

TOWNSHIP OF LOWER MAKEFIELD
BOARD OF SUPERVISORS
MINUTES – JULY 15, 2026

The regular meeting of the Board of Supervisors of the Township of Lower Makefield was held in the Municipal Building on July 15, 2026. Mr. Ross called the meeting to order and called the Roll.

Those present:

Board of Supervisors: Matt Ross, Chair
 John B. Lewis, Vice Chair
 Judi Reiss, Secretary
 Colin Coyle, Treasurer
 Daniel Grenier, Supervisor

Others: David W. Kratzer, Jr., Township Manager
 Maureen Burke-Carlton, Township Solicitor

COMMUNITY ANNOUNCEMENTS

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.

Mr. Lewis reminded residents about LMT Pool membership, highlighting the capped household membership fee of \$600. Mr. Lewis announced a Red Cross Blood Drive on July 24th and a free Movie in the Park on July 30th.

PUBLIC COMMENT ON NON-AGENDA ITEMS

Ms. Ellie Fisher, Township resident, discussed the need for quality pickleball courts for the Lower Makefield pickleball group and the challenges faced with the current court conditions.

Mr. Fuller provided an update on the Revere Courts and the budget for their restoration. He explained the cost of redoing the Revere Courts which is over budget due to Geotech reports. Mr. Coyle asked about starting the project this year, and Mr. Fuller suggested preparing a recommendation for the Board. Mr. Fuller also discussed ADA accessibility issues at Cardinal Courts and potential solutions. Mr. Ross and Mr. Kratzer discussed the possibility of moving the project to the 2027 Budget.

Ms. Larissa Luzeckyj, Township resident, recognized the three-year anniversary of the flash flood. She thanked the Board of Supervisors for all the work that they have done.

Ms. Lizanne Wilkinson, Township resident, emphasized the importance of proper signage and lighting for pickleball courts.

Mr. Rick Heeslip, Township resident, stated he supports Ms. Fisher's points. He provided statistical data about court usage. Ms. Reiss discussed the shift from tennis to pickleball.

APPROVAL OF CONSENT AGENDA ITEMS

Mr. Coyle moved, Mr. Grenier seconded and it was unanimously carried to approve the following Consent Agenda items:

- a. Approve the Minutes for the June 17, 2026 Meeting.
- b. Approve Warrant List dated July 1, 2026 in the amount of \$970,106.03.
- c. Approve Warrant List dated July 15, 2026 in the amount of \$236,295.52.
- d. Authorize Interfund Transfers for June 2026 in the amount of \$42,771.07.
- e. Approve June 2026 Treasurer's Reports.
- f. Acknowledge receipt of a Grant of Time Extension through August 2026 for Torbert Farm.
- g. Adopt Resolution #26-11 Authorizing Amendment and Restatement of the Non-Uniform Employee Pension Plan.
- h. Approve the 2026-2027 Fuel Bid (Effective August 1, 2026-July 31, 2027) through Bucks County Consortium.
- i. Approve Payment Application #1 to Earle Asphalt Company in the amount of \$208,106.16 for the 2026 Road Program.
- j. Authorize entering into a Copier Lease and Service Agreement for 60-months for the Admin, Finance and Parks & Recreation Departments with LEAF Capital Funding, LLC and Saxon Office Technology (Omnia Partners Id# R241203) at a month cost of \$450/Month for a 5-year total cost of \$27,000.00. (2026 Budgeted Expense).

ENGINEER'S REPORT

The Engineer's Report was provided to the Board in their packet, and the Board had no questions of the engineer at this time. There was discussion

about the need for the engineer to attend the meetings, and Mr. Kratzer stated he can look into this matter further.

FINANCE

2026 Second Quarter Financial Report

Ms. Mega Bhandary, Chief Financial Officer, presented the Second Quarter Financial Report highlighting the Township's financial health and projected deficits. She outlined four options for addressing the financial deficit: using the Sewer Fund, increasing the millage, reclassifying to a First-Class Township, or implementing an Earned Income Tax. The Board discussed the implications of each option including potential tax increases and the need for State Legislative action. The Board agreed to write to State representatives to request support for property reassessment and legislative action. Mr. Ross suggested a Budget Workshop for August or September to further discuss financial options.

POLICE DEPARTMENT

Monthly Report – June, 2026

Chief Kelly reported on the Police Department's activities for June including incident statistics, traffic violations, and community engagements. Chief Kelly recognized two members of the Police Explorer Program, Kieran Ward and Allison Perez Pena, for their achievements and contributions.

PARKS & RECREATION AND PUBLIC WORKS

Accept the Proposal from J. Tretter & Sons Contracting, Inc. for the Emergency Roof Repairs of the Administration Building Front Entranceway Overhang at a Total Cost of \$11,860.00

Mr. Grenier moved, Mr. Lewis seconded and it was unanimously carried to accept the proposal from J. Tretter & Sons Contracting, Inc. for emergency roof repairs of the Administration Building front entranceway overhang at a total cost of \$11,860.

Accept the Proposals from Landis Bonfitto (Costars Contract #008-E23-1067) for Various 3-Year HVAC Maintenance Programs for Select Township Facilities at a Total Annual Cost of \$46,273.00 (2026 Partially-Budgeted Expense)

Mr. Grenier moved, Mr. Lewis seconded and it was unanimously carried to accept the proposal from Landis Bonfitto for various 3-year Maintenance Programs for

select Township facilities at a total annual cost of \$46,273.

