

LOWER MAKEFIELD TOWNSHIP
BOARD OF SUPERVISORS
August 19, 2026
7:30 pm

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Public Comment will be available by phone when the chair calls for public comment. You can dial in by following these easy steps.

- 1.) Dial **646-876-9923**
- 2.) Enter meeting ID **267 274 1100#** when prompted
- 3.) Click # when prompted to enter the participant ID
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PUBLIC COMMENT ON AGENDA ITEMS WILL BE TAKEN AS EACH ITEM IS DISCUSSED

1. CALL TO ORDER—Matthew Ross, Chair
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. COMMUNITY ANNOUNCEMENT
 - a. Reminder—During this portion of the agenda, residents and youth organizations may call in to make a special announcement or contact the township at admin@lmt.org to request a special announcement be added to the agenda.
 - b. Make the most of the remaining summer season by becoming a member of the LMT Pool. It's a great way for families to relax, stay active, and enjoy everything the community has to offer. August only memberships can be purchased at a reduced rate conveniently online at www.lmt.org or in person at the at the Lower Makefield Township Community Center, 1550 Oxford Valley Road Yardley, PA 19067.
 - c. The Kim Rock Group will be hosting a FREE Community Shredder Event on Saturday, September 26, 2026 from 9:00 am to 12:00 pm in the pool parking lot, 1050 Edgewood Road Yardley, PA 19067. For more information visit our township calendar at lmt.org and you can Pre-register at www.shredbucks.com.
 - d. Lower Makefield Township, along with Yardley Borough, will be hosting an E-Waste Recycling event, offering Township and Borough residents the opportunity to responsibly recycle obsolete electronics. This event will take place in the Pool Parking lot, 1050 Edgewood Road Yardley, PA 19067 on Saturday, November 21, 2026 from 9:00 am to 12:00 pm. For more information or to register, please visit our website calendar at lmt.org.

5. PUBLIC COMMENT ON NON-AGENDA ITEMS
6. PRESENTATION OF CERTIFICATES OF APPRECIATION TO KIERAN WARD AND ALLISON PEREZ-PEÑA FOR THEIR SERVICE IN THE LOWER MAKEFIELD TOWNSHIP POLICE EXPLORER PROGRAM
7. ENVIRONMENTAL ADVISORY COUNCIL—HERITAGE TREE PRESENTATION AND RECOMMENDATIONS
8. CONSENT AGENDA ITEMS
 - a. Approve the Minutes for the July 15, 2026 Meeting.
 - b. Approve Warrant List dated August 5, 2026 in the amount of \$1,434,505.76.
 - c. Approve Warrant List dated August 19, 2026 in the amount of \$494,768.72
 - d. Authorize Interfund Transfers for July 2026 in the amount of \$21,037.92.
 - e. Approve July 2026 Treasurer's Report.
 - f. Approve Payment Application #1 to Armour and Son's Electric, Inc. in the amount of \$153,580.10 for the Big Oak and Makefield Road Traffic Signal and ADA Improvement Project.
 - g. Approve Payment Application #2 to Armour and Son's Electric, Inc. in the amount of \$170,063.28 for the Big Oak and Makefield Road Traffic Signal and ADA Improvement Project.
 - h. Authorize approval of Escrow Release #3 in the amount of \$71,816.60 for 1101 Big Oak Road Subdivision.
 - i. Authorize the Release of a Request for Proposals for Appointed Township Auditor for the Years Ending December 31, 2026, December 31, 2027, and December 31, 2028.
 - j. Award the 2026-2029 Township Facilities Trash & Recyclable Materials Collection & Disposal Bids to Whitetail Disposal, LLC in the base contract amount of \$109,243.48 for a term commencing on September 1, 2026 and expiring on December 31, 2029.
 - k. Approve Change Order No. 01 in the amount of \$4,919.46 and Payment Application No. 01 – Final in the total amount of \$71,767.13 (inclusive of Change Order No. 01) to Mainstream Services, LLC for the 2026 Spring Tree Planting.
 - l. Approve Payment Application #2 to Earle Asphalt Company in the amount of \$518,458.50 for the 2026 Road Program.
 - m. Approve Payment Application #3 to Earle Asphalt Company in the amount of \$671,653.80 for the 2026 Road Program
 - n. Consider authorizing the lease of (2) 2026 Chevrolet Equinox, one (1) 2026 Ford Maverick XL AWD, and one (1) 2026 Toyota Camy LE from The Bancorp, Inc. at a total annual lease cost of \$28,746.84. These contemplated leases had a 2026 budgeted annual expense of \$36,000 (full 12 months) & the actual to be incurred for 2026 is \$7,186.71 (annualized \$28,746.84). Vehicles will be purchased from an authorized COSTARS dealer.
 - o. Consider authorizing the purchase of police upfitting by S.K.D. Tryon's Emergency Vehicle Upfitting, Inc. (COSTARS Contract 012-E22-306) at a cost of \$18,336.20 for the 4 vehicles (2026 budgeted expense of \$30,000).
 - p. Consider authorizing the purchase of a 2027 Ford F-350 pickup truck with upfitting (plow, lift gate, and emergency lighting) [Unit 326]. Truck is purchased from C&C Ford Sales Inc dba Chapman Chrysler Jeep Dodge Ford (COSTARS Contracts #025-E22-425) in the amount of \$55,824.00 and upfitting by Levan Machine Company, Inc. (COSTARS Contract 025-E22-435) in the amount of \$20,495.00. Total cost \$76,319.00 (Budgeted item \$75,000.00 – Road Machinery Fund 36-430-351 – 5 Year Finance w/2026 Budgeted Expense of \$12,900.00 (equates to 3 Quarterly Payments) & the actual to be incurred for 2026 is \$12,925.34.

