual since when it is an individual receiving the credit, it can be burdensome from an administrative standpoint versus a Church organizing a stream or road clean-up approved by the Township.

Mr. Erb asked if there are any credits that the Board would not be in favor of. Mr. Grenier stated the only ones he is interested in are structural BMPs and rain barrel rebates. Mr. Kratzer asked about the stormwater partnership credit in terms of the ability to negotiate access to waterways and stream channels. Mr. Erb stated he has only seen that credit utilized a few times; and each time, it was a significant event. He stated there was one where a property gave up a mile of stream so the Municipality would be able to do a restoration on or build a new BMP. He stated that credit is geared more toward that higher-caliber project. Mr. Grenier stated those might be one-offs that we might negotiate in the future, and we could amend it on a case-by-case basis rather than stating it up front. Mr. Erb stated the partnership credit is just the ability to have those one-off conversations, although they could re-do the credit policy at a later date and add some additional language for whatever is required. Mr. Grenier stated if there was a partnership credit, we would want to set a high bar, and the Board might want to vote on it to make sure that we want to apply the credit. Ms. Carlton stated she feels they could include it and put in generalities at this time. Mr. Kratzer stated there could be language that there would be qualifying criteria that it would require review and approval by the Board of Supervisors. Mr. Erb stated most communities take that approach. Mr. Grenier stated he would be in favor of that.

Mr. McCartney asked if there is a downside to including all of the credit options listed and making review and approval by the Board part of the review process. Mr. Erb stated he could include all of them and provide language, and they could take them out at a later date; however, if there was something the Board was against, he was not going to include that. Mr. McCartney stated he would be in favor any opportunity for credit.

Ms. Blundi stated this will be novel for most of our residents, and she feels that after a few years they could eliminate the educational credit and look to have those things that are more action oriented. Mr. Lewis stated he feels it would be worth including all of the options and then sunsetting everything but the structural BMPs, stormwater partnership credit with Board of Supervisor approval, and the rain barrels. Mr. Kratzer stated the public participation and education credits could have the same provision that requires review and approval by the Board of Supervisors. Mr. Grenier stated if credit would be given to attending an event but they do not do anything else, there is no inherent benefit for the stormwater. Mr. Erb stated there is a value as defined by the MS4 Program since there is a requirement for the Township to do public participation events and educate.

Mr. Grenier asked how much the credits would be worth off of the \$8.50 a month. Mr. Erb stated the credits are variable depending on the credit. He stated based on his initial review there would be a 20% max credit which would be primarily for structural BMPs. He stated for low impacts, education, and public participation, it would probably be closer to 10% maximum. Mr. Grenier stated he would be in favor of the 20% for the structural BMPs, but he feels getting a 10% credit for going to a class is too high. Mr. Erb stated there are many times that is not available to a Residential property owner, and it is for an institutional user.

Ms. Blundi stated the structural changes would result in a discount forever, but the educational credit would be one time. Mr. Erb stated typically with the educational credit it is for a year-long period. He stated a School may implement a stormwater curriculum; and once that is approved by the Township, it would run for a year. Once that concludes, they would have to re-submit and get re-approval for it. He stated the public participation would be more like a rebate.

CONSENT AGENDA ITEMS

Mr. Lewis moved, Mr. Ross seconded and it was unanimously carried to approve the Consent Agenda items as follows:

Approved the Minutes for the November 5, 2025 Meeting
Approved the Minutes for the November 6, 2025 and November
10, 2025 Budget Workshops

Approved Warrant List dated November 19, 2025 in the amount of \$1,442,576.56 (as attached to the Minutes)
Approved October, 2025 Interfund Transfers (as attached to the Minutes)
Approved acknowledging receipt of a revised 2026 Minimum Municipal Obligation for the Lower Makefield Township Non-Uniformed Defined Benefit Pension Plan
Approved acknowledging receipt of an Extension of Time for the Torbert Farm Subdivision until December 31, 2025

COMMUNITY DEVELOPMENT

Consider the Request for the Release of Financial Security #6 (Final) in the Amount of \$82,613.50 for Regency South Carriage Homes-Phase 1

Consider the Request for the Release of Financial Security #5 (Final) in the Amount of \$56,602.75 for Regency South Carriage Homes-Phase 2

Consider the Request for the Release of Financial Security #7 (Final) in the Amount of \$177,838.25 for Regency South Carriage Homes-Phases 4 & 5

Mr. Kratzer stated the above-listed items should be Tabled as the Regency developer has granted an Extension of Time, and they are completing some of the improvements on their punch list.

Mr. Lewis moved, Mr. McCartney seconded and it was unanimously carried to Table Agenda Items 9. a., b., and c. to a future date.

ENGINEER'S REPORT

Mr. Grenier stated the Board received the Report in their packet. The Board had no questions or comments at this time.

MANAGER'S REPORT

Approve Resolution #25-16 Authorizing the Submission of an Application for a Statewide Local Share Grant in the Amount of \$1,000,000.00 for Rehabilitation Work at the Garden of Reflection 9/11 Memorial

Mr. McCartney moved and Mr. Ross seconded to approve Resolution #25-16 authorizing the submission of an Application for a Statewide Local Share Grant in the amount of \$1,000,000.00 for rehabilitation work at the Garden of Reflection 9/11 Memorial.

Mr. Kratzer stated there is no required match under this Program, and the \$1 million is the maximum permissible under the Program. He stated there are infrastructure components at the Memorial that are 20 years old and are in need of rehabilitation. He stated they felt this was a good project in recognition of the upcoming 25th year of remembrance of an event that had a significant impact on the community and the County as a whole.

Mr. Grenier asked how much effort is required to apply for the Grant; and Mr. Kratzer stated there is internal staff time, and the Foundation is also helping draft the narrative, getting pricing, etc. Mr. Kratzer stated there is about \$600,000 needed to repair and replace existing electrical work and lighting. Ms. Tierney stated there is a lot of underground wiring that has been dry rotting for years, and we have been spending a significant amount of money repairing and patchworking it over the years. Mr. Grenier asked if we are looking into seeing if it was installed correctly and if there are upgrades that would give it a longer life moving forward such as a different type of wire, wire protection, etc. Mr. Fuller stated they are considering that in their discussions with the potential designers and HRG, and with the upgrades, and they should last a lot longer. Mr. Fuller stated there could also be issues with the sound, and they are trying to repair/replace these items proactively. Ms. Tierney stated what they actually need costs much more than \$1 million. Mr. Kratzer stated they are trying to cost it all out, and there was discussion with the Foundation about potentially doing a Capital Campaign in conjunction with this as well as soliciting corporate donations.

Motion carried unanimously.

Discussion Regarding Process and Potential Action to Authorize the Filing of a Petition to the Bucks County Court of Common Pleas to Request Authorization to Exceed the Statutory Limit on General Purpose Millage Rate Consistent with Section 3205(a)(1) of the Second-Class Township Code

Mr. Grenier stated the General Fund has a cap of 14 mills for a Second-Class Township, and we can appeal to go past that cap up to 19. He stated the

Budget does not contemplate going up to 19, and this is just to see if we need access to that for a future Budget, we would already have it if we initiate this process. He stated this is just a tool to address Budgets in 2027, 2028, and 2029 based on the analysis that has been done. He stated it is one of the less-complicated tools and probably less controversial.

Ms. Blundi asked how many mills could we go to if we were a First-Class Township or a Borough, and Mr. Kratzer stated we could go to 30 mills for General Purpose. Ms. Blundi stated since we are structured as a Second-Class Township, we cannot levy as much mills as our neighbors. Mr. Kratzer stated Lower Makefield is also a Second-Class Township in a County that has not had a Countywide re-assessment for 53 years so the capacity in terms of generating revenue is significantly diminished.

Mr. Grenier asked what the Board needs to do if we wanted to initiate the process. Ms. Carlton stated it would require the majority of the Board of Supervisors to vote in favor of initiating a Petition which would be filed with the Court of Common Pleas of Bucks County, and it would be retroactive to the first of the year once it is filed. She stated it would have to show that there is a Budget deficit, and the Budget would need to be attached as an Exhibit to the Petition showing that there is a Budget deficit, and that the increase in millage is needed from our current millage up to a maximum of 19 mills. She stated if you can show the Court that you need the increase to balance the Budget or conduct Township business, they do not have a lot of leeway to reject it.

Mr. Grenier asked Mr. Kratzer if he would recommend starting this for the current year based on our current Budget. Mr. Kratzer stated we do not need to do this for 2026 as there are other tools available, but as the structural deficit grows the buying power associated with the 5 mills is diminished year after year. He stated he does not know how the Court would react to the argument that we can get through 2026 but we may not be able to get through 2027. Ms. Carlton stated the Court does not have the ability to dissect the Petition, and she believes that the Township would have to show that the additional mills are needed to correct a Budget deficit; and she does not feel that they can be proactive that we anticipate a deficit, and it has to be shown in the Budget projections for that year. She stated if we are fine for 2026, but anticipate a deficit for 2027, she would suggest that we be ready to file for 2027.

Mr. Kratzer stated in order to be good for 2026 it requires an Interfund Transfer from another fund to the General Fund in order to support the General Fund. He stated he feels the Court would retain discretion that the primary operating account, which is funded through General Purpose millage, is insufficient to meet General Purpose expenses without an Interfund Transfer from another fund to make it whole. Ms. Carlton stated that could be placed in the Petition. Mr. Lewis stated he would argue that we would want to do that now since we are still relying on Interfund Transfers to make the General Fund whole. Mr. Kratzer stated the General Operating Account is showing that it is insufficient. Mr. McCartney asked if we are not there today; and Mr. Kratzer stated without the Interfund Transfer from excess Sewer system Operating Revenues, we are there.

