

**SOLEBURY TOWNSHIP BOARD OF SUPERVISORS**  
October 7, 2025 – 6:00 P.M.  
**Solebury Township Hall/Virtual - Hybrid Meeting**  
**MEETING MINUTES**

Attendance: Mark Baum Baicker, Chair, Hanna Howe, Vice-Chair, Kevin Morrissey, John S. Francis, Christy Cheever, Christopher Garges, Township Manager, and Catherine Cataldi, Township Secretary. Christopher Clewell, Public Works Director 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 – October 2, 2025**

**Res. 2025-145 – Upon a motion by Ms. Howe, seconded by Mr. Morrissey, the list of Bills Payable dated October 2, 2025 was unanimously approved as prepared and posted.**

**III. Approval of Meeting Minutes – September 16, 2025**

**Res. 2025-146 – Upon a motion by Ms. Howe, seconded by Mr. Francis, the Minutes of the September 16, 2025 meeting were unanimously approved and posted.**

**IV. Supervisor Comment**

- Mr. Baum Baicker announced the change of polling location for the Lower 1 and Lower 2 sections of the Township for the November 4, 2025 election.
- Mr. Baum Baicker commented on the September 18, 2025 New Hope Solebury School District Community Network Meeting.
- Mr. Baum Baicker commented on the Sustainability Discussion event hosted by Solebury Township. Mr. Baum Baicker recognized Kate Robeson-Grubb for organizing the event.
- Mr. Baum Baicker announced the tree giveaway event hosted by Solebury Township. The sponsors for this event were PECO and Pennsylvania Horticultural Society.
- Ms. Howe expressed gratitude to the Supervisors and Township Staff. The Board expressed gratitude to Ms. Howe for her work as a Supervisor and her job well done as the Supervisor Liaison to the Farm Committee.

**V. Public Hearing**

Shire York Holdings LLC Conditional Use Application (6538 Lower York Road, TMP No. 41-022-142) – Continuance to December 9, 2025

The applicant, Shire York Holdings LLC, proposes to expand the existing driveway to a width of at least 24 feet where an area of the proposed expansion would cross a portion of Zone Two Riparian Corridor. Conditional use approval is required for such activity pursuant to Solebury Township Code of Ordinances § 27-2208.5.D(2).

Mr. Freed opened the hearing, announced the continuance of the public hearing to December 9, 2025, then the hearing was closed.

## **VI. Budget**

### Public Works

Mr. Clewell presented the 2026 Public Works Operational and Capital Budgets, highlighting areas of change. Replacement equipment, vehicles, and the road program were discussed.

### Administration

Mr. Garges presented the 2026 Preliminary Budget Proposal (copy of which is attached). The presentation included: An overview of services; five-year revenue; no tax increase; five-year expense; capital budget overview; 2025 accomplishments; and 2026 challenges.

Mr. Garges did advise that the Board's input for the Lake Solebury house renovations will be needed at the November 6, 2025 Board meeting.

### Lake Solebury Project

Mr. Garges gave an overview of the increase of General Fund and Capital Project Fund allocations to support ongoing maintenance, enhanced site security, and planning for future development of Lake Solebury.

## **VII. New Business**

### Farm Workers Housing Zoning Ordinance Amendment – Authorization to Send to the Bucks County and Solebury Township Planning Commissions and Advertise for Adoption

The proposed Ordinance amends the Solebury Township Zoning Ordinance to provide for Farm Worker Housing.

Mr. Freed gave an overview of the ordinance and credited the Farm Committee, Terry Clemons, Township Solicitor and Hanna Howe for their work on the ordinance.

**Res. 2025-147 – Upon a motion by Ms. Howe, seconded by Mr. Morrissey, it was unanimously agreed to authorize Township Administration to send the ordinance to the Bucks County and Solebury Township Planning Commissions for review, as well as, advertise the ordinance for adoption.**

### Peddling, Soliciting and Canvassing Ordinance – Authorization to Advertise for Adoption

The proposed ordinance updates the Township ordinances restricting unpermitted peddling, solicitation and canvassing within Solebury Township. The ordinance sets permit requirements, time limitations, prohibit street sales, enforcement of no solicitation signs, no solicitation registry and penalties.

Mr. Freed gave an overview of the ordinance.

**Res. 2025-148 – Upon a motion by Mr. Morrissey, seconded by Mr. Francis, it was unanimously agreed to authorize the Township Administration to advertise the ordinance for adoption at the November 6, 2025 Board meeting.**

### 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) - Agreement of Sale for Conservation Easement

The property consists of 30.6 acres located on Paxson Road. Executors of the Estate have agreed to the conservation easement purchase price of Six Hundred Thousand Dollars (\$600,000.00).

Paul Cosdon, resident, questioned the total cost of the Conservation Easement.

