

**SOLEBURY TOWNSHIP BOARD OF SUPERVISORS**  
November 6, 2025 – 6:00 P.M.  
**Solebury Township Hall/Virtual - Hybrid Meeting**  
**MEETING MINUTES**

Attendance: Mark Baum Baicker, Chair, Kevin Morrissey, John S. Francis, Christy Cheever, Christopher Garges, Township Manager, Michele Blood, Assistant Township Manager, and Catherine Cataldi, Township Secretary. Kate Robeson-Grubb, Sustainability/Administrative Specialist and Mark L. Freed, Township Solicitor were also in attendance.

The recording device was turned on.

**I. The meeting was called to order followed by the Pledge of Allegiance.**

**II. Approval of Bills Payable – November 6, 2025**

**Res. 2025-157 – Upon a motion by Mr. Francis, seconded by Mr. Morrissey, the list of Bills Payable dated November 6, 2025 was unanimously approved as prepared and posted.**

**III. Approval of Meeting Minutes – October 7, 2025 and October 21, 2025**

**Res. 2025-158 – Upon a motion by Ms. Cheever, seconded by Mr. Morrissey, the Minutes of the October 7, 2025 and October 21, 2025 meetings were unanimously approved and posted.**

**IV. Announcements/Resignations/Appointments**

Appointment of Township Supervisor

Mr. Baum Baicker gave an overview of the interviews held on October 29, 2025.

**Res. 2025-159 – Upon a motion by Mr. Baum Baicker, seconded by Mr. Morrissey, it was unanimously agreed to appoint Rickie Yudin as Supervisor to fill the vacancy resulting from the resignation of Hanna Howe for term ending December 31, 2027.**

**V. Supervisor Comment**

- Mr. Baum Baicker expressed gratitude to the Solebury Township Police Department for the Halloween Movie Night held October 24, 2025.
- Mr. Baum Baicker expressed gratitude to Annelise Dahlin for the successful farm tour, From Solebury Soil, held October 25, 2025.

**VI. Public Hearing**

Peddling, Soliciting and Canvassing Ordinance – Authorization to Adopt

Mr. Freed gave an overview of the Ordinance and presented the exhibits.

**Res. 2025-160 – Upon a motion by Mr. Francis, seconded by Ms. Cheever, it was unanimously agreed to adopt the Peddling, Soliciting and Canvassing Ordinance, No. 2025-011.**

Historical Architectural Review Board – Certificate of Appropriateness – Edward and Julie Dovan – 3770 Aquetong Road (Tax Map Parcel #41-004-044).

The applicants, Edward and Julie Dovan, are interested in erecting a picket fence (white) across the driveway, continuing across a walkway/path, turn and attach to the existing home on the property located at 3770 Aquetong Road, Carversville, Solebury Township.

Historical Architectural Review Board Motion: *Upon a Motion by Larry Peseski seconded by Marnie Newman, it was agreed to recommend issuance of a Certificate of Appropriateness to Edward and Julie Dovan, 3770 Aquetong Road (Tax Map Parcel #41-004-044) for the application as presented.*

**Res. 2025-161 – Upon a motion by Mr. Baum Baicker, seconded by Mr. Morrissey, it was unanimously agreed to authorize the Certificate of Appropriateness to TMP No. 41-004-044, 3770 Aquetong Road, as per the recommendations from the Historical Architectural Review Board. Issuance of the Certificate of Appropriateness does not relieve the applicant from obtaining any and all applicable permits prior to commencement of work.**

Historical Architectural Review Board – Certificate of Appropriateness – Jon and Wendy McCook – 2586 River Road (Tax Map Parcel #41-028-061-003)

The applicants, Jon and Wendy McCook, are interested in exterior improvements (metal roof, sheathing, window replacement, siding and fabric fence) to the existing home on the property located at 3586 River Road, New Hope, Solebury Township.

Historical Architectural Review Board Motion: *Upon a Motion by Scott Minnucci, seconded by Buz Teacher, it was agreed to recommend issuance of a Certificate of Appropriateness to Jon and Wendy McCook, 2586 River Road (Tax Map Parcel #:41- 028-061-003), for the application as presented, with the exception of the installed black fabric fence, which was denied the recommendation of issuance of a Certificate of Appropriateness.*

**Res. 2025-162 – Upon a motion by Mr. Francis, seconded by Mr. Baum Baicker, it was unanimously agreed to authorize the Certificate of Appropriateness to TMP No. 41-028-061-003, 2586 River Road, as per the recommendations from the Historical Architectural Review Board. Issuance of the Certificate of Appropriateness does not relieve the applicant from obtaining any and all applicable permits prior to commencement of work.**

## **VII. Presentation**

### Solar Array Presentation

Kate Robeson-Grubb presented a PowerPoint presentation (copy of which is attached) addressing the comments received following the September 16, 2025 Board meeting. Highlights of the presentation included: Goals; Options (Purchase Solar Array, PPA/ESA, Shared Energy Partnership (SEP) and Status Quo); and Recommendations.

**Res. 2025-163 – Upon a motion by Mr. Francis, seconded by Ms. Cheever, it was unanimously agreed to support the project of supplying solar to the Township Municipal Complex: provide one hundred percent (100%) of its electrical needs; the proposal is to be in principal of a purchase agreement; and the financial details are to be worked out.**

## **VIII. Budget**

### 2026 Budget - Authorization to Advertise

Mr. Garges and Ms. Blood gave an overview of the revised 2026 budget. Mr. Baum Baicker proposed a ten thousand dollar (\$10, 000.00) increase to the Township's contribution to the Free Library of New

Hope and Solebury. Distribution of the increase was discussed and the Board agreed that two thousand five hundred dollars (\$2,500.00) is to be paid out in 2025 and the balance of seven thousand five hundred dollars (\$7,500.00) is to be paid in 2025.

**Res. 2025-164 – Upon a motion by Mr. Baum Baicker, seconded by Mr. Morrissey, it was unanimously agreed to advertise the proposed 2026 Budget for adoption at the regular meeting of the Board of Supervisors scheduled for December 9, 2025.**

**IX. New Business**

Land Preservation – Estate of David R. McShane Property (6764 Paxson Road, TMP Nos. 41-018- 009, 41-018-010-002, 41-018-010-003, and 41-018-010-005) – Resolution for Approval of Acquisition of Conservation Easement

The proposed resolution authorizes the acquisition of a conservation easement on 30.6 acres comprising Tax Map Parcel Nos. 41-018- 009, 41-018-010-002, 41-018-010-003, and 41-018-010-005 in Solebury Township, Bucks County, Pennsylvania. The Board approved the Agreement of Sale for a Conservation Easement on the Doan property at the October 7, 2025 Board of Supervisors meeting.

**Res. 2025-165 – Upon a motion by Mr. Baum Baicker, seconded by Mr. Morrissey, it was unanimously agreed to approve the Resolution for Approval of Acquisition of Conservation Easement on the McShane Property (6764 Paxson Road, TMP Nos. 41-018- 009, 41-018-010-002, 41-018-010-003, and 41-018-010-005).**

Resolution Authorizing the Prepayment of Debt – Authorization to Approve

The proposed resolution authorizes the prepayment of debt. Mr. Garges gave an overview of the resolution (copy of which is attached).