Mr. McCartney asked if we could at the same time as Petitioning the Court for the increase in millage also look at a Referendum to change to a First-Class Township; and Ms. Carlton stated we could. She suggested that if the Board wanted to change from a Second-Class Township to a First-Class Township, she would suggest that the Referendum be on the Ballot in May; and we would need to act fairly quickly to get the necessary advertisement/notice provisions out. Mr. McCartney stated this seems like a better long-term strategy. Mr. Grenier stated there are different strategies that we can use; and he feels that in order to justify a Referendum, there should be discussion on what it means to be a First-Class Township to see if we want to do this. Mr. McCartney asked if there are any neighboring communities that are First-Class Townships, and Mr. Kratzer stated Bristol is the only one in the County. Ms. Carlton stated there are many aspects to being a First-Class Township that should be analyzed.

Mr. Grenier asked if the Board would like a memo put together describing re-structuring options for the future. Mr. Lewis stated he would be in favor of petitioning now going above the cap because of the value of the mill. He stated he feels placing this into the Court now will give future Boards and future Budgets flexibility for the additional 5 mills which would be helpful. He stated he would be willing to make a Motion. Ms. Carlton stated based on how it is listed on the Agenda, it would be best to wait until the next meeting to do that. Mr. Kratzer was asked to include this on the Board's next Agenda. Ms. Carlton stated the Budget has to be passed to file the Petition with the Court.

Discussion Regarding the Permissibility of the Potential for the Sale of Makefield Highlands Golf Course

Mr. Grenier stated there have been comments heard that we should sell the Golf Course; and this item was to find out if we could sell the Golf Course if we wanted to, and if we did, were there any limitations on that. He stated this is not a discussion about a plan to sell the Golf Course. Ms. Carlton stated the Golf Course can be sold. Mr. Grenier asked if there are limitations on the type of use, and Ms. Carlton stated there is nothing definitive about that since there are very few cases about selling an asset that was obtained by Eminent Domain by a Municipality, although there do not seem to be any restrictions on the ultimate use of the property if it is purchased. Mr. McCartney asked if the property is Zoned R-1. Ms. Carlton stated her comments are absent Zoning, and it is not taking Zoning into consideration; and she was just looking at it from the standpoint of whether it can be sold, to whom, and what it can be used for although it would have to comply with Zoning. Mr. Kratzer stated the property is Zoned R-1. Mr. McCartney asked if we could lease the Golf Course, and Ms. Carlton stated she believes that the Township always had that ability.

Mr. Grenier stated the Board is going to RFP Golf Course services next year, and leasing or something similar to leasing is one of the concepts being considered for the RFP as a way to make the Golf Course profitable.

Discussion Regarding Potential for Township Action to Compel Countywide Reassessment

Mr. Grenier stated the County has not done a reassessment in 53 years; and when reassessments are not done, and there is a low cap as a Second-Class Township it heavily restricts what can be done from a taxation perspective. He stated this is another tool that they have heard about, and they are looking for clarity on this. He stated he understands that the Township could not do this, and it would have to be a private citizen; and Ms. Carlton agreed that the Municipality cannot request a Countywide reassessment, and it is reserved only for taxpayers. Mr. McCartney asked if a member of the Board as an individual taxpayer could do it, and Ms. Carlton stated they could in their individual taxpayer capacity.

Mr. Lewis stated for those who have a property built after 1997/2000, their property is “way over-assessed” compared to everyone else. He stated those who are in a recently-developed community who are concerned about property taxes could talk to their HOA about this.

Project Update Re: SR332/Stony Hill Road/Township Line Road/Edgewood Village Area Planning and Economic Development Study

Mr. Kratzer stated consistent with the action of the Board, Michael Baker has been engaged and is starting the on-boarding process from a project standpoint. There was an internal organizational meeting with Township staff and Michael Baker staff. The scope contemplates establishing a local Steering Committee to help guide that process, and the Board should start thinking about potential members or solicitation of members to serve in that capacity if the Board is interested in doing that.

Mr. Grenier stated the Historic Committee mentioned this Study at their meeting, and it was presented as an Economic Development Study for Edgewood Village; but that is a misrepresentation. He stated it is a Planning Study for the entirety of the corridor between the By-Pass, Stony Hill, the Traditional Neighborhood Development area, and Edgewood Village. He stated it is a Planning Study to look at Zoning, design requirements, and future land use to have a vision for the entire corridor in terms of what it will look like, how it will function, etc. He stated if Edgewood Village is included, we would have to incorporate the Design Guidelines for that specific area; but when you are looking at a vision for the whole corridor that ties everything together there should be consistent Design Guidelines for the whole corridor. He stated it would be important to have at least one of the architects from HARB on the Steering Committee.

Mr. Kratzer stated it would be ideal if they could get organized in December so that they are in position to start the beginning of January. Mr. Grenier asked that a note be put on-line asking those interested in serving to advise the Township of their interest. Mr. Grenier stated they would also need a Resolution to establish the Committee as to structure, membership numbers, etc. Mr. Kratzer stated in terms of a Steering Committee it could be as formal or informal as the Board wants from an appointment standpoint; but if there are certain expectations the Board wants placed on the Committee, it would make sense to have a Resolution so that there is clarity.

Presentation of the Proposed 2026 Fiscal Budget

Mr. Kratzer stated a PowerPoint presentation has been prepared to pull together discussion held over the past few weeks relative to the adoption of the 2026 Budget. He stated the last item in this section contemplates authorizing advertisement of the required public notice which is required to be twenty days. He stated in order to make the adjustments that may come from discussion tonight and be in a position to advertise and make the Budget available, it is necessary for the Board to act tonight so that they do not have to schedule a special meeting in December.

Mr. Kratzer stated with regard to the General Fund Revenue considerations as previously discussed, there is excess Operating Revenue in the Sewer Fund in the amount of \$2.4 million from when the Township was operating its sanitary system. He stated this was being held while working through the close-out of the Capital projects that were initiated prior to the sale of the system as well as working through the issue of the billing from Morrisville Municipal Authority (MMA). He stated those items are closed out, and they are confident with the remaining position in that Fund and what our obligations may be as it relates to the system post-sale. He stated a decision for the Board to make is what to do with the excess Operating Revenues. He stated one potential consideration has to do with the transfer of that to the General Fund for purposes of supporting General Operations of the Township in 2026.

Mr. Grenier stated we were holding several million dollars because of lack of clarity in terms of outstanding invoices and payments from MMA with no billing back-up; and eventually we were able to settle that. He asked if we are now free and clear of that, and Mr. Kratzer agreed. Mr. Kratzer stated in 2023 the Township was working through the process of substantiating invoices both Operating Expenses and Capital Expenses that the Authority was charging the Township for treatment services they rendered. Mr. Grenier stated we were participating in meetings as early as late 2017 to try to get those worked out, and it took until 2023 to finally do it.

Mr. Kratzer stated currently from a General Purpose standpoint, the Township is at 13.88 mills which is .12 mills under the Statutory cap of 14 mills. He stated if the Board were to decide to increase up to the Statutory cap, the Revenue associated with that is about \$66,000 of additional Revenue with a taxpayer impact of about \$5.23 based on the average Residential assessment of \$43,600.

Mr. Kratzer stated another option which was just discussed is to petition the Court of Common Pleas to exceed the Statutory cap of 14 mills; and the Township could go to 19 mills which is consistent with the applicable Section of the Second-Class Township Code. He stated there was also discussion about levying a Stormwater Utility Fee which would result in the ability to spread some of the overhead costs associated with certain positions in the Township and would result in an Interfund Transfer of about \$283,000 for existing General Fund-supported personnel expenses to the Stormwater Utility Fund.

Mr. Kratzer stated with regard to General Fund Capital, there are few Capital requests within the General Fund as a result of the Operational Expense strain in the General Fund. He stated there is a proposed purchase of a mower for the Department of Public Works which is a replacement of an existing mower.

Mr. Kratzer stated there was discussion about the Police Fleet and looking at the transition from a leasing approach to a financing approach for Patrol vehicles; and there is a request for three upfitted, Ford Explorers to be financed at an annual cost of about \$92,500 which would be financed over a three-year term. He stated the Budget also contemplates a Lease request for four additional vehicles in the Police Department to be used by the Criminal Investigative Division, and they are priced as mid-size sedans, compact SUV with an annual leasing cost of \$36,000 based on a five-year term. He stated the assets they would replace are shown on the slide. He stated in order to keep the Lease payments down and properly align what a reasonable residual value would be at the conclusion of the Lease, the recommendation moving forward is to not roll upfitting costs into the Lease structure as it results in additional interest costs and also effects residual at the conclusion of the termination of the Lease. He stated the Budget has \$32,000 for a one-time cost associated with upfitting of the four leased vehicles.

Mr. Grenier asked what happens at the conclusion of the Lease; and Mr. Kratzer stated to the extent that there is an equity position, you would recapture that equity position.

Mr. Kratzer stated while there is an existing relationship with Enterprise, there was discussion about alternatives to Enterprise. He stated to the extent that this is authorized the intent would be to explore those alternatives and bring it back to the Board for consideration. Mr. Grenier stated it seems that Enterprise might be the default for Police vehicles, but also seems to be the premium cost. Mr. Kratzer stated they were asked to look into alternatives, and there may be some alternatives that may be more cost-effective.

Mr. Kratzer stated with regard to the Park & Rec Fund, the only Capital project contemplated out of the Operating Fund is the second phase of the Five Mile Woods trail which is being supported by a \$10,000 PECO Grant. He stated there are two new Capital purchase requests which were previously discussed one being \$13,000 for the zero-turn mower which is replacing an existing unit from 2018 and the replacement of a pick-up at an annual cost of \$22,500 for a five-year financing term, replacing a 2015 GMC with about 120,000 miles.

Mr. Grenier asked the estimated lifespan for the new pick-up, and Mr. Fuller stated it would be at least ten years. He stated the existing truck has some useful life, and they want to switch it out while it still has residual value. Mr. Grenier asked how many trucks are in the fleet now that are usable, and Mr. Fuller stated there are 8 large dump trucks, 8 small dump trucks, and about 8 pick-ups. Mr. Grenier asked how many we should have. Mr. Fuller stated in the winter the pick-ups are primarily accessory vehicles and the large and small trucks are what contain salt and what they plow with. He stated in the winter they need 16 dump trucks with salt; but in the summer they do not want to be running big dump trucks, and they use the smaller dump trucks and pick-ups. He stated the fleet changes based on the season. All the pick-ups have plows, but they are more for clean-up and helping; and they are not used for large winter storms.