Accept the Software Subscription Agreement from Fleetrock, LLC. a 3-Year Contract for Fleetrock Fleet Management Software at a cost of \$8/Unit/Month for 70 Units at an Annual Expense of \$6,720.00

Mr. Grenier moved, Mr. Lewis seconded and it was unanimously carried to accept the Software Subscription Agreement from Fleetrock, LLC. a 3-Year Contract for Fleetrock Fleet Management Software at a cost of \$8/unit/month for 70 units at an annual expense of \$6,720.

Garden of Reflection Fountain Repairs – VFD

Mr. Fuller discussed repairs needed of the variable frequency drive (VFD) which controls the pump that controls the fountain.

Mr. Coyle moved that the Township approve the \$4,571 to make repairs necessary to the 9/11 Memorial Garden of Reflection Fountain.

Mr. Coyle stated Mr. Kratzer is asked to reach out to the 501C3 associated to let them know that we are making the repair and ask if they would be willing to participate in that repair.

Mr. Ross seconded the Motion, and the Motion carried unanimously.

SOLICITOR'S REPORT

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

Approval of an Ordinance Amending the Lower Makefield Township Responsible Contractor Ordinance

Mr. Lewis moved, Ms. Reiss seconded and it was unanimously carried to approve the Ordinance amending the Lower Makefield Township Responsible Contractor Ordinance.

Approve Authorization to Execute the Stipulation to Settle Floral Vale, LLC

Ms. Carlton stated this tax assessment appeal was filed in 2021 and is through 2026 with total cost to the Township being \$5,324 over the course of those years.

Mr. Coyle moved and Ms. Reiss seconded to approve the authorization to execute the Stipulation to Settle Floral Vale, LLC.

Mr. Kratzer clarified that the Stipulation addressed a property at 600 Township Line Road and is not the one subject to the most recent Zoning Hearing Board matter. Mr. Grenier asked about the potential reassessment of the property if it is developed differently, and Ms. Carlton explained that tax assessments in Bucks County only change when permanent improvements are made.

Mr. Kratzer confirmed that 600 Township Line Road is the property in question, and Ms. Carlton stated the assessment is around \$5 million.

Motion carried with Mr. Grenier opposed.

Memorial Park Pickleball Court Update

Ms. Carlton provided an update on the Memorial Park pickleball courts stating that an outside engineering firm, ELA Group, conducted a thorough assessment and recommended further testing by Kleinfelder Group. Kleinfelder Group conducted drillings and borings around the courts in mid-June and the test results are expected soon. Once the test results are received, ELA Group will evaluate them and provide recommendations to the Board.

Ms. Ellie Fisher, Township resident, raised a concern about ongoing litigation with the original contractor and Ms. Carlton clarified that the matter is against the prior engineers who designed the courts and not the contractors themselves.

Mr. Lewis shared his experience with engineering defects and successful resolutions emphasizing the importance of preserving evidence before taking any action.

Ms. Fisher asked if the courts will be repaired, and Ms. Carlton confirmed that the focus is on understanding the issues before making any decision.

Ms. Sandra Gray, Township resident, asked about the release of Performance Bonds, and Mr. Kratzer confirmed that the Financial Security was released based on the prior engineer's recommendation.

SUPERVISORS' REPORTS

Ms. Reiss commended the Seniors on their 4th of July event.

Mr. Grenier stated the Stony Hill/332 Steering Committee has scheduled visioning workshops for July 29th and July 30th at the Community Center.

APPOINTMENTS/REAPPOINTMENTS TO BOARDS AND COMMISSIONS

Mr. Lewis moved, Mr. Coyle seconded and it was unanimously carried to appoint Mr. James Driscoll to the Environmental Advisory Council as an Alternate.

Ms. Reiss moved, Mr. Lewis seconded and it was unanimously carried to appoint Mr. Mark Paroly and Ms. Abby Yates to the Park & Recreation Board.

Mr. Grenier moved, Mr. Lewis seconded and it was unanimously carried to appoint Mr. James Brand to the Planning Commission.

Ms. Reiss discussed the importance of having volunteers for various Township Boards and Commissions and encouraged young people to get involved.

ADDITIONAL PUBLIC COMMENT ON NON-AGENDA ITEMS

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

There being no further business, the meeting was adjourned.

Respectfully Submitted,

Judi Reiss, Secretary

LOWER MAKEFIELD TOWNSHIP
 BOS MEETING - 07/15/2026
 INTERFUND TRANSFERS

JUNE 2026 INTERFUND TRANSFERS	
Fund	
01- GENERAL FUND TO DEFINED CONTRIBUTION PENSION PLAN ACCOUNT	10,293.20
03- GENERAL FUND TO DEFINED CONTRIBUTION PENSION PLAN ACCOUNT	537.12
05- PARKS AND RECREATION FUND TO DEFINED CONTRIBUTION PENSION PLAN ACCOUNT	2,089.29
09- POOL FUND TO DEFINED CONTRIBUTION PENSION PLAN ACCOUNT	1,149.10
33- STORMWATER UTILITY FUND TO GENERAL FUND	28,702.36
	42,771.07

Daniel R. Grenier
 John B. Lewis
 Matt Ross

Todd Reis
 Colin Coyle