**Res. 2025-166 – Upon a motion by Mr. Baum Baicker, seconded by Mr. Francis, it was unanimously agreed to approve the resolution authorizing the prepayment of debt.**

2025 Street Maintenance Program – Asphalt Maintenance Solutions, LLC – Authorization to Release Final Payment

Asphalt Maintenance Solutions, LLC submitted an invoice in the amount of three hundred ninety thousand five hundred fifty-six dollars and fifteen cents (\$390,556.15).

*Christopher Clewell, Public Works Director inspected the project and recommended that payment be made to Asphalt Maintenance Solutions, LLC in the requested final amount of three hundred ninety thousand five hundred fifty-six dollars and fifteen cents (\$390,556.15).*

**Res. 2025-167 – Upon a motion by Ms. Cheever, seconded by Mr. Francis, it was unanimously agreed to approve the payment of the requested items in the amount of three hundred ninety thousand five hundred fifty-six dollars and fifteen cents (\$390,556.15) to Asphalt Maintenance Solutions, LLC.**

**X. Public Comment – No public comment.**

**XI. Adjournment**

The meeting was adjourned at 7:45 pm.

Respectfully submitted,  
Catherine Cataldi, Secretary

ORDINANCE NO. 2025-011

**AN ORDINANCE OF THE TOWNSHIP OF SOLEBURY,  
BUCKS COUNTY, PENNSYLVANIA, AMENDING  
CHAPTER 17 OF THE SOLEBURY TOWNSHIP CODE  
OF ORDINANCES REGARDING PEDDLING,  
SOLICITING AND CANVASSING**

**WHEREAS**, Section 1601 of the Second Class Township Code provides that the Board of Supervisors may adopt Ordinances in which general or specific powers of the Township may be exercised, and, by the enactment of subsequent Ordinances, the Board of Supervisors may amend, repeal, or revise existing Ordinances (53 P.S. § 66601);

**WHEREAS**, the Board of Supervisors finds it to be in the best interests of the Township to address issues regarding peddling, soliciting and canvassing in the Township; and

**WHEREAS**, the proposed amendments have been advertised, considered, and reviewed in accordance with Municipalities Planning Code Section 609 (53 P.S. § 10609);

**NOW THEREFORE**, in consideration of the foregoing, be it **ENACTED** and **ORDAINED** by the Board of Supervisors of Solebury Township, Bucks County, Pennsylvania, as follows:

**I. Chapter 17** of the Township Code of Ordinances is hereby **AMENDED** in its entirety to **ADD** the following:

**Chapter 17 Peddling, Soliciting And Canvassing**

**Part I GENERAL PROVISIONS**

- § 17-101. Peddling or soliciting without invitation.
- § 17-102. Enforcement.
- § 17-103. Solicitation permit; time limit; nuisance.
- § 17-104. Solicitation prohibited.
- § 17-105. Violations and penalties.

**Part II DOOR-TO-DOOR SOLICITATION**

- § 17-201. Definitions.
- § 17-202. Permit required for door-to-door solicitations.
- § 17-203. Time limitations.
- § 17-204. Street sales prohibited.
- § 17-205. Enforcement of "No Solicitors" or "No Solicitation" signs.
- § 17-206. No Solicitors or No Solicitation Registry.
- § 17-207. Grounds for denial of permit; revocation of permit.

§ 17-208. Violations and penalties.

Part I **GENERAL PROVISIONS**

**§ 17-101. Peddling or soliciting without invitation.**

Going in and upon private residences in the Township of Solebury, Pennsylvania, by solicitors, peddlers, hawkers, itinerant merchants or transient vendors of merchandise and persons of similar occupations, not having been requested or invited to do so by the owner or owners, occupant or occupants of said private residences, for the purpose of selling or soliciting orders for the purchase of goods, wares, merchandise, books, newspapers, foodstuffs or services of any kind or disposing of or peddling or hawking the same is declared to be a nuisance and punishable as such nuisance as a summary offense, except as provided in § 17-103.

**§ 17-102. Enforcement.**

The police of the Township of Solebury are hereby required and directed to suppress and to abate any such nuisance as is described in §§ 17-101, 17-103 and 17-104.

**§ 17-103. Solicitation permit; time limit; nuisance.**

A. Any persons, company, corporation or organization desirous of going from residence to residence in the Township of Solebury to obtain donations of funds or goods for any charitable, religious, political or nonprofit organization or to seek orders for the purchase of goods, wares, merchandise, books, magazines, newspapers, foodstuffs or services of any kind for any charitable, religious, political or nonprofit organization shall first register with the Police Department of the Township of Solebury and apply for and obtain a solicitation permit from the Township of Solebury.

(1) Permits shall expire on the 30th day from the date of issuance.

(2) A permit may be renewed for successive thirty-day intervals by the applicant sending a request in writing to the Police Department within 10 days prior to the expiration date.

B. In no event shall solicitation of any kind be conducted before 9:00 a.m. or after 7:00 p.m.

C. In no event shall solicitation of any kind be conducted on Sundays, or on federal, state or Township holidays.

D. Solicitation, as set forth in this section, conducted without evidence of a permit, conducted prior to 9:00 a.m. or after 7:00 p.m., or conducted on a Sunday, or on a federal, state or Township holiday, is hereby declared to be a nuisance.

**§ 17-104. Solicitation prohibited.**

It is hereby declared to be unlawful and a public nuisance punishable as a summary offense for

any person, company, corporation or organization to enter upon the premises of a private residence at any time of the day or night for the purpose of conducting any form of soliciting where the owner or occupant of the residence has posted a "No Trespassing" sign or a "No Soliciting" sign.

**§ 17-105. Violations and penalties.**

Any person violating any provision of this article shall be guilty of a summary offense and shall, upon conviction, be required to pay a fine of not less than \$100 nor more than \$600 and/or be sentenced to a term of imprisonment of not more than 90 days. Each and every violation of this article shall be punishable as a separate offense.

**Part II DOOR-TO-DOOR SOLICITATION**

**§ 17-201. Definitions.**

A. As used in this article, the following terms shall have these meanings:

CANVASSER — One who engages in the practice of canvassing, the practice of going from dwelling unit to dwelling unit to:

- (1) Conduct surveys for research purposes (other than those conducted by an agency of the state or federal government);
- (2) To make analyses, to take opinion polls, to compile rating data;
- (3) To obtain or seek contributions for any person or organization or cause;
- (4) Advance religious or political causes and proselytizing with regard thereto; or
- (5) Conduct any similar work which, by its nature, involves door-to-door or place-to-place activity, including distribution of circulars, but not for commercial activity of any kind.

DOOR-TO-DOOR SOLICITATION — The activity of going onto the premises of other persons, without prior arrangement with the owner or occupant of such premises, for the principal purpose of the sale or taking of orders for future sales of any type of tangible goods, including, but not limited to, books, magazines, or other periodicals, or to enter into any agreement for the provision of services, or any combination of the sale of goods or provision of services, or the distribution of advertising circulars relating to the sale of goods or provision of services.

DOOR-TO-DOOR SOLICITOR — A person engaging in the activity of door-to-door solicitation.