Mr. Kratzer showed the slide on the Park Fee-In-Lieu Fund. He stated there is \$150,000 for Kids Kingdom design, \$250,000 for Revere pickleball replacement for complete surface removal and reconstruction with proper sub-base preparation, \$25,000 for crack repair at Community Park basketball and tennis courts, and items related to the Pool that are coming out of the Park Fee-In-Lieu Fund which are two pool heaters at a total cost of \$68,000 one for the baby pool and a larger heater for the Olympic pool as well as an allowance for electrical installation required to support the installation.

Mr. Fuller stated the baby pool is small and it is a small cost, and that heater is in the most unsafe condition and it needs to be monitored if they heat the water. He stated it does not need to be heated a lot, but it is in the worst condition out of the two. He stated at the Olympic pool, there was a pipe break at the end of the season that was not related to the heater. He stated while the heater ran this season, he does not know if it will start up in the spring.

Mr. Grenier stated we are the only Township that heats any of the pools, and all of these heaters are very expensive. He asked if the Board had any interest to remove either of these heaters given all of the cost issues we know we are going to have at the Pool.

Mr. Grenier stated he would remove the Kids Kingdom design as we do not know how we would pay for the actual build, and he would like there to be a campaign to raise money and have that more community run. He stated we are also looking to build a new playground at Memorial Park. Mr. Ross and Mr. McCartney agreed. Ms. Blundi stated she would be in favor of removing Kids Kingdom based on where we are now; but she would urge the community, which built the first Kids Kingdom, to take up this project. She stated she does not feel children from this part of the Township will be going to a playground at the north end of the Township.

Ms. Blundi stated she feels we need to raise money in Park & Rec since we need to support the Pool. She stated when she ran for Office it was because she was shocked to find out how little we had been investing and maintaining our infrastructure. She stated she understands why difficult decisions had to be made, but she is not ready to give up on the Pool yet.

Mr. Grenier stated with regard to the Revere pickleball courts, while it is expensive, pickleball is very popular in Lower Makefield, and the courts do get used.

Mr. Grenier stated it should be known that the Fee-In-Lieu Fund for Park & Rec is paid for by developers and others as part of their Development Agreements; and it is not paid for by taxes. He stated the Fee-In-Lieu Funds are used for Park & Rec operations and maintenance of facilities as well as new projects. He stated they balance the spend in Park & Rec between the Park & Rec Fund which is paid for by taxes and the Fee-In-Lieu which is not paid for by taxes. Mr. Kratzer stated one of them is reoccurring while Fee-In-Lieu is potentially finite depending on development activity that may occur.

Mr. Grenier asked how many pickleball courts are currently playable.

Ms. Tierney stated six courts are playable at this time since Cardinal courts are under construction; but once they open up, there will be an additional four courts. Mr. Grenier asked how many are not playable; and Ms. Tierney stated there are two – one at Memorial Park and one at Revere. The courts at Revere are for pickleball and tennis.

Mr. McCartney and Mr. Ross stated they would be in favor of removing Kids Kingdom design, approving Revere pickleball court replacement and Community Park basketball and tennis court surface maintenance, and doing half of the proposed heaters at the Pool. Mr. McCartney stated he would be in favor of doing the Olympic pool heater, and Mr. Ross stated he would be in favor of doing the baby pool heater. Mr. Ross stated he feels that the Olympic heater will last the season even though the exchangers are worn.

There was discussion about heating the baby pool. Mr. Fuller stated the heating demand is minimal at the baby pool given the smaller size so it costs less. He stated the pool can be heated in a few hours and it maintains the heat the rest of the day. Ms. Tierney stated the Olympic pool is the main pool, and it is used by the Dive Team as well. Mr. Fuller stated most public pools are not usable until mid-June because they do not have heaters while our pools are usable opening day. Mr. Fuller stated he could not speak to what the temperature would be without the heaters. Mr. Grenier stated there is a significant amount spent on the heaters, fuel, and upkeep over the years relative to the Revenue from the Pool.

Ms. Blundi stated she feels that they need to do the Olympic pool heater. Mr. Ross stated the baby pool heater is unusable while the Olympic pool heater, based on his expertise, will be usable for the season even though it is worn. Mr. Fuller stated there was an operational issue when the baby pool heater had a problem and it was cold; and Ms. Tierney stated those with babies were using the Olympic pool and the lap pool. Ms. Tierney stated they do not want babies in diapers in the other pools since often-times the baby pool has to be closed if there is an incident; and they would not want to have to close one of the larger pools for a long period of time if there were an incident when parents with barbies are using the bigger pools. Mr. Grenier asked if there could be a rule that no babies are not allowed in the larger pools; and Ms. Tierney stated while there is that rule, there were members who were passionate about keeping their babies warm this season and taking them into the lap pool since that had a new heater and was the warmest.

Mr. Grenier asked if there are still heaters that need to be replaced, and Ms. Tierney stated they still need to replace the heater in the intermediate pool in addition to the two pools being discussed this evening. Mr. Fuller estimated the cost to replace the intermediate pool heater to be about \$25,000, and it will probably need to be replaced in two to four years.

Mr. Grenier stated next year at the Pool will be an “experiment year” relative to rates and memberships to see what can be generated for cash flow to fund the Pool moving forward. He stated he understands that the Park & Rec Board had a serious discussion that the Pool might need to be closed over the next few years or reduced. He stated we are spending a lot of money on heaters for something that might not be here in three years.

Ms. Blundi stated while she appreciates Mr. Grenier’s comments, if we do not invest in the Pool, the decision has already been made that the Pool will be closing in a few years. She stated for many years they have talked about the Pool bathrooms, and we still have not done anything with the main bathrooms. She stated she does not feel this encourages people from the community to come to the Pool. Mr. Grenier stated the Pool Budget is so far in the red he is leery of investing a lot of money in something that has not performed for years relative to getting in the black and seeing downward trends in membership. He stated if we invest in all of the heaters, the bathrooms, and the slide and still have 6,000 members we are even further in the red. He stated he is trying to balance saving money but still provide services to attract people versus spending so much money.

Ms. Blundi asked if the Board would agree to do an RFP next year for the bathrooms depending on how the Pool does this year based on membership response to a new membership structure so that there would be options available. Ms. Blundi stated she feels that if we do not do something now, there will not be new bathrooms until 2027 or 2028. Mr. Grenier stated he is not opposed to that, and the Board could move on that early next year. Mr. Kratzer stated they could do it through Keystone Purchasing Network or they could bid it out. Mr. Fuller stated he feels they would need a professional design service first to make sure that we are Code compliant. He stated they are limited with space as the building has the restrooms, the concession stand, the filter room, and the office; although they do make pre-fab.

Mr. Grenier stated it seems that the Board is unanimously in favor of removing the Kids Kingdom design, a majority is in favor of proceeding with Revere Road pickleball court repair and Community Park basketball and tennis court surface maintenance, a majority is in favor of the baby pool heater, and a majority is not in favor of the heaters at the Olympic pool.

* Consider Establishing 2026 Pool Membership Rates, a Maximum Resident Family Cap, and Authorizing a Pre-Season Discount Period for Pool Membership

Mr. Kratzer stated there have been a number of discussions about the Pool with regard to Operating Revenue and Expense considerations. He stated they are currently proposing to establish a \$600 per family Resident cap, but there would not be that cap for non-resident members. He stated they would maintain pricing at 2025 pricing. He stated there was also discussion about a Discount Period of 10% from December 1, 2025 to February 17, 2026.

Mr. Grenier stated the Park & Rec Board discussed this in depth and there were differing opinions. He stated there has been a significant drop in membership, and we down from our peak by about 1,400 members. He stated Revenue has remained the same because of rate increases. Mr. Grenier stated this is a community pool, and they would like more members to sign up which is why they are looking at the cap for families. He stated he is generally in support of the concepts being proposed. Mr. Grenier stated they are also discussing changing the operating hours for a number of reasons.

Mr. Kratzer stated another discussion had to do with the Fee being charged to the LMT Swim and Dive Team, and the recommendation is to get better in line with our costs between the required membership to the Pool in addition to membership on the Swim and Dive Team, and to look at charging them consistent with how we price Leagues which would be \$30 per resident participant and \$60 per non-resident participant as well as to continue the practice of requiring memberships as well on top of that. Mr. Kratzer stated the charge per participant will get us closer to covering costs associated with staff costs.

Ms. Tierney stated between the Swim and Dive Team they have to have five lifeguards, a head guard, and a Manager on site, which is \$107 per hour to cover salaries. She stated if we are not open during the weekdays, she has been talking to a neighboring Municipal pool to see how they handle their Swim Team; and most of them allow their Swim Team to work out during those times so they would have even more exclusive use than they have ever had before. She stated the rate charged last year was a bulk rate of \$6,400, which was based

on the hours they used the Pool which were exclusive. She stated if we were to go with the \$30/\$60 split, based on last year's numbers it would bring it up to over \$11,000.

Mr. Grenier asked if there are costs for training of staff and other items that have not been discussed where we might look to save money.

Ms. Tierney stated most training is internal although she does bring in some training from DVT which is free. She stated she was also able to bring in someone to provide gap training that we could not offer alone. She stated she could look into this further.

Mr. Kratzer stated if they were to increase the Park & Recreation Special Purpose Milage rate to offset the projected deficits for 2025 which is projected at about \$203,000 and an Operating deficit for 2026 of \$86,000, they would need to levy an additional .53 mills with a taxpayer impact of \$23.11 assuming an average Residential assessment of \$43,600.

Mr. Grenier stated he believes that there were 4,300 Township residents who were Pool members this year which is a low percentage of Township residents using the Pool with 85% to 90% of the Township residents not using the Pool but subsidizing that activity, which he is not comfortable with.

Mr. Grenier asked about the Park & Recreation Board recommendation, and Mr. McCartney stated they could not come to a consensus.