- q. Consider authorizing the purchase of a 2027 Ford F-350 Chassis truck with upfitting (utility body, plow, fuel tank, and emergency lighting) [Unit 322]. Truck is purchased from C&C Ford Sales Inc dba Chapman Chrysler Jeep Dodge Ford (COSTARS Contracts #025-E22-425) in the amount of \$62,019.00 and upfitting by Levan Machine Company, Inc. (COSTARS Contract 025-E22-435) in the amount of \$43,469.00. Total cost \$105,488.00 (Budgeted item \$85,000.00 – Road Machinery Fund 36-430-351 – 5 Year Finance w/2026 Budgeted Expense of \$14,700.00 (equated to 3 Quarterly Payments) & the actual to be incurred for 2026 is \$17,865.35.
 - r. Consider authorizing the purchase of a 2027 Ford F-350 Chassis truck with upfitting (utility body, service crane, and emergency lighting) [Unit 600]. Truck is purchased from C&C Ford Sales Inc dba Chapman Chrysler Jeep Dodge Ford (COSTARS Contracts #025-E22-425) in the amount of \$60,811.00 and upfitting by Levan Machine Company, Inc. (COSTARS Contract 025-E22-435) in the amount of \$59,910.00. Total cost \$120,721.00 (Budgeted item \$135,000.00 – Parks & Rec Fund 05-470-351 – 5 Year Finance w/2026 Budgeted Expense of \$22,500 (equates to 3 Quarterly Payments) & the actual to be incurred for 2026 is \$20,445.23.
 - s. Authorize Township Manager and/or Chief Financial Officer to execute any necessary documentation regarding the Lease/Purchase Finance Agreement with Santander Bank for agenda items 8.p. through 8.r. Term of 60 months with quarterly payments at a rate of 4.74%. The term and rate align with the budgeted financial lease/purchase allocation.
9. COMMUNITY DEVELOPMENT
- a. Consider approval of the Farm's Edge at Shady Brook Farm Access Roadway Land Development Plan.
10. ENGINEER'S REPORT
- a. Lower Makefield Township Pollution Reduction Plan (PRP) Proposed Amendment
11. FINANCE DEPARTMENT
- a. 2027 Budget—Proposed Budget Calendar
12. MANAGER'S REPORT
13. POLICE DEPARTMENT
- a. Co-Responder Program Update
14. PUBLIC WORKS DEPARTMENT
- a. Consider authorizing the expenditure of up to \$13,000 to convert 2 existing tennis courts to accommodate 4 flex courts (2 tennis and 4 pickleball) at Community Park.
15. SOLICITOR'S REPORT
- a. Consider approval of an Ordinance amending the Lower Makefield Township Zoning Ordinance providing for language that other lawful uses not explicitly provided for shall be permitted by conditional use in the Commercial-Highway Services (C-2) District.
 - b. Consider approval of an Ordinance amending Chapter 173 ("Stormwater Management") to amend Chapter 173, Attachment 1, Appendix A ("Operation and Maintenance (O&M) Agreement")
 - c. Ratification of the Order from the Bucks County Court of Common Pleas re: 600 Township Line Road.
16. DISCUSSION ITEMS

17. SUPERVISORS' REPORTS

- Matt Ross – Board of Appeals; Disability Advisory Board; Environmental Advisory Council
- John B. Lewis – Citizens Traffic Commission; Electricity Reliability Committee; Electronic Media Advisory Committee; Planning Commission
- Colin Coyle – Farmland Preservation, Inc.; Historical Architectural Review Board; Historical Commission; Human Relations Commission; Patterson Farm Master Plan Implementation Committee
- Judi Reiss – Golf; Park & Recreation Board; Seniors; Trenton Mercer Airport Review Panel
- Daniel R. Grenier – Board of Auditors; Emergency Management; Stormwater Management Committee; Zoning Hearing Board, SR332/Stony Hill Road/Edgewood Village Integrated Master Plan Committee

18. OTHER BUSINESS

19. APPOINTMENTS/REAPPOINTMENTS TO BOARDS AND COMMISSIONS

20. ADDITIONAL PUBLIC COMMENT ON NON-AGENDA ITEMS IF NEEDED

21. ADJOURNMENT

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