STREET SALES — The activity of a person selling any goods from any type of portable stand or table or in a vehicle located on any street, roadway or public right-of-way, except a sidewalk abutting a property of which such person is the owner or a lawful occupant thereof

B. For the purposes of § 17-205 only, a canvasser shall be considered a "solicitor."

**§ 17-202. Permit required for door-to-door solicitations.**

- A. Any person or organization intending to engage or to cause persons to engage in the activity of door- to-door solicitation, as defined in this article, prior to commencing such activity shall obtain a permit from the Solebury Township Police Department. In the case of an organization, each person engaging in door-to-door solicitation shall be required to obtain an individual permit; the organization may not simply obtain one permit applicable to all persons engaging in door-to-door solicitation on its behalf. Such permit or permits shall be issued only after the person or persons seeking to obtain such permit shall have provided on the application form appropriate information as to the identities and current addresses of all persons that shall be engaged as door-to-door solicitors, which information shall be provided under the penalty of law as provided in 18 Pa.C.S.A. § 4904, and shall have completed such registration. In addition, the applicant shall execute an acknowledgement of receipt of the terms of § 17-206 of this article with respect to private "No Solicitors" or "No Solicitation" or similar signs, and shall provide notice to the Solebury Township Police Department of the approximate neighborhoods and locations in which the activity is to take place.
- B. Every person to whom a permit shall have been issued under this article shall carry the permit on his or her person at all times and exhibit it, upon request, to any police officer or to any person on whom he or she shall call or with whom he or she shall talk.
- C. Any person engaging in door-to-door solicitation or any organization employing any door-to-door solicitors that shall engage in such activity without obtaining the required permit shall be in violation of this article and shall be liable for the penalty provided for in § 17-208.
- D. The application process shall be performed by the Solebury Township Police Department. As part of the application process the Solebury Township Police Department shall obtain the applicant's criminal history/record from the Pennsylvania State Police. The applicant shall pay a fee to the Solebury Township Police Department as set forth in the then current Township fee schedule for obtaining the applicant's criminal history/record. Alternatively, the applicant may obtain his or her criminal history/record directly from the Pennsylvania State Police and present it to the Solebury Police Department as part of the application process.
- E. Each person engaging in door-to-door solicitation shall pay a fee to Solebury Township as set forth in the then current Township fee schedule.
- F. The terms of this section shall not apply to:
  - (1) persons under the age of 18 years who take orders for and deliver newspapers, greeting cards, candy and the like, or who represent the Boy Scouts and Girl Scouts or similar organizations and take orders for and deliver cookies and the like.
  - (2) Persons defined as "canvassers" herein.
  - (3) Bona fide candidates for elective office.

**§ 17-203. Time limitations.**

No person shall engage in any door-to-door solicitation and no canvasser shall enter upon the premises of another person prior to 9:00 a.m. or after 7:00 p.m. prevailing time, on a Sunday, or on a federal, state or Township holiday.

**§ 17-204. Street sales prohibited.**

No person shall engage in any "street sales" as defined in this article.

**§ 17-205. Enforcement of "No Solicitors" or "No Solicitation" signs.**

The owner or lawful occupant of any premises within the Township not desiring to have persons enter onto their premises may post on such premises a legible sign stating "No Solicitors," "No Solicitation," or words of similar meaning. Any door-to-door solicitor or canvasser who shall enter upon the premises in defiance of such sign shall be in violation of this section and shall be liable for the penalty provided for in § 17-208.

**§ 17-206. No Solicitors or No Solicitation Registry.**

The owner or lawful occupant of any premises within the Township not desiring to have persons enter onto his or her premises may, in addition to posting his or her premises according to § 17-205, register with the Solebury Township Police Department to have his or her address placed on a registry to be distributed to those door-to-door solicitors required to obtain a permit under § 17-202. Door-to-door solicitors who enter onto premises appearing on the registry shall be subject to the penalty provided for in § 17-208.

**§ 17-207. Grounds for denial of permit; revocation of permit.**

- A. A door-to-door solicitation permit shall not be issued to any person who:
  - (1) Has previously been found guilty of violating any provision of this article.
  - (2) Has been convicted, within the seven years preceding the date of the application for a permit, of any theft or theft-related crime, fraud or any fraud-related crime, or any similar offense tending to show dishonesty of character.
  - (3) Has been convicted of any felony.
- B. A door-to-door solicitation permit shall be revoked for any of the following reasons:
  - (1) Conduct by any permit holder that constitutes a violation of this article.
  - (2) A permit holder going upon premises either posted "No Solicitors" or "No Solicitation," or appearing on the No Solicitors or No Solicitation Registry provided for in § 17-206 of this article, or both.
  - (3) Conduct by any permit holder while on private premises that constitutes a summary offense or criminal act, including, but not limited to, defiant trespass.
- C. If a company or other entity has more than one person engaging in door-to-door solicitation in Solebury Township, and the permit issued to any one such person is

revoked under Subsection B, above, the permits for all door-to-door solicitors working for that company shall be revoked.

- D. In the event that a door-to-door solicitation permit is revoked under this section, no administrative or other fees shall be refunded to the permit holder.

**§ 17-208. Violations and penalties.**

Any person violating any provision of this article shall be guilty of a summary offense and shall, upon conviction, be required to pay a fine of not less than \$100 nor more than \$600 and/or be sentenced to a term of imprisonment of not more than 90 days. Each and every violation of this article shall be punishable as a separate offense.

**II. Partial Repealer**

All other provisions of the Ordinances of Solebury Township, as amended, shall remain in full force and effect. All other Ordinances or provisions of the Ordinance inconsistent herewith or in conflict with any of the terms hereof are, to the extent of said inconsistencies or conflicts, hereby specifically repealed.

**III. Severability**

The provisions of this Ordinance are severable. If any section, clause, sentence, part or provision thereof shall be held illegal, invalid, or unconstitutional by a court of competent jurisdiction, such decision of the court shall not affect or impair any of the remaining sections, clauses, sentences, parts or provisions of this Ordinance. It is hereby declared to be the intent of the Board of Supervisors that this Ordinance would have been adopted if such illegal, invalid, or unconstitutional section, clause, sentence or part of a provision had not been included herein.

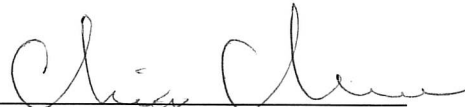
**IV. Effective Date**

All provisions of this Ordinance shall be in full force and effect five (5) days after the approval and adoption.

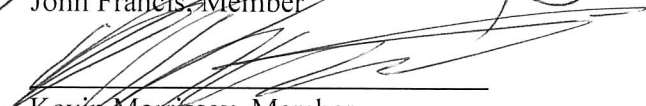
**ORDAINED AND ENACTED** this 6<sup>th</sup> day of November, 2025.

BOARD OF SUPERVISORS OF SOLEBURY  
TOWNSHIP, BUCKS COUNTY,  
PENNSYLVANIA


  
\_\_\_\_\_  
Mark Baum Backer, Chair

  
\_\_\_\_\_  
Christy Cheever, Member

  
\_\_\_\_\_  
John Francis, Member

  
\_\_\_\_\_  
Kevin Morrissey, Member

Attest:

  
\_\_\_\_\_  
Catherine Cataldi, Township Secretary



**Solebury**  
a natural choice

# **Solar Proposal Review**

# Our Goals

## Achieve Ready for 100 goals

100% renewable electricity by 2035

## Fiscal responsibility

Responsible use of taxpayer dollars, reasonable first cost, reasonable return on investment, operational cost savings, etc.