Ms. Tierney stated they were not in agreement with regard to the date range for the Discount Period, although they were in agreement with the 10% discount and the family rate. Mr. Grenier stated some of them were in favor of a millage increase. Mr. McCartney stated they were frustrated trying to figure out "this impossible math problem." He stated he does not feel the Pool is ever going to break even and make enough money to carry the capital expenses it needs. He stated the option of raising mills was discussed to offset the shortage since the General Fund has to cover the shortage anyway so we are already subsidizing the Pool. Mr. McCartney stated by raising the millage, the taxpayers will know that taxes are being raised to cover costs of the Pool; and if there is enough push back from taxpayers, they may say they do not want to do this.

Mr. Grenier stated he feels there is a better account this year he feels and 2026 will be a "Pool experiment year" to get clarity. He stated he feel the millage increase will not be a one-time increase given all that

has to be done at the Pool. Mr. Kratzer agreed and added this is just Operating and there is no Capital in the Pool Fund right now. He stated the pool heaters would be coming from Park Fee-In-Lieu Funds.

Mr. McCartney stated the taxpayers are paying for the shortage regardless; and if the millage is dedicated specifically to the Pool and we should advise the taxpayers that the reason their taxes are going up is because the Pool is not able to be self-sustaining or create enough revenue to have a Capital Fund. He stated he feels that is when we might hear from taxpayers whether or not we need the Pool, and a future Board could then make that decision.

Mr. Grenier stated he would rather not have a tax increase since historically once there is a tax increase in a Fund, it does not usually go down.

Mr. McCartney stated the reason to have the tax increase would be that we would be transparent as to the reason taxes are being increased; and if in the future the Board decides that they are closing the Pool, there would be a surplus in that Fund, and the Board should rebate that Park & Rec millage back to the taxpayers since we would not be subsidizing the Pool anymore. He stated only 4,500 residents out of 32,000 are using this asset, and the 27,000 who are not using it may say they do not want to support the Pool anymore.

Ms. Blundi stated she is in favor of supporting the Pool until a decision is made to close it. She also stated the cut-off date for the Discount Period is proposed to be the Tuesday after the Presidents Day holiday, and she asked whether that date should either be Wednesday or the Friday before the holiday. Mr. Kratzer stated that could be modified.

Mr. Ross stated he would be in favor of lowering the family cap to try to bring in some of the residents who feel that the Pool is too expensive.

Ms. Tierney stated the family cap would be discounted 10% during the Discount Period so it would be around \$540. Mr. Ross suggested that the cap then be \$550. Mr. Lewis stated he feels the Revenue loss would be too significant by doing that, and he would be in favor of \$660. He stated those who want to pay less could sign up during the Discount Period.

Mr. McCartney stated Brookside requires a \$600 Bond buy-in and \$1,300 a year, and their pools are not heated.

Ms. Blundi stated she would be in favor of the \$600 family cap and the 10% discount during the Discount period, the fees for Swim and Dive Teams, and the operating hours. She added that the State regulations

have changed as to when teenagers can work. Mr. McCartney stated he would agree with what Ms. Blundi has indicated as well as raising the Special Purpose millage. Mr. Ross stated he would be opposed to raising the special purpose millage but is in favor with everything else. Mr. Lewis stated he is in favor of everything proposed. Mr. Grenier stated he agrees with everything except the millage increase. He stated it appears a Board majority would agree to the \$600 cap with a 10% Discount Period with consideration for moving the 17th a day or two, the Fees for the Swim and Dive Team, the operating hours, and increasing taxes for the Pool.

Mr. Kratzer stated with regard to the Golf Fund there were Interfund Transfers out of the Golf Fund including \$455,000 to the General Fund which is the final year of paying back an operating subsidy that resulted from prior years and was contemplated to be amortized over a number of years. He stated there was a \$75,000 transfer to the Golf Fund Repayment Fund, and this was to repay the Township's use of Sanitary Sewer sale proceeds to pay off Golf Course Debt. He stated there is also \$225,000 in 2025 that was transferred to the Golf Capital Fund.

Mr. Kratzer stated the current Budget does not show any of those Operating Transfers in 2026 as they wanted the Board to see where the Course was in terms of Revenue and Expenses before considering Interfund Transfers. He stated as the Budget is currently drafted, there is \$555,498 in excess Golf Operating Revenues that would be available for transfer in 2026; and that is even with fully funding the contemplated Capital projects which will be discussed later. He stated the 2025 Year End Fund Balance in the Fund is anticipated to be about \$1.6 million.

Mr. Kratzer stated three Capital projects are contemplated that are currently reflected in the Budget one of which is the re-lining and dredging of the irrigation pond on the 9th Hole at an estimated cost of \$800,000. Another is the drilling of a new well on Hole 15 at an estimated cost of \$100,000, and a dedicated irrigation water service line for the 9th Hole irrigation pond at a cost contemplated to be \$150,000. Mr. Kratzer stated funding for these projects, if approved, contemplates \$500,000 being transferred into the Golf Fund from the Golf Capital Fund as those funds were intended for Capital investment in the Golf Course; and \$550,000 coming out of the Golf Operating Fund being paid out of 2026 Operating Revenues.

Mr. Grenier stated he understands that there is \$555,000 in excess that could be used toward other items in 2026, and Mr. Kratzer agreed. Mr. Grenier stated that is more than double the money required to cover the Pool and could more than offset any tax increase that would be required to pay for the Pool.

Mr. Grenier stated the selling point for selling the Sewer system was that the Golf Course would net out \$800,000 to \$1 million a year to pay for other Township services, but that has not come to fruition at all. He stated there is money here that could be put to good use without causing us to raise taxes which was the stated intent of the Sewer sale.

Mr. McCartney stated the practice of “co-mingling” of funds is how we got to the situation we are in today. He stated now we are looking at the Golf Course to pay for the Pool. He stated we should look at what the Pool brings in and if that enough to pay for what it needs; and if not, we need to make a decision on whether we continue owning a Pool. He stated this is also true for the Golf Fund. He stated there is money in the Golf Capital Improvement Fund to do the projects outlined at the Golf Course. He asked how much is being spent to bring water into the Golf Course, and Mr. Kratzer stated he believes that the total for water and sewer was about \$120,000 to \$130,000 in 2024.

Mr. Grenier stated if we only use Golf Course Revenue to do Golf Course projects, it is neutral; and he feels it is a useless asset for 99% of the residents because it is not providing any benefit to anyone who does not use it. He stated the point of the Golf Course was that it was supposed to be Revenue-generating to reduce the tax burden on the residents. Mr. Grenier stated we are putting the Golf Course management out to an RFP next year which could change how we manage the Golf Course. He stated a lot of the big-number projects are related to the design of the Golf Course and pond design, and they have talked about millions of dollars of Capital projects over the next several years.

Mr. McCarthy stated if we do these improvements and next year’s Board looks at a lease option, the lease could be such that the Township would not have to include these Capital improvements which means that the Township could be getting more annual revenue.

Ms. Bhandary stated it should be understood that the \$555,498 is if we do all of the Capital projects in 2026. Mr. Kratzer stated there is excess Operating Revenues in excess of the \$555,498. Mr. Grenier asked if they were to delay the \$800,000 project what would the excess be, and Ms. Bhandary stated it would be an additional \$800,000. Mr. McCartney

stated the \$450,000 that comes out in 2025 ends this year; but we could continue that next year, if the Board was looking to get excess revenue. He asked the projected net for the Golf Course at the end of 2025, and Ms. Bhandary stated Cash Balance projected at the end of 2025 is \$1,648,624. She stated that is because there has been an overage each year. Mr. McCartney stated if the Board wants to use \$455,000 to continue to fund other projects in the Township they can do that and still do the Golf Capital projects. Mr. Grenier stated that is why he asked why we would not use that instead of raising taxes. Ms. Bhandary stated they will make money each year assuming performance is consistent, and they would end with a Cash Balance in 2027 of \$3,388,526 without doing Capital.

Mr. Grenier stated a new Management Agreement could fundamentally change how we do things.

Mr. McCartney asked if there is an index available that could be consulted to see how Golf Courses in general will do in terms of Revenue in future years. Mr. Kratzer stated we just looked at past performance of the Course. Mr. Lewis stated there were comparisons done where we compared our average Revenue per golfer versus neighboring public courses; and he believes that we do extraordinarily well on average Revenue per user, but there is still some work to do on Food & Beverage, and that is where we were focusing efforts previously.

Mr. Kratzer asked Mr. Grenier if he is suggesting that if there are excess Operating Revenues, of the \$555,498, the shortfall in the Pool Fund which is the existing deficit plus the projected Operating deficit of about \$289,000 would be taken from the \$555,498 and transfer it to the Pool Fund as a means to avoid a tax increase; and Mr. Grenier agreed. Mr. McCartney stated that would do away with the three main Capital Golf projects, and Mr. Kratzer stated there would still be excess. Mr. Grenier stated they could do the two wells which might be even more important. Ms. Bhandary stated there is more than enough money to do all three projects. Mr. Kratzer stated if the Board were to not fund the 9th Hole irrigation pond, there would be additional excess Revenue that could go to the General Fund or wherever they chose.

Mr. McCartney asked Mr. Fuller to speak about the water service line to the pond on the 9th hole and the success expected having a well on Hole 15. Mr. Fuller stated Mr. Attara was adamant about a well on Hole 15 in terms of looking for free water. Mr. Fuller stated currently when two wells get taxed, we have to turn on the tap to PA American. He stated the \$150,000

cost for water service to the pond is a dedicated main line off of PA American with a dedicated meter that is irrigation only. He stated we would still pay PA American Water for water usage, but we would not receive a Sewer bill for that. Mr. McCartney asked if we are not bringing water into a pond that leaks; and while Mr. Fuller agreed, he stated when we can run wells, we are filling a pond theoretically that holds water that we pump irrigation out of. He stated they are managing it so that it is not leaking right out.

Mr. McCartney stated he is concerned that we are going back to what the Township was doing for many years of “robbing Peter to pay Paul.” Mr. Grenier stated he agrees that we do not want to do that except for the case of the Golf Course since that is specifically what the Golf Course is supposed to do which is fund the Township. Mr. McCartney stated it is going to do that, and they can continue to draw the \$455,000 annually; but that does not mean that they should take even more from it and not do Capital improvements which will result in ending up with the same situation we have at the Pool. Ms. Blundi stated it will become another asset that we have not invested in. Mr. McCartney stated we need to keep investing in the Golf Course so that the Course can give a 1 mill return.

