

TOWNSHIP OF LOWER MAKEFIELD
BOARD OF SUPERVISORS
MINUTES – DECEMBER 17, 2025

The regular meeting of the Board of Supervisors of the Township of Lower Makefield was held in the Municipal Building on December 17, 2025. Mr. Grenier called the meeting to order 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

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.

Mr. Grenier provided Community announcements including reminders about the ongoing deer hunting season and the Yardley Farmers Market. The Lower Makefield Township Police Department invites residents to apply for the Citizens Police Academy. The Lower Makefield Township Environmental Advisory Council hosts a Styrofoam collection event on January 10. The American Red Cross blood drive is scheduled for January 30, 2026 at the main meeting room. The Kiwanis Club Washington Crossing Yardley invites the public to a Bingo event on February 13, 2026 to support underserved families and children.

PUBLIC COMMENT ON NON-AGENDA ITEMS

Mr. Tom Tracey, 202 South Esther Lane, expressed concern about Project 1101 over the number of trees removed. Follow-up will be from Mr. Majewski.

RECOGNITION OF SUPERVISORS SUZANNE S. BLUNDI AND JAMES MCCARTNEY

Supervisors Suzanne Blundi and James McCartney were recognized for their years of service. Certificates and Proclamations were presented to Ms. Blundi and Mr. McCartney highlighting their contributions and dedication.

PRESENTATION FROM STRATEGIC SOLUTIONS AND APPROVAL OF DCED STRATEGIC MANAGEMENT PLANNING PROGRAM FINAL REPORT

Mr. John Trant and Mr. Kyle DeShong from Strategic Solutions were present. Mr. DeShong outlined the Program’s goals: strengthening the financial position of the Township and identifying operational efficiencies. The Presentation summarized key findings from previous meetings including revenue diversification, capital improvements, and personnel cost control. Mr. DeShong explained the Implementation Plan including detailed descriptions of recommendations, responsible parties, and funding needs.

Ms. Blundi moved and Mr. Lewis seconded to accept the Final Report. Motion carried with Mr. McCartney opposed.

PRESENTATION FROM HRG RE: STORMWATER UTILITY CREDIT POLICY

Mr. Tyler Erb was present and introduced the Stormwater Utility Credit Policy explaining how credits can reduce Stormwater Fees based on specific activities. Credits for low-impact parcels, structural BMPs, stormwater partnerships, public participation, rain barrel rebates, and native trees and shrubs were discussed. The implementation of a Stormwater Utility Fee is based on impervious area, with 68% of properties in Tier 1 and 3% in Tier 0. The fee will start at \$8.50 a month for properties under 5,000 square feet and \$2.90/1,000 square feet for properties over 5,000 square feet.

The Township can provide parcel-level impervious-area data to residents on request and explore/publish a public-facing map or portal so residents can look up their tier and impervious area. The Stormwater Utility Credit Policy (incorporating Board feedback) will be finalized and prepared for adoption targeting a January, 2026 decision so credits and billing can be implemented with initial billing. The Township will implement an OpenGov-based Application process for stormwater credit and Appeal submissions so residents can apply and upload proof (waive Application Fees for initial year as appropriate). Include retroactive

application of credits received within the first year (make credits submitted within the first year retroactive to initial billing date) in the Credit Policy draft for Board consideration.

Ms. Sandra Hardy, Gainsway Road expressed concern about receiving credits for long-term stormwater management efforts and how to qualify for credits. Mr. Grenier and Mr. Kratzer suggested documenting Ms. Hardy's efforts and applying for a Stormwater Partnership Credit.

Mr. Mark Sanford, 879 Big Oak Road, questioned the Credit Policy for fully-wooded lots and suggested that property owners with significant trees should receive credits. The Board discussed the possibility of retroactive credits and the need for clear documentation to evaluate the effectiveness of stormwater management efforts.

A gentleman residing on Yardley-Morrisville Road asked if the credits being proposed are for one-time and if you are penalized if a tree has to be taken down at the request of PECO. He also asked the projection for how quickly the Fee will be raised. Mr. Grenier explained that some credits are one-time, some annual, and some have a maximum limit. Mr. Kratzer mentioned that financial modeling for the Stormwater Fee is based on a five-year projection.

Mr. Mike McVan, River Road, asked if they have taken into consideration the amount of personnel that will be needed to manage the Stormwater Program; and Mr. Grenier stated personnel costs are built into the Program.

Mr. Kratzer offered to provide the necessary information on individual properties and suggested using the Bucks County Parcel Viewer for details.

Mr. Grenier clarified that the Fee is based on the impervious area of the home, and he provided a simple method to estimate it.

There was discussion about the need for proactive communication with homeowners about the Fee and Credit Program, and it was suggested to send letters to homeowners with detailed information about the Fee and Credits. Mr. Grenier proposed creating an on-line database for homeowners to access their stormwater information.

APPROVAL OF CONSENT AGENDA ITEMS

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

An alternate April, 2026 Board meeting will be coordinated and proposed to avoid date conflict with Passover. Ms. McVan will notify the Board of the revised meeting schedule.

ENGINEER'S REPORT

The Engineer's Report was included in the Board's packet, and the Board had no questions or comments at this time.

MANAGER'S REPORT

Approval of Resolution #25-20 Fixing Tax Rates, Special Levies, and Assessments and Adopting the 2026 Budget

Mr. Kratzer stated there will be a \$1.87 increase for the average homeowner.