## Risk protection

Protect from utility price increases, resilience during outages

## Leadership

Demonstrate community leadership and provide educational opportunities



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Protect from utility price increases, resilience during outages

## Leadership

Demonstrate community leadership and provide educational opportunities

# Our Options

**1. Purchase Solar Array**

**2. PPA/ESA**

**3. Shared Energy Partnership (SEP)**

**4. Status Quo**

**OPTION 1**

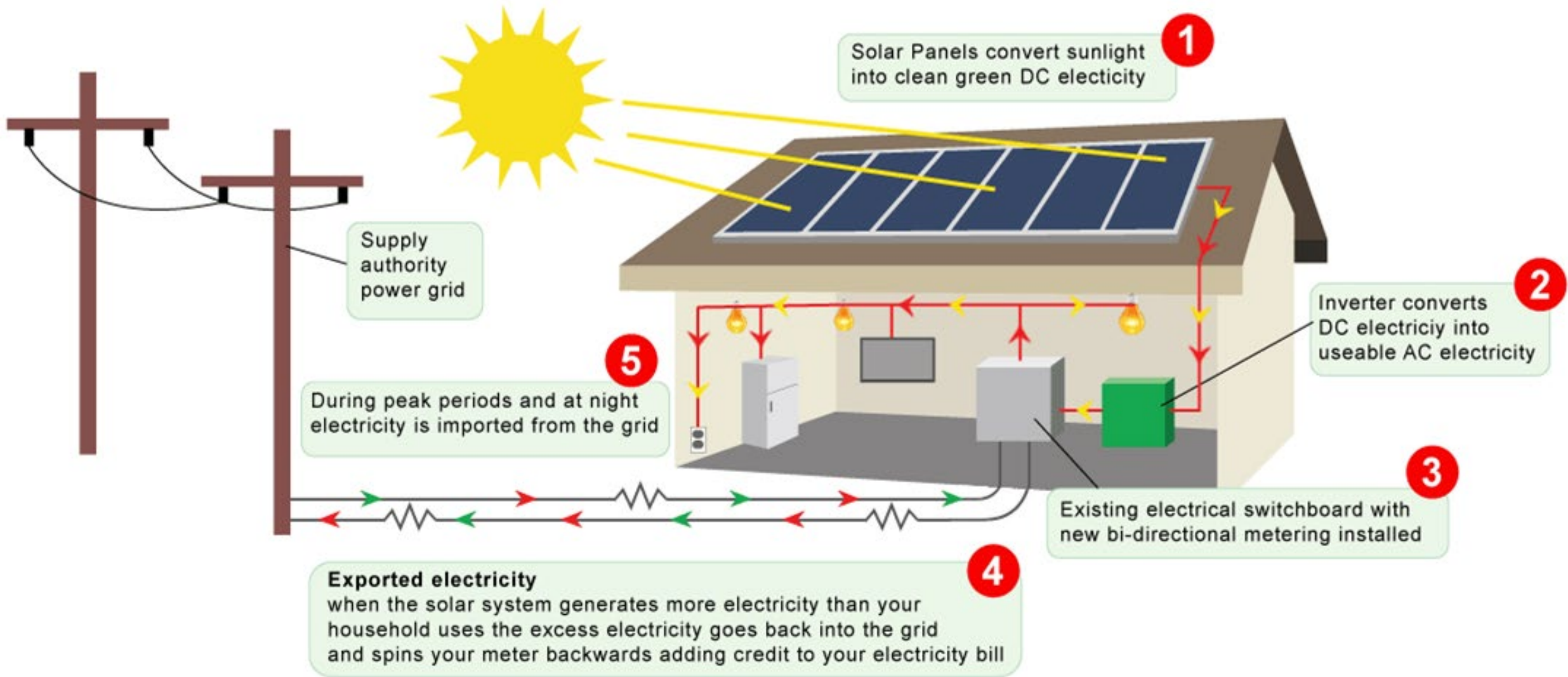
**Purchase Solar Array**



# Concepts Overview

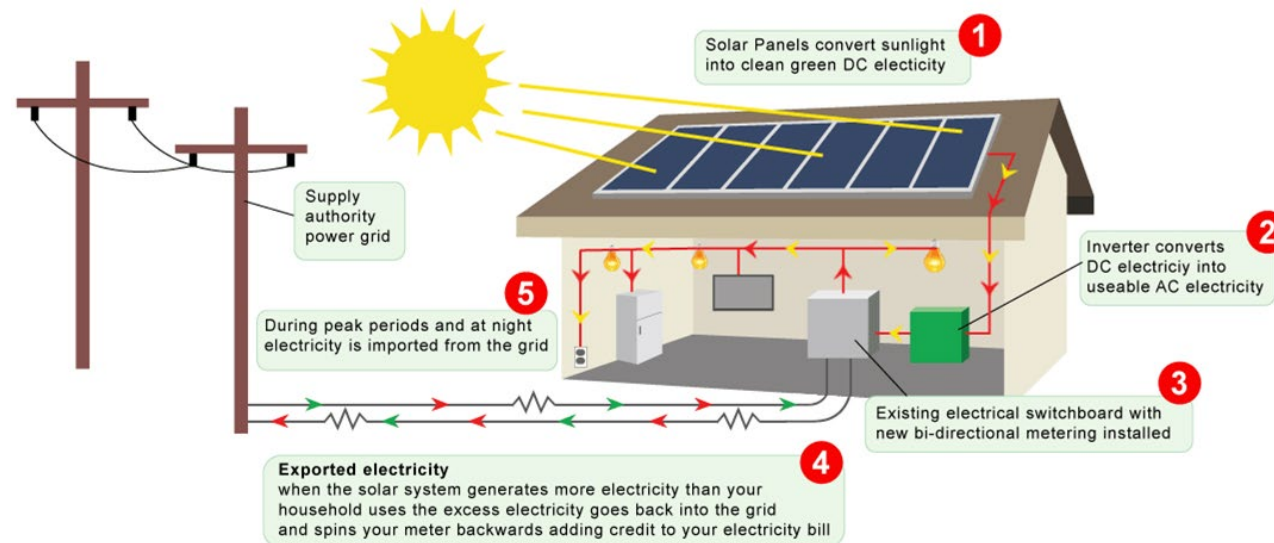
Solebury  
a natural choice

# How Solar Systems Work



# Solar Net Metering

- System generates energy in the daytime
- System sends excess to the grid to “store” it
- Grid “returns” energy to accommodate nighttime demand
- Break-even 1 to 1 exchange kWh value



# Outage Scenario

U.S. Electrical Code requires grid-tied solar systems to automatically shut down during a blackout and remain offline for the duration of the outage. The Municipal Complex will be powered by existing diesel/propane generators during an outage.

## This Prevents

- The formation of an “Electricity Island”
- Utility worker injury and/or death
- Grid instability
- Voltage spikes

# Solar Renewable Energy Credits (SRECs)

## How SRECs Work



A 5kW solar installation produces energy over the year



This generates between 5 and 8 SRECs



These SRECs can be sold for hundreds of dollars, depending on the state market



Putting thousands of dollars in homeowners' pockets every year!

