

NOTICE OF ELECTION
TO THE ELECTORS OF THE
TOWNSHIP OF LOWER MAKEFIELD, BUCKS COUNTY:

NOTICE IS HEREBY GIVEN that pursuant to Resolution No. 24-20, approved by the Lower Makefield Township Board of Supervisors on July 17, 2024, Lower Makefield Township will hold an election on Tuesday, November 5, 2024 to determine whether the Township of Lower Makefield, Bucks County, should incur debt in the sum of up to Fifteen Million Dollars (\$15,000,000) for the purpose of financing the acquisition of interests in real property for open space, wherein no more than 30% of the said sum may be used for addressing remediation or other potential existing liabilities to said property or other specific improvements relating to the preservation of environmentally sensitive areas, natural resources, historic land, passive recreation, and cultural purposes, be incurred as debt approved by the electors. The cost of each individual project cannot be determined at this time, but the total cost of such projects is not expected to exceed Fifteen Million Dollars (\$15,000,000). The question to be submitted to the voters at the election will be in the following form:

LOWER MAKEFIELD TOWNSHIP OPEN SPACE REFERENDUM

“Shall debt be authorized to be incurred in the sum of up to Fifteen Million Dollars (\$15,000,000) for the purpose of financing the acquisition of interests in real property for open space, wherein no more than 30% of the said sum may be used for addressing remediation or other potential existing liabilities to said property or other specific improvements relating to the preservation of environmentally sensitive areas, natural resources, historic land, passive recreation, and cultural purposes?”

YES or NO

PLAIN ENGLISH STATEMENT

The ballot question asks the voters of the Township of Lower Makefield whether the Township should borrow up to \$15 million to finance the acquisition of interests in land for open space, including the preservation of environmentally sensitive areas, natural resources, historic land, passive recreation, and cultural purposes. The Township would use the money for one or more of the following:

1. Finance the acquisition of property for open space: The Township would purchase real property interests and/or conservation easements in undeveloped land from landowners in the Township and restrict the land from further development for the purposes of planned passive recreational activities for residents by controlling the use of the lands; by developing new passive recreational improvements; or to preserve sites of historic, geologic, or botanical interest.
2. Acquire agricultural conservation easements: The Township would purchase agricultural conservation easements or participate in State or County land preservation programs which acquire agricultural conservation easements. An agricultural conservation easement

prevents a landowner from developing the land but allows the landowner to retain his or her land and use it for farming and other agricultural purposes.

3. Acquire transferable development rights: Under this option, a landowner would sell the development rights in a property to the Township. The landowner would retain the property, but once the development rights are sold, the property could not be developed.

4. Restriction on borrowed money: The amount of borrowed money that may be used for specified uses (remediation or ancillary improvements to the purchased property) other than acquiring interests (property ownership, conservation easements, or transferable development rights) in new open space parcels is capped to no more than 30% of the borrowed sum.

A vote of "YES" to the ballot question approves borrowing the money for these purposes.