Mr. Grenier stated like the Pool, there are a lot of design deficiencies at the Golf Course. Mr. McCartney stated ours is the only public Golf Course in Bucks County that gives a mill back to the Municipality. Mr. McCartney stated while it is not perfect, he does not want to re-invent it. Mr. Grenier stated if we are going to keep the Golf Course, he would not be opposed to researching a re-design to make it more efficient and that much better. Ms. Blundi stated she may not oppose that either, but they cannot keep waiting until it gets to perfection. She stated this Board will now be just like prior Boards that did not maintain our properties. Mr. Grenier stated we have spent hundreds of thousands of dollars on the Golf Course over the last few years. He stated they did the bar without the Board’s permission. He stated we continue to spend hundreds of thousands of dollars on the Course, and the only reason he is recommending holding off on the \$800,000 item is because next year we will RFP to fundamentally change how we manage the Golf Course, and that may allow the Township to have access to different approaches and different designs if we enter into an Agreement with someone who “actually understands design and does not refuse to plant trees.” He stated we may get new ideas that allow us to change how we do things that would be more profitable for the Township.

Mr. McCartney stated this is just a Budget and it does not mean that these things have to be done; but if what Mr. Grenier is speaking of does not come to fruition, we still need to do these projects at the Golf Course, and we should budget to do them. He stated we cannot keep spending \$126,000 a year to get water to the Golf Course.

Ms. Blundi stated while money has been spent at the Golf Course, the Course also makes money. She stated new trees were planted, and they have a tree package to turn it into an Audubon Bird Town property.

Mr. McCartney asked Ms. Bhandary as the Chief Financial Officer if she feels that having this Golf Course is a good idea from an income standpoint, and Ms. Bhandary agreed since there is income coming in right now. She stated in prior years the Golf Course had to make Debt payments, but now they are seeing a lot of inflow. Mr. McCartney asked if she projects that will continue provided we manage the Course properly from a Capital improvement standpoint, and Ms. Bhandary agreed.

Mr. Grenier stated everyone's Sewer rates are skyrocketing and we still have millions of dollars in Capital improvements to make. Ms. Bhandary stated if they wanted to take bonds out, the Golf Course should be able to fund that debt. Mr. Ross stated the reason the Golf Course can afford it is because the Township paid \$18 million of their debt off, and \$18 million could produce 1 mill a year in interest in an investment account. Ms. Blundi stated while the Golf Course debt was being refinanced, all of the money that came out of the refinancing went back into the General Fund to balance the Budget.

Mr. Grenier stated he would be in favor of moving forward with the new well at Hole 15 and the water service for the pond but not move forward with the 9th Hole irrigation pond; and he would not increase Park & Rec millage for the Pool, and instead offset that with excess money from the Golf Fund.

Mr. McCartney asked if we are creating another sense of non-transparency by doing this. He stated if we are taking money from the Golf Course to pay for the Pool, it will look like the Golf Course is costing taxpayer dollars but the Pool is not. He stated the Golf Course is not costing the taxpayers' dollars; and he feels the Golf Course should be left alone. Mr. Grenier stated that would mean that no matter how much money the Golf Course makes, all of that money should be re-invested in the Golf Course and should not be used to pay for anything else in the Township. Mr. McCartney stated they can take

the shortage in the Pool off of the General Fund transfer of \$455,000 that is not slated to go to the General Fund next year; however, Mr. Kratzer stated while that is correct, the General Fund needs support as well.

Mr. Kratzer stated initially they were proposing to fund all of the Capital projects with a combination of Golf Capital Fund and PAYGO out of the Operating Revenues. He stated we would not need to use any of the Operating Revenues if the 9th Hole irrigation pond project is deleted, and the \$550,000 would be added to the other \$555,000. He stated there would therefore be in excess of \$1.1 million. He stated he understands that Mr. Grenier is proposing to have an approximately \$289,000 Interfund Transfer to the Pool Fund which would eliminate the need for a Special Purpose millage rate increase, and addresses the Operating issue at the Pool in 2026. He stated they could transfer \$455,000 to the General Fund which is what they have been doing, and do \$225,000 to Golf Capital which is consistent with what has been done, and there would still be \$136,000 that could be put in the Golf Bond Repayment Fund.

Mr. Ross stated he would be in favor of what Mr. Kratzer has outlined. He stated he does not feel it makes sense to do the 9th Hole irrigation pond at this time because we are proposing to have a new well. He stated he does not know what the well is losing in water, and we do not know if the new well will make up for more than the loss. He stated they can look into this next year; and if it is good, we might be able to hold off on the 9th Hole pond for a few years.

Ms. Blundi stated when she was the Golf Liaison an individual came to the meetings who would provide facts about the pond, and she has advised the Board in the past that the pond liners needed to be done. She stated they are ten years past their life expectancy. She stated it is known that in some years the amount of money that we have had to pay to bring in water was very high up to \$900,000 in some years. Mr. Ross stated he believes that most of the bill is from the Sewer, and we are eliminating that with doing the water service line.

Mr. Lewis asked what would the payback be on the 9th Hole irrigation pond absent the other two items, and Mr. Fuller stated it is more of an operational issue. He added that we need the pond to store the water to draw the irrigation pump. He stated possibly they should spend some money and do a feasibility study of the irrigation system as a whole next year. He stated the irrigation pumps are twenty years old and are past their useful life. He stated he estimates it could be \$3 million to \$5 million for an irrigation system.

He stated they could hold off on spending the \$800,000 and spend \$10,000 to \$20,000 to look at the whole irrigation system to see what we should be doing.

Mr. Ross asked how many gallons the pond would hold, and Mr. Fuller stated he will have to provide that information. He stated ideally it would be a larger pond, but they hit rock during construction. Mr. Ross asked if a tank could be put in to solve the problem, but Mr. Fuller stated he did not believe so.

Mr. Lewis stated he feels an irrigation system study makes sense. He stated he would agree with the new well on Hole 15, and the water service for the pond. He stated he would be open to the 9th Hole irrigation pond since something will eventually need to be done with that; however, he has been told that we could get an additional year from that. Mr. Fuller stated he feels \$250,000 is a wise spend since no matter what is done with the pond we need water put into it. He stated he feels a study should be done first to determine if it is the right size. Mr. Grenier stated it may also not be at the right location at the top of the hill.

Mr. Lewis stated he would be in favor of delaying the 9th Hole irrigation pond pending a study. Mr. Kratzer stated there will be excess money in the Golf Capital Fund; and they could cost out what a Study would be. Mr. Grenier asked how specific we need to be in the Budget if we wanted to approve a Study at some point, and if we would need to put that in the Budget now. Mr. Kratzer stated he does not feel it would be a significant cost; and if it is taken from a dedicated fund related to the Golf Course, he does not feel that would be an issue. Mr. Lewis stated he would also suggest that with funds that come out of the Golf Fund, we should increase the Bond repayment which is a way of getting historically accurate; and any residual should go to the General Fund.

Mr. Grenier asked Mr. Lewis' opinion as to use of the Golf monies for the Pool millage. Mr. Lewis stated he feels people misunderstand the subsidies the taxpayers have been paying to the Golf Fund for multiple years. He stated the Golf repayment is not necessarily going to cover all of that on an interest or inflation-adjustment basis. He stated he would prefer to state upfront that the Pool needs help, and the taxpayers will subsidize it for a little while.

Mr. Kratzer stated at this point the only question as to consensus has to do with the Interfund Transfers coming out of the Golf Fund and whether a portion is going to be going the Pool Fund versus the other constituent funds.

Mr. Kratzer stated with regard to the Special Projects Fund there are Capital requests including the Chief's request for hand gun replacement and ammunition, and those will be privately funded using restricted donations through the LMT Community Foundation Fund. He stated the Taylorsville Road curb and sidewalk/drainage improvement project has an estimated cost of about \$2.5 million, and that would be dependent on the receipt of external funding. He stated there was also discussion about Stormwater Pollution Reduction Plan Project Design, and the Budget contemplates using \$500,000 of the remaining 2016 General Obligation Bond proceeds. He stated there was also discussion about the close-out of some of the legacy traffic signal improvement projects, and the potential of taking \$150,000 as a general placeholder using the 2016 General Obligation Bond proceeds to serve as a potential match as we are looking at a potential Green Light Go Application to improve some intersections within the Township.

A slide was shown of the 2016 General Obligation Bond proceeds, and what is anticipated to be the year-end Fund Balance as of 12/31/25 which is about \$1.8 million. He stated there is \$400,000 that is contemplated for Big Oak and Makefield intersection, which is a Capital Project that is rolling over into 2026. There is also \$180,000 for Phase 2 of the Woodside Road Multi-Use Trail, which is a placeholder that has to be priced out. He stated there is also Woodside Road and Taylorsville Road Trail Crossing in the amount of \$250,000, \$500,000 for the Pollution Reduction Plan that was just discussed, and \$150,000 for the Green Light Go Funding Program Application. He stated if all of these projects were executed at the estimated costs, there would still be about \$330,000 remaining of 2016 General Obligation Bond proceeds. He stated the Special Project funding is dependent on remaining proceeds in the 2016 General Obligation issuance. He stated we will have to consider how to fund Capital Projects after 2026.

The Board had no issue with any of the projects in the Special Projects Fund.

Mr. Kratzer stated there are no issues with the Liquid Fuels Account, and he noted that the 2025 Year-End Fund Balance is \$337,000. He stated the 2026 expected allocation in the Liquid Fuels Fund is \$980,000. He stated 20% of the current year allocation is available for equipment purchase which equals \$196,000. He stated in 2026, there will be \$533,000 of available funds for

equipment purchase. He stated there are some committed Capital purchases which were approved in 2025 that have not been paid for as shown on the slide, and there is the proposed purchase of a large dump truck in the amount of \$320,000 being funded through Liquid Fuels all within the available Equipment Purchase allotment that is available in 2026.