**aurora**

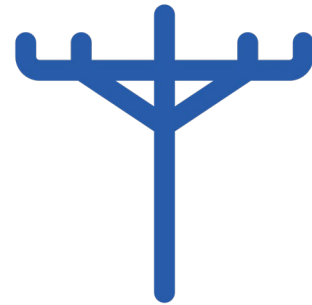
1. 1 SREC = 1,000 kWh generated
1. SRECs are traded through a broker or in-house by system owner
1. 1 SREC sells for \$25 - \$40 in PA depending on market conditions and broker contract terms
1. SRECs allow the system owner to “claim” greenhouse gas reductions and energy efficiency achievements

# Solar Incentives

## (Purchase Solar Array Option Only)



**Federal – IRS  
Direct Pay**  
\$142,657 (min.)



**PECO One-Time  
Rebate**  
\$15,000 (min.)



**Ongoing Utility  
Savings**  
\$20,000/year (min.)

# Solar Incentives



\$142,657 (min.)

## Federal – IRS Direct Pay (**Construction must begin before July 4, 2026**)

- 30% - 40% reimbursement for energy efficiency projects (% determined by IRS)
- A “return” is submitted to the IRS with project details
- Typically received within 6-9 months of submitting the “return”
- **System must be operational before submitting for reimbursement**



\$15,000 (min.)

## PECO One-Time Rebate

- Calculated after first year following project completion
- Amount determined by energy (kWh) generated
- **Energy generated (kWh) x \$0.10 per kWh x 70% = PECO Rebate Amount**



\$20,000/yr (min.)

## Ongoing Utility Savings

- Owning a solar system (or contracting a PPA) allows electricity to be procured at lower rates than what is offered by the local utility

# Cumulative Net Cost Summary

## Cumulative Net Cost (\$)

	Purchase		PPA/ESA		Status Quo
	Moore Energy	Exact Solar	Moore Energy	Exact Solar	PECO/Constellation
1st Year	266,798	331,432	22,357	21,350	26,230
10th Year	-78,068	-33,049	239,275	213,500	300,698
15th Year	-298,324	-278,496	372,954	320,250	487,850
25th Year	-814,819	-869,657	672,104	533,750	956,327

## Cumulative Net Cost Incl. Decommissioning (\$)

	40,000	80,000	40,000	80,000	0
	10th Year	-38,068	46,951	279,275	293,500
15th Year	-258,324	-198,496	412,954	400,250	487,850
25th Year	-774,819	-789,657	712,104	613,750	956,327



# Proposals Received

Solebury  
a natural choice

# Purchase Options

Some continuity issues due to different software assumptions



- **264.18kW System = \$475,524**
- **Energy Offset (M. Complex) = 100%\***
- **1<sup>st</sup> Year Production = 313,294 kWh\***
- **1<sup>st</sup> Year Total Savings = \$208,726**
- **1<sup>st</sup> Year Net Cost = \$266,798**
- **ROI = 8 years**

## Net Cost Breakdown:

**Initial Cost = \$475,524**

30% Fed	- \$142,657 (safe when contracted 2025)
SRECs	- \$7,832 1 <sup>st</sup> Year (@ \$25 ea.)
Savings	- \$26,908 1 <sup>st</sup> Year ( <b>\$0.08/kWh</b> )
PECO	- \$31,329 1 <sup>st</sup> Year ( <b>\$0.10/kWh</b> )

**Net Cost = \$266,798** after 1<sup>st</sup> Year



- **270.25kW System = \$559,903**
- **Energy Offset (M. Complex) = 99%\***
- **1<sup>st</sup> Year Production = 302,439 kWh\***
- **1<sup>st</sup> Year Total Savings = \$228,471**
- **1<sup>st</sup> Year Net Cost = \$331,432**
- **ROI = 8.1 years**

## Net Cost Breakdown:

**Initial Cost = \$559,903**

30% Fed	- \$167,971 (safe when contracted 2025)
SRECs	- \$7,500 1 <sup>st</sup> Year (@ \$25 ea.)
Savings	- \$33,000 1 <sup>st</sup> Year ( <b>\$0.11/kWh</b> )
PECO	- \$20,000 1 <sup>st</sup> Year ( <b>\$0.10/kWh x70%</b> )

**Net Cost = \$331,432** after 1<sup>st</sup> Year

# Without SREC Revenue

Some continuity issues due to different software assumptions



- **264.18kW System = \$475,524**
- **Energy Offset (M. Complex) = 100%\***
- **1<sup>st</sup> Year Production = 313,294 kWh\***
- **1<sup>st</sup> Year Total Savings = \$200,894**
- **1<sup>st</sup> Year Net Cost = \$274,630**
- **ROI = 9 years**

## Net Cost Breakdown:

**Initial Cost = \$475,524**

**30% Fed - \$142,657 (safe when contracted 2025)**

**SRECs - \$0**

**Savings - \$26,908 1<sup>st</sup> Year (\$0.08/kWh)**

**PECO - \$31,329 1<sup>st</sup> Year (\$0.10/kWh)**

**Net Cost = \$274,630** after 1<sup>st</sup> Year



- **270.25kW System = \$559,903**
- **Energy Offset (M. Complex) = 99%\***
- **1<sup>st</sup> Year Production = 302,439 kWh\***
- **1<sup>st</sup> Year Total Savings = \$220,971**
- **1<sup>st</sup> Year Net Cost = \$338,932**
- **ROI = 9.5 years**

## Net Cost Breakdown:

**Initial Cost = \$559,903**

**30% Fed - \$167,971 (safe when contracted 2025)**

**SRECs - \$0**

**Savings - \$33,000 1<sup>st</sup> Year (\$0.11/kWh)**

**PECO - \$20,000 1<sup>st</sup> Year (\$0.10/kWh x70%)**

**Net Cost = \$338,932** after 1<sup>st</sup> Year

# Purchase Options

- ✓ Pro
- Neutral
- × Con



- ✓ Lower net-cost
- ✓ Net-cost is below allotted budget
- ✓ Includes system monitoring software
- ✓ Includes recommendations for SREC trading
- Does not include solar on salt shed roof
- × Does not include battery-backup (BBU) compatibility (manufacturer limitations)
- ✓ Moore Energy has been in business for 17 years
- Approx \$40,000 decommissioning cost (444 panels, 1 building)



- Higher net-cost (includes additional services)
- ✓ Net-cost is below allotted budget
- ✓ Includes system monitoring software
- ✓ Includes recommendations for SREC trading
- ✓ Includes cost of trenching for salt shed
- ✓ Includes battery-backup (BBU) compatibility
- ✓ Exact Solar has been in business for 20 years + excellent reputation in SEPA
- Approx. \$80,000 decommissioning cost (470 panels, 2 buildings)

# Our Goals

## Achieve Ready for 100 goals

100% renewable electricity by 2035

## Fiscal responsibility

Responsible use of taxpayer dollars, reasonable first cost, reasonable return on investment, operational cost savings, etc.