Mr. Ross moved and Mr. Lewis seconded to approve Resolution #25-20 Fixing Tax Rates, Special Levies, and Assessments and adopting the 2026 Budget. Motion carried with Mr. McCartney opposed.

Approval of an Ordinance Establishing Chapter 165, Stormwater Utility Fee in the Township Code of Ordinances, Which Levies a Stormwater Utility Fee

Mr. Grenier explained the Stormwater Utility Fee Structure with Tier 1 (\$8.50 monthly), Tier 2 \$2.90 per 1,000 square feet), and tier 0 (no Fee). The Ordinance includes provisions for billing, collection, and a 3% discount for annual payments.

The Credit Manual text (including references to the PA DEP BMP Manual and defensibility criteria) should be developed and finalized and the completed Credit Policy details be presented to Township staff/Board for inclusion in the Ordinance implementation.

Mr. Lewis moved and Mr. Ross seconded to adopt the Stormwater Utility Fee.

The Township aims to raise \$2.1 million dollars annually.

Mr. Cliff Davis, 231 Zachary Way, stated he is on the Board of his HOA; and he expressed concerns about the Fees impact on homeowners and requested an exemption for HOAs with approved stormwater management systems.

Ms. April Bollwage-Cloer, a resident of Maplevale, stated she supports the Stormwater Fee citing the importance of stormwater management post-July, 2023 flooding.

Mr. Michael Noble, 1671 Renaissance Boulevard, Regency, stated he agrees with the need for stormwater management but requests recognition of existing HOA Contributions

Ms. Larissa Luzeckyj, a Lower Makefield resident, stated she supports the Fee, and emphasized the importance of resources for community safety and infrastructure.

Motion carried with Mr. McCartney opposed.

POLICE

Approve Proposal from Axon Enterprises, Inc. for the Body-Worn Cameras in the Amount of \$159,749.79 (60-month Contract)

Chief Kelly presented a proposal from Axon Enterprises for body-worn cameras citing the need for updated equipment and storage. The proposal includes a five-year Lease for Axon 4 body cameras, unlimited cloud storage, and automatic equipment refresh. The financial impact for 2026 includes a credit of \$4,099 and an annual cost of \$21,175.

The Board supports the proposal noting potential savings and the importance of body-worn cameras for Officer safety and public accountability.

Mr. McCartney moved and Mr. Lewis seconded to approve a \$159,749.79 Contract with Axon Enterprises for body-worn cameras.

If a Federal DOJ Grant for body-worn cameras is awarded, the Axon Lease Agreement will be restructured to apply the Grant and adjust the Contract accordingly.

Motion carried unanimously.

PUBLIC WORKS

Project Update – Highland Drive Drainage Improvements Project

Mr. Fuller provided an update on the Highland Drive drainage improvements noting significant progress and potential completion before the Christmas holiday. The project includes a culvert, retaining walls, curbing, and base paving.

Mr. Grenier asked about the impact of snow on the project, and Mr. Fuller confirmed minimal disruption. The Board expressed satisfaction with the project's progress and looks forward to the road's re-opening. A punch-list inspection of the project will be performed after final paving for contractor completion (retain HRG involvement for review).

SOLICITOR'S REPORT

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

Approve Authorizing Execution of an Agreement of Sale for the Purchase of 13.53 Acres for Open Space Preservation Purposes

Mr. McCartney moved and Mr. Ross seconded to execute the Agreement of Sale for the 13.53-acre open-space purchase (authorize and finalize Closing steps as approved by the Board)

Mr. Grenier encouraged residents to contact the Township Manager about potential open space acquisitions.

Motion carried unanimously.

SUPERVISORS' REPORT

Mr. Lewis noted the upcoming planning exercise for the area around 332/ Township Line Road.

Ms. Blundi thanked her fellow Board members and the community for their support during her tenure. Mr. McCarney thanked the Board, Dr. Weiss, Mr. Kratzer, and Township staff for their support.

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There were expressions of gratitude for the departing Supervisors.

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,

A handwritten signature in blue ink, appearing to read 'James McCartney', is written over the typed name below.

James McCartney, Secretary

LOWER MAKEFIELD TOWNSHIP
 BOS MEETING - 12/17/2025
 INTERFUND TRANSFERS

OCTOBER 2025 INTERFUND TRANSFERS	
Fund	
01- GENERAL FUND TO 9/11 MEMORIAL ACCOUNT	5,255.99
GENERAL FUND TO DEFINED CONTRIBUTION PENSION PLAN ACCOUNT	10,410.81
GENERAL FUND TO DEFINED BENEFIT NU PENSION PLAN ACCOUNT	-
GENERAL FUND TO DEFINED BENEFIT POLICE PENSION PLAN ACCOUNT	-
03- GENERAL FUND TO DEFINED CONTRIBUTION PENSION PLAN ACCOUNT	516.92
05- PARKS AND RECREATION FUND TO DEFINED CONTRIBUTION PENSION PLAN ACCOUNT	2,454.50
PARKS AND RECREATION FUND TO DEFINED BENEFIT PENSION PLAN ACCOUNT	-
09- POOL FUND TO DEFINED CONTRIBUTION PENSION PLAN ACCOUNT	789.50
POOL FUND TO DEFINED BENEFIT PENSION PLAN ACCOUNT	-
	19,427.72


 Daniel R. Grenier

 John B. Lewis

 Matt Ross

 James McCartney

 Suzanne S. Blundi