Mr. Kratzer asked the Board's opinion if they should proceed with the purchase of the large dump truck. Mr. Fuller stated the truck that this will replace is from 2009. the Board did not have an issue with this purchase.

Mr. Kratzer stated with regard to the Road Machinery Fund, it is funded through a Special Purpose Millage rate; and there is no proposed increase in the rate. He stated three Capital purchases are contemplated – a woodchipper at \$78,000, a crew cab with utility and plow to be financed over five years at a cost of \$14,700 for 2026, and a crew cab with plow to be financed over five years at a cost of \$12,900 for 2026. Mr. Grenier asked what the woodchipper is used for; and Mr. Fuller stated it is used for storm response and parks. He stated when trees come down in the middle of the night, it is easier to use that right away. He stated they also use it when trees fall down in a park. He stated the Golf Course also uses it if trees come down.

Mr. Grenier stated he knows that we leverage private tree removal companies, and many of them have their own woodchippers as well. He asked the cost to use them. Mr. Ross stated it would probably cost at least \$1,700 a day to rent a woodchipper. Mr. Grenier stated he is in favor of renting equipment; but that tool is needed in an emergency sometimes at 2:00 a.m. He stated they do rely on contractors a lot for tree work, and between Park & Rec and Public Works they probably spend more than \$200,000 in tree contractors. He stated they are replacing the existing woodchipper which was from 1995 because it is becoming unreliable when needed in an emergency situation. Mr. Grenier asked where it is stored, and Mr. Fuller stated the existing one is outdoors since he needs more indoor storage. The Board had no issue with this purchase.

Mr. Kratzer stated the Fire Hydrant Fund was discussed previously, and there is an Operating Deficit; and the Budget contemplates a small Special Purpose Millage Rate increase. He stated the current rate is .33 mills, and the Budget contemplates an increase to .373 mills with a taxpayer impact of \$1.87 additional assuming an average Residential assessment of \$43,600. He stated the increase is necessary to fund the increased cost associated with hydrant service due to not keeping pace with the cost of service over time and not adjusting the Hydrant Fund. He stated at this point there is no excess Fund balance.

Mr. Kratzer stated with regard to the Garden of Reflection, it is contingent upon funding, and money is coming in and money is going out.

Mr. Kratzer stated with regard to the Roadway Improvement Fund, there is no proposed increase in the Special Purpose Millage rate; and the Budget contemplates continued investment of \$2 million in the roadway system in 2026. He stated that anticipates approximately 6 miles of roadway. Roads have not yet been selected. Mr. Fuller stated there are about 31 miles that are sub-PCI of 50. He stated in 2025 we spent \$2 million on roads as well. Mr. Lewis stated he is in favor of spending more on roads including raising taxes to do that because of the potential impact to tires driving on bad roads.

Mr. Kratzer stated at this point they have removed Kids Kingdom design, the Olympic pool heater, the 9th Hole irrigation pond. He stated at this point there is support for a .53 mill increase in Special Purpose Park & Rec for purposes of the Pool, and there is a need to decide on the Interfund Transfers out of the Golf Fund. He stated if the \$550,000 that was contemplated to be PAYGO is no longer needed, there is about \$1.1 million.

Mr. Ross stated he would propose using money from the Golf Fund to not raise taxes for the Pool. Mr. McCartney stated he would keep the .53 to increase specifically for the Pool and not use the Golf Funds to go toward the Pool.

Ms. Bhandary stated they contemplated \$500,000 coming from Golf Capital; and she asked if they are not doing the \$800,000 are they taking that away. Mr. Kratzer stated he was contemplating that the \$550,000 that was coming out of the Golf Fund Operating Budget would not be needed so that there would be excess Operating Revenues. He stated the remaining \$250,000 which would be the dedicated irrigation line and the new well would come out of the Golf Capital. Ms. Bhandary stated we would therefore reduce the \$500,000 to \$250,000 coming in from Capital, and Mr. McCartney agreed.

Mr. Kratzer stated they could continue the \$455,000 in the General Fund, put \$225,000 back in Golf Capital, pull the \$289,000 to the Pool Fund, and take what was \$75,000 for Golf Bond repayment and increase it to \$136,219.

Mr. Grenier stated Golf is a Park & Rec function so Golf funding the Park & Rec Fund "is not a big jump." Mr. McCartney stated it is one income-producing success offsetting a failure. He stated we cannot find a way to make the Pool work without giving it funds from somewhere else. Mr. Grenier stated while he does not disagree, this year will be an experimental year to understand

what is next. He stated the Board has inherited some of these items, and they have been trying for the last several years to make things work. Mr. McCartney stated the Pool is not a community failure – it is a financial failure. He stated there is an intangible value to having a community pool. Mr. Grenier stated we would like to increase the use of the Pool because it has fallen off.

Ms. Blundi stated she hopes that there will be a groundswell from the community to proceed with Kids Kingdom as there was when it was originally built. She stated that might then spread to the whole area. She stated while it is not the Township, there is investment needed in the Library. She stated we are also rehabbing the courts in that area, and it would be great to get more interest in the Pool and more feedback as to what the residents would like to see at the Pool. Ms. Blundi stated it is difficult for her to make decisions today that will bind the Board next year.

Mr. Kratzer stated after checking the numbers with Ms. Bhandary there will be excess Operating Revenues in the Golf Fund of about \$1.1 million. He stated they could transfer \$289,00 to the Pool Fund, \$455,000 to the General Fund, which is consistent with the 2025 General Fund transfer, \$225,000 to Golf Capital, which is consistent with the 2025 Golf Capital transfer, and \$136,219 to Golf Bond Repayment, which is greater than what was transferred in 2025 which was \$75,000. He stated the Board will need to decide what they will do about the Pool Fund, and that will potentially impact the other Interfund Transfers.

Mr. McCartney stated he would be in favor of keeping the .53 millage increase specifically for the Pool. Mr. Lewis stated he would be in favor of keeping it as well. Mr. Grenier stated he is not in favor of that. Mr. Ross stated he is also not in favor of that. Ms. Blundi asked if she agrees to back away from the Park & Rec Fee would there be a guarantee that the money that is being transferred will be spent at the Pool, and Mr. Kratzer stated it would have to. Ms. Blundi stated there were prior Budgets where items were in the Budget, but they did not happen. Mr. Grenier stated that would not be a choice, and they will “bird dog” the RFP for the bathrooms as well. Ms. Blundi stated she would therefore not be in favor of the tax increase for Park & Rec.

Mr. Kratzer stated there will therefore be a direct Interfund Transfer from Golf to the Pool in the amount of \$289,279, an Interfund Transfer from Golf to the General Fund in the amount of \$455,000, \$225,000

to Golf Capital, and \$136,219 to Golf Bond Repayment which does not have an intended purpose at this point. Mr. McCartney stated he is glad that the Golf Course is profitable in order for us to be able to make these transfers and to save the Pool. It was noted that there will be a slight tax increase to the Fire Hydrant Fund.

* Authorize Advertisement of the Required Public Notice

Mr. Ross moved to authorize advertisement of the proposed 2026 Fiscal Budget subject to the following Amendments: Eliminate Kids Kingdom design, remove Olympic pool heaters, remove the 9th Hole irrigation pond, revise the document to reflect Interfund Transfers from the Golf Fund \$289,279 to the Pool Fund, \$455,000 to the General Fund, \$225,000 to the Golf Fund Capital Reserve, and \$136,219 to Golf Bond repayment.

Mr. Lewis asked if the Stormwater Fee is included in the Budget; and Mr. Kratzer stated it is not at this time, and to the extent that is done, it would be additional savings for the General Fund. Mr. Grenier asked when they would need to make that decision for 2026, and he asked what the impact would be if they were to levy a Fee after the Budget was advertised. Mr. Lewis suggested that they include it in the Budget as a placeholder, and Ms. Carlton agreed it could be a placeholder with a TBD. Ms. Blundi stated she would therefore be voting on a Budget that assumes there would be a Stormwater Fee, and she is not comfortable with that. Mr. Kratzer stated it assumes there would be an Interfund Transfer from the Stormwater Utility Fund to the General Fund in the amount of \$283,000. Mr. Lewis stated HRG has discussed this; and Ms. Blundi stated while that is correct, HRG was to provide more direction. Mr. Grenier stated this was on one of the slides and \$283,000 was put there. Mr. Kratzer stated that was based on what was being modeled and was a portion of his wage, Mr. Fuller's wage, and Ms. Bhandary's wage.

Mr. Grenier stated they would have to include it as an unfunded line item in the Budget; but before it is executed, the Board will have to vote on the actual implementation, and Ms. Carlton agreed. Mr. Lewis stated we would not want a circumstance where someone determines that it is a material change in the Budget and we would have to re-open it or have a secondary meeting right after.

Mr. Lewis stated this is the way we do the Fee Schedule, and we did not give the list of Fees tonight.

Mr. Ross moved to include a Stormwater Management Fee, and Mr. Lewis seconded the Motion.

Mr. Kratzer stated with regard to the \$283,000 it was made up of 10% of his and Ms. Bhandary's wage, 20% of Mr. Fuller and Susan, the Admin in the Public Works Department, 15% of existing Public Works staff, and the part-time basin maintenance staff.

Ms. Laurie Grey stated she is a Township resident. She stated she would like a summary of all of the additional special fees, increases to the taxpayers including the Stormwater Management Fee, the increase to the millage, and the Hydrant increase understanding that the Stormwater Management Fee has not yet been approved.

Mr. Ross stated the General Millage would go up from 13.88 to 14; however it was noted that was not approved, and Mr. Kratzer had only offered that as an option. Mr. Ross stated it would therefore only be the Hydrant Fee. Mr. Grenier stated that would be an increase of about \$1.87. Ms. Grey stated there will also most likely be the Stormwater Management Fee although that has not yet been approved.

Mr. Grenier stated at this point they are only voting on advertising the Budget, and it will be publicly available. It will not be approved until the second meeting in December.

Motion carried unanimously.

PUBLIC WORKS

Highland Drive Drainage Improvements Project

Mr. Lewis moved, Mr. Ross seconded and it was unanimously carried to approve Change Order #1 for additional streambank clearing and armoring at a total cost of \$31,078.00 and Change Order #2 Re: proposed modifications to pavement restoration at an additional cost of \$16,767.30.