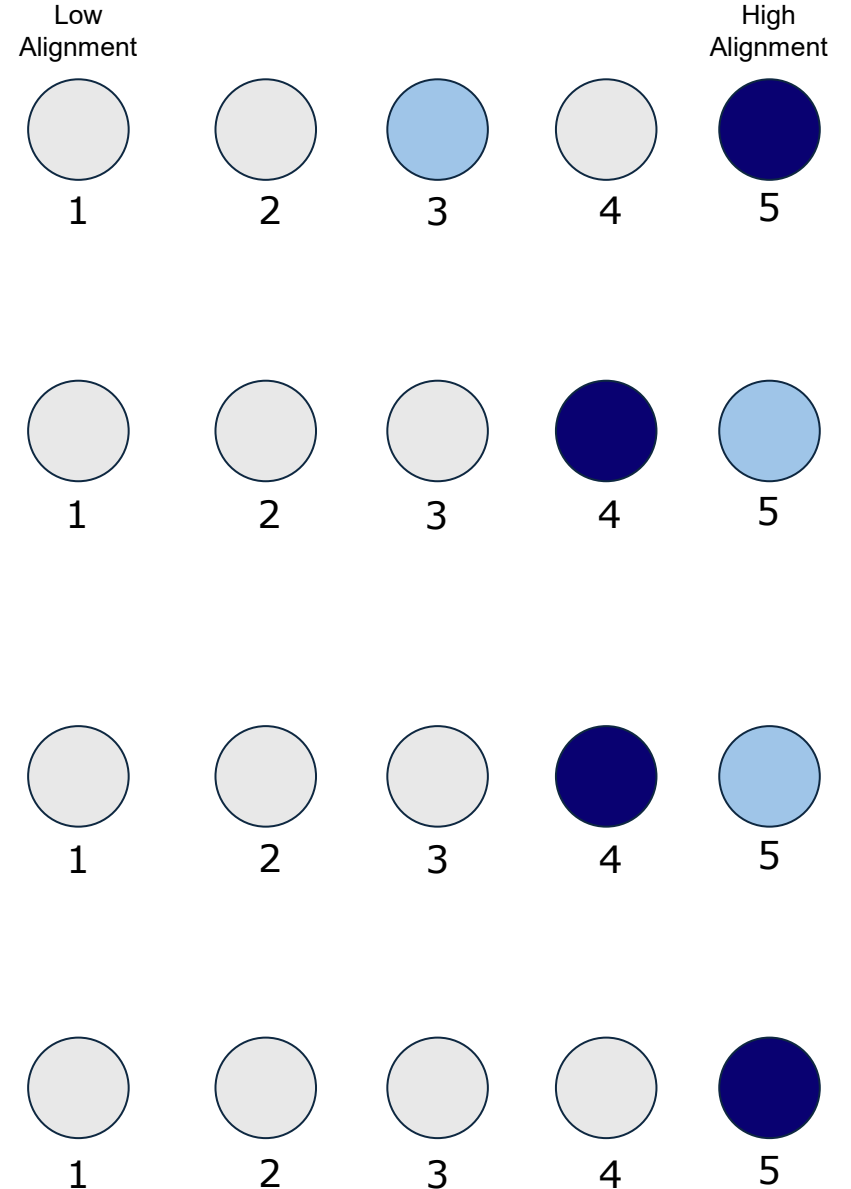
## Risk protection

Protect from utility price increases, resilience during outages

## Leadership

Demonstrate community leadership and provide educational opportunities

# Evaluation



**OPTION 2**  
**PPA/ESA**

# What is a PPA/ESA?

## Power Purchase Agreement (PPA)

- Sign a contract with a solar installer to have a solar array built on Township property for no cost upfront
- Purchase the electricity generated by the solar array for a lower rate per kWh than offered by PECO
- Solebury will own the system system after contracted term (ave. 25-30 years)

## Energy Service Agreement (ESA)

- Similar to a PPA, but Solebury would partner with a financial institution to purchase the array
- Solebury will pay back the loan (0-1% interest) via monthly payment over 25 years
- Financial institution retains incentives/SRECs and credits them toward payback of the loan

**Both PPA and ESA options include a solar installation on TWP property  
PPAs/ESAs will not allow Solebury to retain incentives, rebates, or SRECs**



# Proposals Received

Solebury  
a natural choice

# PPA/ESA Option



- **Contract Term = 28 years** (ownership after)
- **Electricity Price = \$0.0733/kWh**
- **Annual Escalator = 1.5%**
- **PPA cost 1st Year = \$22,357**
- **PPA cost over 25 years = \$672,104**
- **PPA cost over 28 years = \$770,885**



- **Contract Term = 25 years** (ownership after)
- **Electricity Price = \$0.07/kWh**
- **Annual Escalator = 0%**
- **ESA cost 1st year = \$21,350**
- **ESA cost over 25 years = \$525,000**

**PECO cost 1st year = \$26,230 (@ 3% annual esc.)**

**PECO cost over 25 years = \$956,327 (@ 3% annual esc.)**

**PECO cost over 28 years = \$1,126,078 (@ 3% annual esc.)**

# PPA/ESA Option

- ✓ Pro
- Neutral
- × Con



- ✓ **\$355,193 (min.) saved** compared to PECO over contract duration (28 yrs)
- ✓ **Ownership of system at the end of contract**
- ✓ **No Maintenance responsibility for duration of contract**
- × **Does not allow Solebury to retain incentives or SRECs**
- × **Solebury is responsible for decommissioning system (\$40,000)**



- ✓ **\$431,327 (min.) saved** compared to PECO over contract duration (25 years)
- ✓ **Ownership of system at the end of contract**
- ✓ **No maintenance responsibility for duration of contract**
- × **Does not allow Solebury to retain incentives or SRECs**
- × **Solebury is responsible for decommissioning system (\$80,000)**

# Our Goals

## Achieve Ready for 100 Goals

100% renewable electricity by 2035

## Fiscal Responsibility

Responsible use of taxpayer dollars, reasonable first cost, reasonable return on investment, operational cost savings, etc.

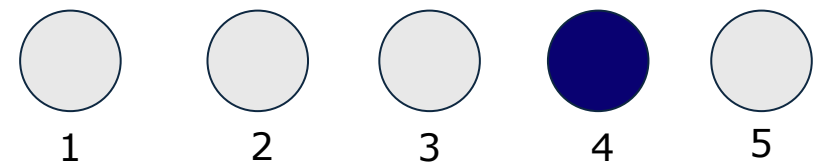
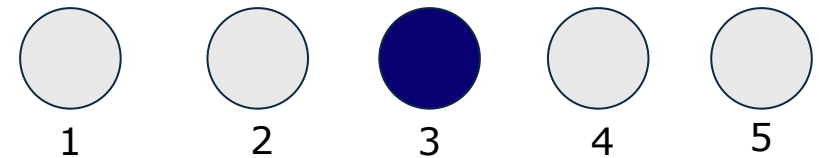
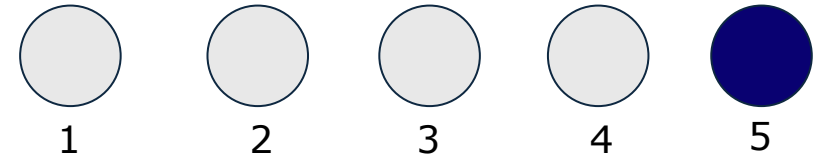
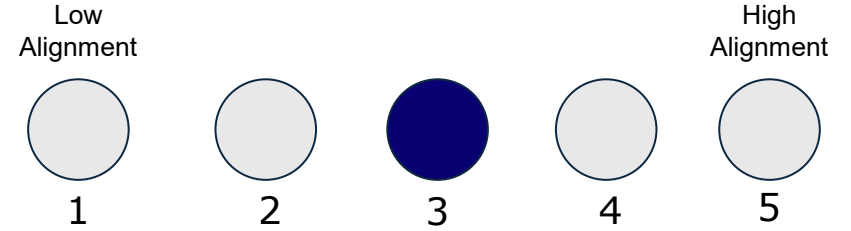
## Risk Protection

Protect from utility price increases, resilience during outages

## Leadership

Demonstrate community leadership and provide educational opportunities

# Evaluation



**OPTION 3**

**Shared Energy**

**Partnership (SEP)**

# Bucks / Montco / Delco / Chester SEP

**A flexible, engaged, and transparent procurement strategy that allows public entities to meet their shared renewable energy procurement goals through proactive and collaborative action in energy markets.**

- Designed for mid-to-large publicly-funded entities (local governments, school districts, and public water authorities)
- Self-Managed Portfolio in PJM (subaccount)
- Members can achieve renewable energy targets through access to large-scale renewables (contract with Enel X)
- Access to low, transparent, and stable electricity prices
- Collectively achieve economies of scale/stronger market position, and a proactive approach to energy-procurement

# Bucks/Montco/Delco/Chester SEP

- The SEP's 2025 electricity price is approximately **\$0.0850/kWh**
- The 2026 price will be approximately **\$0.0750/kWh**
  - ➡ ~11.5% decrease from the 2025 rate
  - ➡ The decrease is attributed to favorable buys for 2026 that were secured very early in 2025
- **The SEP purchases bulk electricity in partial procurements over several quarters** in order to avoid a 100% block purchase for a given period—this prevents unfavorable outcomes under ever-changing market conditions

# Considerations

## What would Solebury need to consider?

- **Solebury must be invited to join - we are not an optimal candidate**
  - Clean energy acquisition is slower than what may be accomplished independently
- Lack of voting rights
- Solebury would need to sign SEP Memorandum of Understanding and enter into contract with Enel X
- Solebury may be asked to contribute towards SEP's working capital balance
- **Solebury will not retain any incentives, rebates, or SRECs**

# Our Goals

## Achieve Ready for 100 Goals

100% renewable electricity by 2035

## Fiscal Responsibility

Responsible use of taxpayer dollars, reasonable first cost, reasonable return on investment, operational cost savings, etc.

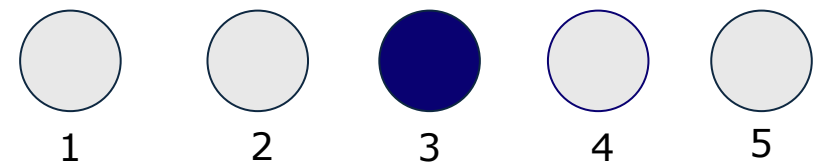
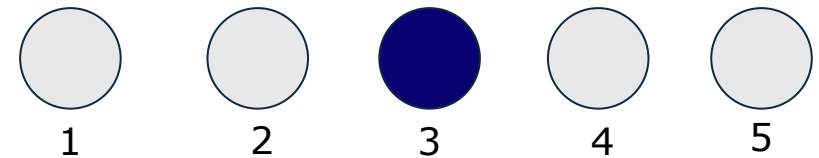
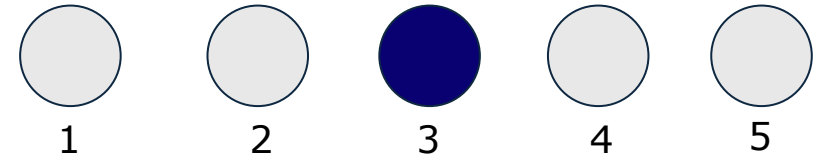
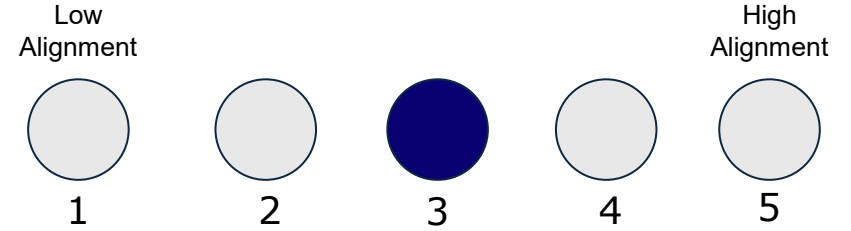
## Risk Protection

Protect from utility price increases, resilience during outages

## Leadership

Demonstrate community leadership and provide educational opportunities

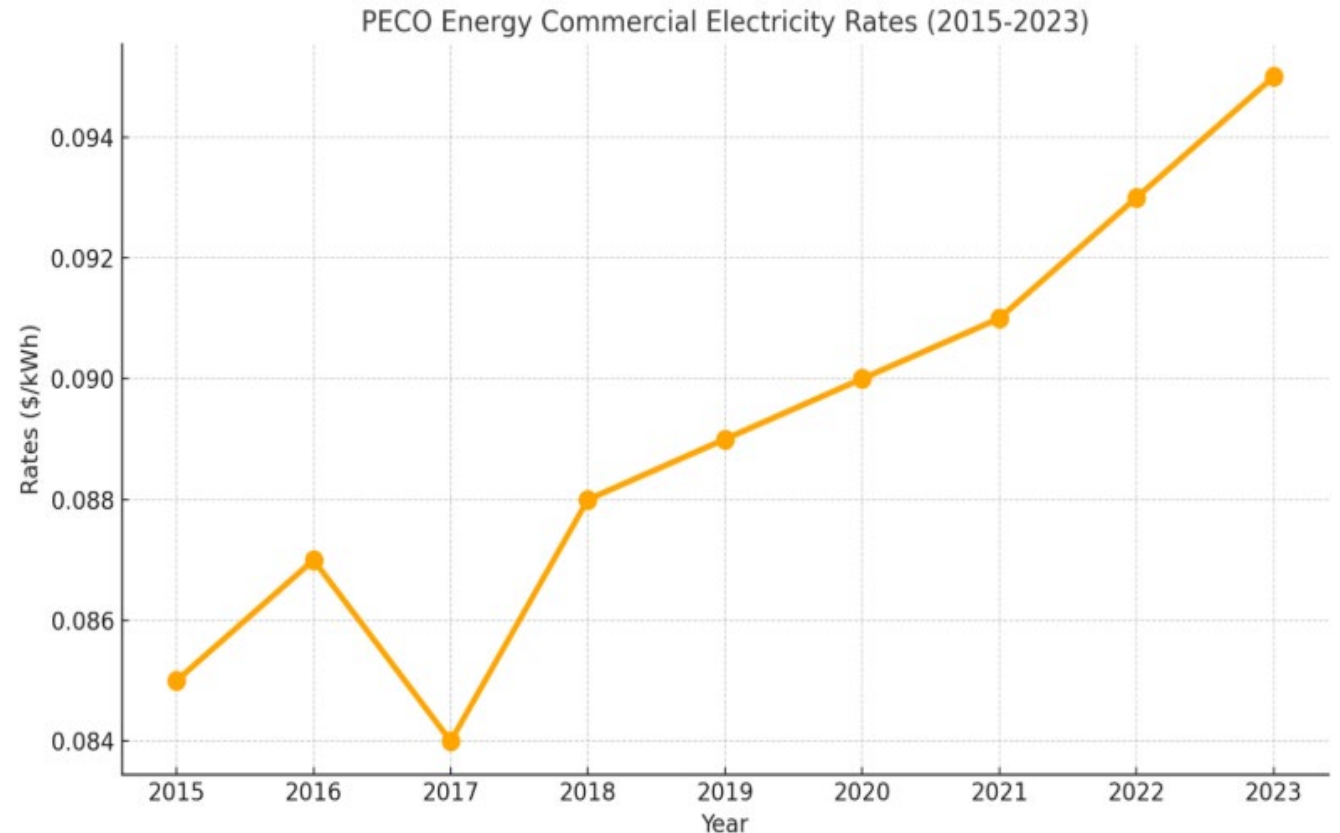
# Evaluation



**OPTION 4**  
**Status Quo**

# Status Quo - Purchase from PECO

- Solebury's 2020 contracted electricity rate was \$0.059/kWh
- Solebury's 2024 contracted electricity rate is \$0.086/kWh
- 45.7% increase in price—additional 5-10% increase confirmed for 2026 (Solebury's current contract expires in Dec. 2026)
- Rates in PA have been increasing due to several factors, and are not projected to decrease in the short-term