2025 Road Program Update

Mr. Fuller stated they are working with Pennoni, our engineering firm, and the contractor, Harris Paving. He stated the last road that was paved was Edgewood, and there are some deficiencies with Edgewood Road that they are working through, and they are getting the asphalt manufacturer involved. Mr. Fuller stated any type of remediation will be done in the spring due to weather. Mr. Fuller stated there was a small section of S. Esther that was contemplated in the Contract for 2025, and that is going to be removed from the Contract due to weather; and that removal from the scope of work will be a Change Order in the future. He stated the Board previously approved the Change Order for the bike path along Roelofs within the Contract, and that will also be removed from their scope of work via a Change Order, and it will be rolled into the next Contract for 2026 due to timing.

Cardinal Drive Pickleball Court Project

Mr. Lewis moved and Ms. Blundi seconded to approve Payment Application #3 in the amount of \$78,719.48, Payment Application #4 (Change Order #1) in the amount of \$8,827.87, and Payment Application #5 (Change Order #2) in the amount of \$48,816.16.

Mr. Grenier asked Mr. Fuller if he is satisfied with all the work that has been done; and Mr. Fuller stated the contractor has been great, all the asphalt is done, and the fencing is done. He stated they need spring weather to do the acrylic seal.

Motion carried unanimously.

SOLICITOR'S REPORT

Ms. Carlton stated the Board met in Executive Session prior to the meeting and discussed issues related to employment, a litigation matter, and Real Estate.

Approve Authorizing Deed of Easement and Extinguishment of Existing Easement for the Wright Subdivision

Ms. Carlton stated the Board received this information in their packet for a Deed

of Easement and Extinguishment of an existing Easement between the Township, Lower Makefield Township Farmland Preservation, and Pennsylvania American Water Company. Ms. Carlton stated they are asking the Board to authorize to execute this and move it to Pennsylvania American Water Company for their signature.

Ms. Blundi moved and Mr. Lewis seconded to authorize the Deed of Easement and Extinguishment of existing Easement for the Wright Subdivision.

Mr. Kratzer stated this will extinguish an unused Sanitary Sewer Easement on the property. Ms. Blundi asked who will Record it, and Ms. Carlton stated she will. Ms. Carlton stated the Township and Farmland Preservation will sign, and then she will ask Pennsylvania American to send it back to the Township to Record.

Motion carried unanimously.

SUPERVISORS' REPORTS

Mr. Grenier stated there was a Special Exception matter before the Planning Commission for a home in the floodway on River Road that the Planning Commission recommended for approval to the Zoning Hearing Board; and the Board of Supervisors will need to address Board participation. He stated MMA presented their Act 537 Plan to the Planning Commission, and the Planning Commission recommended that the Board of Supervisors have our engineer review the Feasibility Study and any design information that we can get prior to the Board making a decision.

Mr. Lewis stated the EAC met and reviewed their successful event on single-use plastics and their plans for upcoming recycling events.

Ms. Blundi stated Allegiant will be flying out of Trenton-Mercer going forward so there are now two carriers there, and the Airport Review Panel will be discussing this.

OTHER BUSINESS

Boards and Commissions Reorganization Discussion and Motion

Mr. Grenier stated the Board has previously discussed this, and the Township Manager has progressed his recommendations for a plan moving forward on how to address our multitude of Boards and Committees.

Mr. Kratzer stated the memo he provided is similar to what was previously presented to the Board of Supervisors, and there has been some additional discussion of the potential recommendation of combining the Historical Architectural Review Board and the Historical Commission into a single body which is titled in the memo as Historical and Architectural Review Commission. He Kratzer stated the discussions that have taken place so far relate to maintenance of continued Certification through the Pennsylvania State Historic Preservation Offices Certified Local Government Program. He stated the memo has been modified to reflect the caveat associated with that potential action.

Mr. Kratzer stated the only other change was the elimination of the reference to the Sewer Authority since that was properly disbanded through the Department of State.

Mr. Grenier stated one of the recommendations that the Board received from the Patterson Farm Committee was that because they have now completed their assigned task, the Board of Supervisors could sunset that Committee. Mr. Kratzer stated that was discussed by one of the members at a Patterson Farm Master Plan Implementation Committee meeting, and that member had pointed out that some of the initial charges that were placed on that Committee had been satisfied. Mr. Kratzer stated he does not know if that was a body recommendation, but that was a discussion that occurred post the original version of the memo that was sent to the Board of Supervisors.

Mr. Lewis moved and Mr. McCartney seconded to instruct the Township Manager to begin the process of drafting the Enabling Ordinances to effect the recommendations.

Mr. Grenier stated the memo he has does not recommend sunseting the Patterson Farm Committee yet, and Mr. Kratzer agreed it does not. Mr. Grenier asked Mr. Lewis if he would add that to his Motion since that Board is recommending that, but it did not make it into Mr. Kratzer's

memo. Ms. Blundi stated a member of the Board raised that, and Mr. Kratzer agreed. Mr. Grenier asked Mr. Ross if he knows what that Committee wants to do or if he had a recommendation based on his interaction with them. Mr. Ross stated that might have been just one of the members, and he does not know if it is all of the members. He stated they did do a great job putting together the Master Plan, and the Board of Supervisors is implementing it.

Mr. Grenier asked if there is an interest in sunseting that Committee now, and Ms. Blundi stated she is not interested in doing that now. She stated one member at the meeting did ask if it was time for the Committee to end, although she believes that it may have been rhetorical; and the rest of the Board specifically said no. She stated they have National Historic Registration work that is ongoing and they still plan on meeting. Mr. Grenier asked what they are doing. He stated based on what he was hearing from some of the discussions he had with some of the members of that Committee was that the current Charter of the Committee may have run its course, and the Board of Supervisors would re-constitute it in a different way once we move on with implementation versus what is in the current Charter. Other Board members stated they felt it was too soon to do that.

Mr. Grenier stated there has been discussion about a Utility Review Committee to include review of PECO, PA Water, and Aqua, etc. since the Electricity Reliability Committee has “fallen off and has recommended that there be something new happening there;” and he would be in favor of that.

Mr. Grenier stated with respect to HARB and the Historical Commission this relates to the Study that will be done, and we want HARB’s input on other things. He stated when he was the HARB Liaison in 2021/2022 HARB was very busy, and they had great input; and at that point the Historical Commission barely ever had a quorum to meet on anything. He stated both Committees have great resources, and a lot of them overlap. He stated HARB was focused on the one neighborhood as that was what they were there for by Ordinance, and the Historical Commission was doing other things. He stated they have to rely on their Liaison to communicate between the two to integrate stuff. He stated when he was Liaison, he was constantly talking to all of them, but there was never a chance for them to sit down together in a public meeting, follow Sunshine Act rules, and combine forces to do a good job. He stated he would be in favor of combining them in a meaningful way that still covers the CLC requirements which we are well aware of so that we could take advantage of both the HARB architects’ technical skills combined with the advocacy and technical skill Certifications that the Historical Commission members have so

that there is a larger historical group that can cover more ground and can be leveraged with one meeting instead of having the Liaison trying to cover both with “things getting lost.”

Mr. Kratzer stated initially the memo did mention a Friends of Slate Hill Cemetery, and there was feedback around that. He stated he took that out of the memo, but that could continue to be discussed if necessary. He stated there was some concern about over-formalizing the group which might cause some members to not like the formality of that. Mr. Grenier stated one thing we have to be careful of is that these are formal groups set up by Statute that are subject to the Sunshine Law. He stated he is not speaking about this group specifically adding that earlier this year Mr. Kratzer had to send out a memo related to following the rules relative to following the Ordinances, Resolutions, and the Sunshine Act. He stated formalizing things is a way to protect people so that they can be successful in some of their activities and that everything “is okay.” Mr. Kratzer stated if the combination of HARB and the Historical Commission occurs, there can be continued discussion on the issue since there is no formal group for Slate Hill Cemetery currently. Mr. Grenier stated the group that has been “pushing it has had a lot of success,” and we want to support that; and sometimes creating a formal group allows them to have even more success and more access to more things that they could run with.

Ms. Blundi stated with regard to combining the Historical Architectural Review Board and the Historical Commission, she understood that there was some concern that we had to wait for SHPO because the Historical Commission gets a lot of Grants. Mr. Kratzer stated he does not know that it is inherently counter to any requirement of CLG, and that is why this has been revised to say to the extent that it happens, we have to be mindful of this; and we have to make sure that the constituencies and requirements of CLG are continued to be met. He stated it does not require two separate bodies.

Ms. Blundi stated she felt HARB was limited to the Historic District, and Mr. Grenier stated it is limited to the Traditional Neighborhood Development area. Ms. Blundi stated she understood that the reason that they were not meeting was because there was nothing for them to meet about. She stated they also have a hard time maintaining membership. Mr. Grenier stated in 2021/2022 when he was the Liaison they were meeting all of the time, and Ms. Blundi stated that was because Mr. Grenier brought them into Prickett. Mr. Grenier stated they also had the Point, the skateboard facility, signage issues, and a restaurant. Ms. Blundi stated that could happen again.

Mr. Grenier stated they can be leveraged, and they do not only have to do the “TND stuff, and we still need to have them around.” He stated if they are not busy and they are not meeting at all, we are not taking advantage of their skill set. He stated he feels that we can use them for other things that we want them to do. Mr. Grenier stated they were originally constituted just for that neighborhood unless we bring them in like he did for Prickett. He stated he would like to see them involved in more.

Ms. Blundi asked if Mr. Kratzer will prepare something else for the Board to review, and Mr. Kratzer stated they will continue to explore the ability to meet the CLG requirements and make sure that the requirements of HARB continue to be met. He stated if the Board wants to proceed there would be something that would outline the roles and responsibilities of the entity, and that would be brought back before the Board of Supervisors. He stated they are not effectuating any immediate changes at this point.