# Our Goals

## Achieve Ready for 100 Goals

100% renewable electricity by 2035

## Fiscal Responsibility

Responsible use of taxpayer dollars, reasonable first cost, reasonable return on investment, operational cost savings, etc.

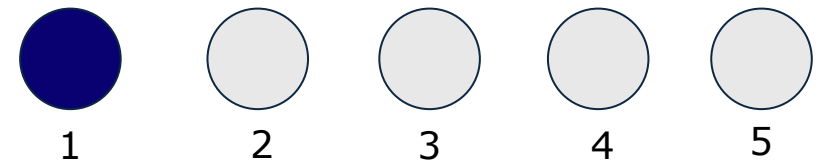
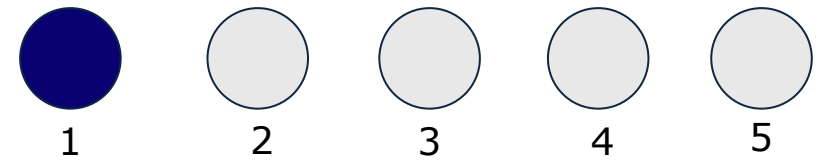
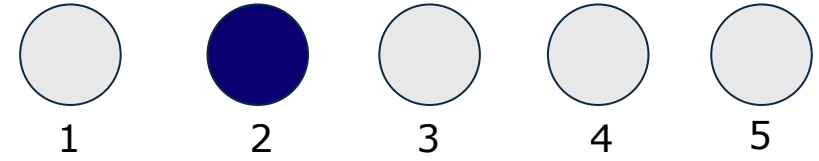
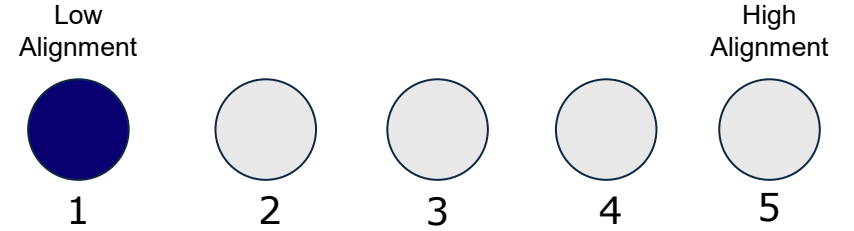
## Risk Protection

Protect from utility price increases, resilience during outages

## Leadership

Demonstrate community leadership and provide educational opportunities

# Evaluation



**Summary**  
**+**  
**Recommendations**

# Our Goals

## Achieve Ready for 100 Goals

100% renewable electricity by 2035

## Fiscal Responsibility

Responsible use of taxpayer dollars, reasonable first cost, reasonable return on investment, operational cost savings, etc.

## Risk Protection

Protect from utility price increases, resilience during outages

## Leadership

Demonstrate community leadership and provide educational opportunities

**OPT 1**  
Purchase  
solar array

**OPT 2**  
Contract  
PPA/ESA

**OPT 3**  
Join SEP

**OPT 4**  
Status Quo

5

3

3

1

4

5

3

2

4

3

3

1

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1

18

15

12

5

# Recommendations



## Best Scenario

**Purchase a solar system from a trusted installer** for the best ROI, progress towards RF100 Goals, capacity for building resiliency, and long-term protection from electricity market volatility

## Preferred Installer





**Questions?**

Solebury  
a natural choice



**Thank You!**

Solebury  
a natural choice

**SOLEBURY TOWNSHIP BOARD OF SUPERVISORS**  
**A Resolution of the Board of Supervisors**  
**Authorizing the Prepayment of Debt**  
**RESOLUTION 2025-166**

**WHEREAS**, the Township has issued its General Obligation Bonds, Series of 2020, in the original aggregate principal amount of \$4,850,000 of which \$4,825,000 remains outstanding (the “2020 Bonds”); and

**WHEREAS**, the Township issued its General Obligation Note, Series A of 2021, in the original principal amount of \$5,063,000, of which \$5,059,000 remains outstanding (the “2021 Note”); and

**WHEREAS**, the Township currently has a certain amount of proceeds remaining from the issuance of the 2020 Bonds and 2021 Note; and

**WHEREAS**, the 2020 Bonds are subject to redemption prior to maturity at the option of the Township, as a whole, or from time to time, in part on or after October 1, 2025 in accordance with the terms of the 2020 Bonds; and

**WHEREAS**, the outstanding 2021 Note is subject to redemption and prepayment prior to maturity at the option of the Township as a whole, or in part, at any time, in accordance with the terms of the 2021 Note; and

**WHEREAS**, the Township has determined to redeem or prepay (i) a portion of the outstanding 2020 Bonds using all or a portion of the remaining proceeds of the 2020 Bonds and (ii) a portion of the outstanding 2021 Note using all or a portion of the remaining proceeds of the 2021 Note.

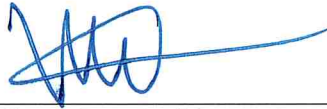
**NOW THEREFORE, BE IT RESOLVED**, by the Board of Supervisors of Solebury Township, Bucks County, Commonwealth of Pennsylvania:

1. The optional redemption of a portion of the outstanding 2020 Bonds, in an amount (not to exceed the amount of remaining proceeds of the 2020 Bonds held by the Township) and on a redemption date to be determined by the Township Manager in consultation with PFM Financial Advisors LLC (the “Financial Advisor”), is hereby authorized. The appropriate Township officials are hereby authorized to execute all documents and to take such other action as may be necessary or advisable to effectuate such redemption.

2. The redemption or prepayment of a portion of the outstanding 2021 Note, in an amount (not to exceed the amount of the remaining proceeds of the 2021 Note held by the Township net of the amount of such proceeds determined to be needed for current projects) and on a redemption or prepayment date to be determined by the Township Manager in consultation with the Financial Advisor, is hereby authorized. The appropriate Township officials are hereby authorized to execute all documents and to take such other action as may be necessary to effectuate such redemption or prepayment.


RESOLVED, ADOPTED AND APPROVED this 10<sup>th</sup> day of November 2025 at a regular public meeting of the Board of Supervisors of Solebury Township.

TOWNSHIP OF SOLEBURY  
Commonwealth of Pennsylvania

BY:   
\_\_\_\_\_  
Chair, Board of Supervisors

[SEAL]

Attest:

By:   
\_\_\_\_\_  
(Assistant) Secretary