Ms. Blundi stated she has always heard that the Airport Review Panel is a “Panel” as opposed to an actual arm of the Township which is one of the reasons why we have a Yardley Borough member on it. She asked for clarification on this as that Committee’s members do not like being on camera. She stated if they are really just a group of concerned citizens, they might not need to be as regulated. Mr. Kratzer stated he will look into the history of that.

Mr. Grenier stated the Planning Commission, Zoning Hearing Board, and EAC are unchanged. He stated some Committees are being sunsetted because they do not meet anymore, some are potentially being combined, and there may be one or two new Committees based on some things that we are doing. He stated Mr. Kratzer will make sure that all of the paperwork is in order for all of this, and will then bring it back to the Board of Supervisors.

Ms. Cathy Hanville stated she is a resident of Lower Makefield and a member of two Township Commissions, and she is present to speak about the proposal to merge HARB and the Historical Commission. She stated when she saw this proposal she contacted their Liaison, Megan at the State Historic Preservation Office (SHPO), to understand the implications. She stated Megan asked if there was a public process, were the Chairs and members of both Commissions consulted, and what was the stated goal of the merger. Ms. Hanville stated the answer to all of those is no, and the only clear aim seems to be reducing the number of Commissions. She stated neither Chair nor any Commission members were asked for input, and the item was on the Agenda as a generic reorganization. Ms. Hanville stated the Historical Commission only found out because they

routinely review the Board of Supervisors' Agendas, and they then requested a meeting with the Township Manager so that they could understand what was happening. She stated it is important to remember that LMT is a Certified Local Government, and that status provides funding for historic preservation such as the Edgewood Village Design Guidelines and the monies recently used to repair the headstones at the Cemetery. She stated SHPO is currently conducting a CLG review of the Township to help us improve our practices including concerns such as HARB not meeting the required four times per year. Ms. Hanville stated given that this review is underway, there is no practical reason to merge the Commissions right now; and a more reasonable approach would be to wait for the CLG review results, and use those recommendations coinciding with the 2019 Master Plan Historic Resources Section and then decide the best structure for preserving historic resources in the Township.

Ms. Hanville stated the Historical Commission is not opposed to improving efficiency or coordination, and they agree that their 1977 Founding Resolution is outdated and needs to be updated; and they included that as one of their 2026 goals. She stated before revising it, they needed clarity on whether next year's Board would move forward with the Demolition Ordinance since that would directly affect their responsibilities. She stated the CLG review would also be able to guide them on how to modernize the Ordinance.

Ms. Hanville urged the Board to re-visit the Historical Resources Section of the 2019 Master Plan as several goals remain unmet including updating the Historic Survey, which is in progress, pursuing National Register nominations, evaluating additional Historic Districts, and considering tools such as the Demolition Delay Ordinance, a Township-wide Overlay District, and preservation incentives.

Ms. Hanville stated a merger without public input or the input of both effected Commissions or supporting data risks weakening historic preservation in LMT. She stated there is an opportunity to follow transparent, informed processes instead. She stated she believes this is the same for the Patterson Farm Committee, and she feels there are a lot of reasons why things were said; and any changes there also need to be discussed with that Board or have them here to speak.

Mr. Grenier asked if Ms. Hanville on her own contacted a State Agency about LMT policies and procedures without Supervisor guidance to do so; and Ms. Hanville stated she talks to Megan at SHPO all the time as she is their Liaison at SHPO, and they discuss a number of things. Mr. Grenier stated Ms. Hanville is not the designated CLG contact for Lower Makefield Township,

and she took it upon herself to address Township issues which is not following protocol. He stated Ms. Hanville has also tried to change membership status on multiple Commissions and change Website status. He stated there are rules and procedures. Ms. Hanville asked that she be shown the Rules and Procedures Manual that they are supposed to be following.

Mr. Lewis stated this is an open process, and they have not yet drafted a final Ordinance. He stated options from our Township Manager are being presented to the public, and the Board is suggesting that he write an Enabling Ordinance. Mr. Lewis stated that would then be up for public discussion as well. He stated input was received, and they are revising their recommendations accordingly assuming the Motion passes. He stated they are open to dialogue, and they would not do anything that would jeopardize our CLG status. He stated while Ms. Hanville might have policy disagreements with Board decisions, in this case there is nothing yet to disagree with formally as they are just considering this matter. He hopes that whatever is drafted Ms. Hanville will give it a fair hearing.

Mr. Grenier stated he has not heard from the Liaison or the Township Manager if the Historical Commission, which has been aware of this for a while, ever provided any formal recommendations to the Board that have been taken up in public debate during the Historical Commission public meetings per Sunshine Act requirements and then voted on and delivered to the Board on this matter. Mr. Grenier stated he has never received a memo from the Historical Commission, HARB, or anyone else related to this. He stated he is aware from talking to different Supervisors and Supervisor candidates that individual members of the Historical Commission have been reaching out to them to advocate for positions on this specific matter; however, he is not aware in talking to the Township Manager that the Historical Commission had a public debate during a public meeting where a Motion was made and voted on stating that these were the recommendations of the Historical Commission for this particular issue. He stated he has seen nothing like that delivered to the Board.

Ms. Hanville stated they discussed it at their last meeting at length, but a Motion was not made; and their discussion ended up that they would come and speak since before Mr. Kratzer wrote up anything, they wanted to give some feedback. She stated they did meet with Mr. Kratzer to give feedback, and he heard about the issue with Slate Hill. She stated they wanted to come to the Board of Supervisors meeting and speak to the issue. She stated different members of the Historical Commission have spoken to most of the Supervisors individually.

Ms. Monica Hinden stated she is a resident of the Township and a member of the Historical Commission. She stated the Historical Commission does not feel that they have been involved in this conversation at all. She stated they recognize that there is nothing up for a vote right now, but drafting things without speaking to the Historical Commission and HARB seems inappropriate. She stated she is new to Government, and she does know all of the By-Laws, and they have never received a document. She stated they are just trying to do their best. She stated a lot of what has been discussed tonight about this makes sense, but the Historical Commission wants to understand more. She stated the Historical Commission has discussed it, but they have not presented anything to the Board of Supervisors because nothing has been presented to the Historical Commission. She stated while she does not understand the process, if the Board of Supervisors is bringing up a change that will affect volunteers on the Historical Commission who are putting a lot of time into the community, it should be brought to them; and then the Historical Commission could provide feedback early on.

Ms. Hinden stated they all agree on CLG since it means they are a Government that gives focus, attention, and credence to history; and it helps them get money, attention, and opportunities. She stated communities with CLG status are known for having higher property values and more vibrant communities.

Ms. Hinden stated she is concerned that this issue has become combative when it does not need to be. She asked that the Board of Supervisors talk to them if there is something that the Historical Commission is proposing or doing wrong as they want to do the best for the community.

Mr. Grenier stated the normal process for Committees talking to the Board and vice versa is through their Liaison and there is that open channel of communication. He stated they would get feedback from the Liaison, and the Liaison would bring back information to the Board of Supervisors to discuss, and the Liaison would then take that back to the Committee. He stated these are usually addressed during Supervisor Reports and decisions are made on how to move forward with the issues presented. Mr. Grenier stated he is frustrated as the Chair when he is trying to put items on the Agenda when he does not see anything from the Historical Commission although he hears that they are calling individual Supervisors, although they have never called him. Ms. Hinden stated he has reached out to Mr. Grenier. Mr. Grenier stated he reached out to one member four times about this issue, and they never answered. He stated he received one e-mail from Joe Camaratta yesterday afternoon about this; but when he called him, he did not answer. Mr. Grenier stated he should not have

to go to the Historical Commission since he is not the Liaison to that Committee. He stated all Committees should go through their Liaisons to make sure information is getting to the Board, or if that is not working, they should make sure that the Township Manager gets something to provide to the Board so that the Board can read it ahead of time.

Ms. Hinden stated she is concerned about information coming to the Historical Commission as they were not getting any information about this. She stated anything they knew was because they searched it out. She stated they are concerned because they do not completely understand what is happening, and they do not feel that they are part of the conversation at all. She stated as an active Commission she feels they could be helpful in forming some decisions, and she feels the Board should want volunteers who want to do that. Mr. Grenier stated they are also looking at fifteen or twenty other Commissions, and they have had the same level of communication back and forth, and they seem "okay." Ms. Hinden stated they are all volunteers; and if this is handled incorrectly, she is concerned that we are going to lose a great team that is serving right now.

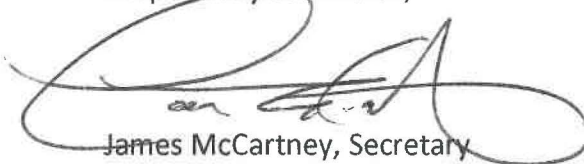
Motion carried with Ms. Blundi opposed.

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 12:25 a.m.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "James McCartney", is written over a horizontal line.

James McCartney, Secretary

LOWER MAKEFIELD TOWNSHIP

BOS MEETING - 11/19/2025

INTERFUND TRANSFERS

OCTOBER 2025 INTERFUND TRANSFERS		
Fund		
01- GENERAL FUND TO 9/11 MEMORIAL ACCOUNT		2,411.71
GENERAL FUND TO DEFINED CONTRIBUTION PENSION PLAN ACCOUNT		9,845.47
GENERAL FUND TO DEFINED BENEFIT NU PENSION PLAN ACCOUNT		362,154.00
GENERAL FUND TO DEFINED BENEFIT POLICE PENSION PLAN ACCOUNT		1,513,816.00
03- GENERAL FUND TO DEFINED CONTRIBUTION PENSION PLAN ACCOUNT		516.92
05- PARKS AND RECREATION FUND TO DEFINED CONTRIBUTION PENSION PLAN ACCOUNT		2,417.18
PARKS AND RECREATION FUND TO DEFINED BENEFIT PENSION PLAN ACCOUNT		20,894.00
09- POOL FUND TO DEFINED CONTRIBUTION PENSION PLAN ACCOUNT		765.76
POOL FUND TO DEFINED BENEFIT PENSION PLAN ACCOUNT		6,965.00
		1,919,786.04



Daniel R. Grenier

James McCartney

Suzanne S. Blundi

John B. Lewis

Matt Ross