**Res. 2025-149 – Upon a motion by Mr. Morrissey, seconded by Ms. Howe, it was unanimously agreed to approve the Agreement of Sale for a Conservation Easement on the Estate of David R. McShane property, 30.6 acres on Paxson Road; purchase price of Six Hundred Thousand Dollars (\$600,000.00).**

Advertisement and Timeline for Supervisor Position – Authorization to Approve

The Board held discussion on the advertisement for the Supervisor vacancy and set the timeline for resume submission, interviews and appointment.

**Res. 2025-150 – Upon a motion by Mr. Baum Baicker, seconded by Mr. Francis it was unanimously agreed to approve the advertisement and timeline for the Supervisor position as follows:**

**Due to the resignation of Supervisor Hanna Howe effective October 15, 2025, the Board of Supervisors are accepting letters of interest from Township residents for the vacant seat on the Board. Residents must be registered voter of the Township who have resided in the Township continuously for at least one year. Letters of Interest, along with a resume, should be submitted to Catherine Cataldi, Township Secretary at ccataldi@soleburytwp.org by 8:00 am on Tuesday, October 21, 2025.**

**Special meetings of the Board of Supervisors will be scheduled to interview candidates. Candidates must be able to attend the interview session to be considered for the position.**

**It is anticipated that a vote on the appointment will be made at a public meeting prior to Friday, November 14, 2025, at 6:00 p.m. All meetings will be conducted at the Township Building, 3092 Suga Road, Solebury, PA 18963.**

Old Carversville Road Dirt and Gravel Road Project – Krager Contracting, LLC. – Authorization to Release Final Payment

The Township Engineer inspected the project and recommended that payment be made to Krager Contracting, LLC in the requested final amount of \$155,612.10 (per invoice number 4616).

**Res. 2025-151 – Upon a motion by Mr. Baum Baicker, seconded by Mr. Francis, it was unanimously agreed to approve the payment of the requested items in the amount of One Hundred Fifty Five Thousand Six Hundred Twelve Dollars and Ten Cents (\$155,612.10) to Krager Contracting, LLC.**

**VIII. Public Comment**

- Mr. Baum Baicker opened public comment with acknowledgement of the emails received opposing the traffic restrictions on Lower Mountain Road. Emails were received from the following residents: Caroline Dorsa; Aaron Leibowitz; Eric Herncane; Joyce Falsetti; Juan Cardeñosa; Margaret Chleboski; Margaret Copenhaver; Ginny Pecca; Patricia Walker; Tom Romalewski; Tony and Terry Maniscola; Vincent Garufi and Barbara Andres; Ann Marie Schaefer; Jerrold Walton; Joanne Romalewski; Lawrence Martin; and Unknown (Mark4).
- Susan McMahan, resident, commented in opposition of the traffic restrictions on Lower Mountain Road.
- Richard O’Neal, resident, commented in opposition of the traffic restrictions on Lower Mountain Road.
- John DeAndrea, resident, commented on the change in polling location for the November 4, 2025 election.
- Stan Marcus, resident, questioned the tax millage for the municipal building HVAC.

- Ms. Chelboski commented on the increase of traffic congestion as a result of the traffic restrictions on Lower Mountain Road.
- Lois Goldman, resident, commented in opposition of the traffic restrictions on Lower Mountain Road and the increase of traffic increase of traffic at the intersection of Aquetong Road and Route 202.
- Fred Vanduyne, resident, expressed gratitude to the Board and Township Administration for passing the resolution for the Adopt a Township Roadway program and. Mr. Vanduyne expressed interest in volunteering to help with the program.

**IX. Adjournment**

The meeting was adjourned at 7:45 pm.

Respectfully submitted,  
Catherine Cataldi, Secretary



# Solebury

a natural choice

## 2026 Preliminary Budget Proposal





**Projected 2026 revenue is approximately \$13.4 million; 3.7% increase from 2025**

**2025 APPROVED BUDGET GENERAL FUND EXPENDITURE TOTAL: \$8,007,011**

**2026 DRAFT BUDGET GENERAL FUND EXPENDITURE TOTAL: \$8,127,024**

**The proposed 2026 general fund expenses represent a 1.5% increase over 2025**

**The preliminary General Fund budget reflects a projected surplus of \$57,606.**

**THE END**

# Overview of Services



## Public Works

Maintains, repairs, and improves the infrastructure of the Township. Performs fleet and property maintenance.

## Parks & Recreation

Enhances the quality of life in the Township by providing safe, well-maintained parks and public places as well as recreational programs & events.



## Planning, Land Preservation & Sustainability

Handles all subdivision & land development applications and oversees the Township's Land Preservation Program. Administers the Township's sustainability efforts.

## Administration, Finance & Communications

Works directly with Board of Supervisors, manages projects, accounting, audits, human resources, payroll, financial reports and oversees public outreach.



## Police

Committed to the prevention of crime & the protection of life and property; preservation of peace, order & safety; the enforcement of laws & ordinances; & safeguarding of constitutional guarantees.

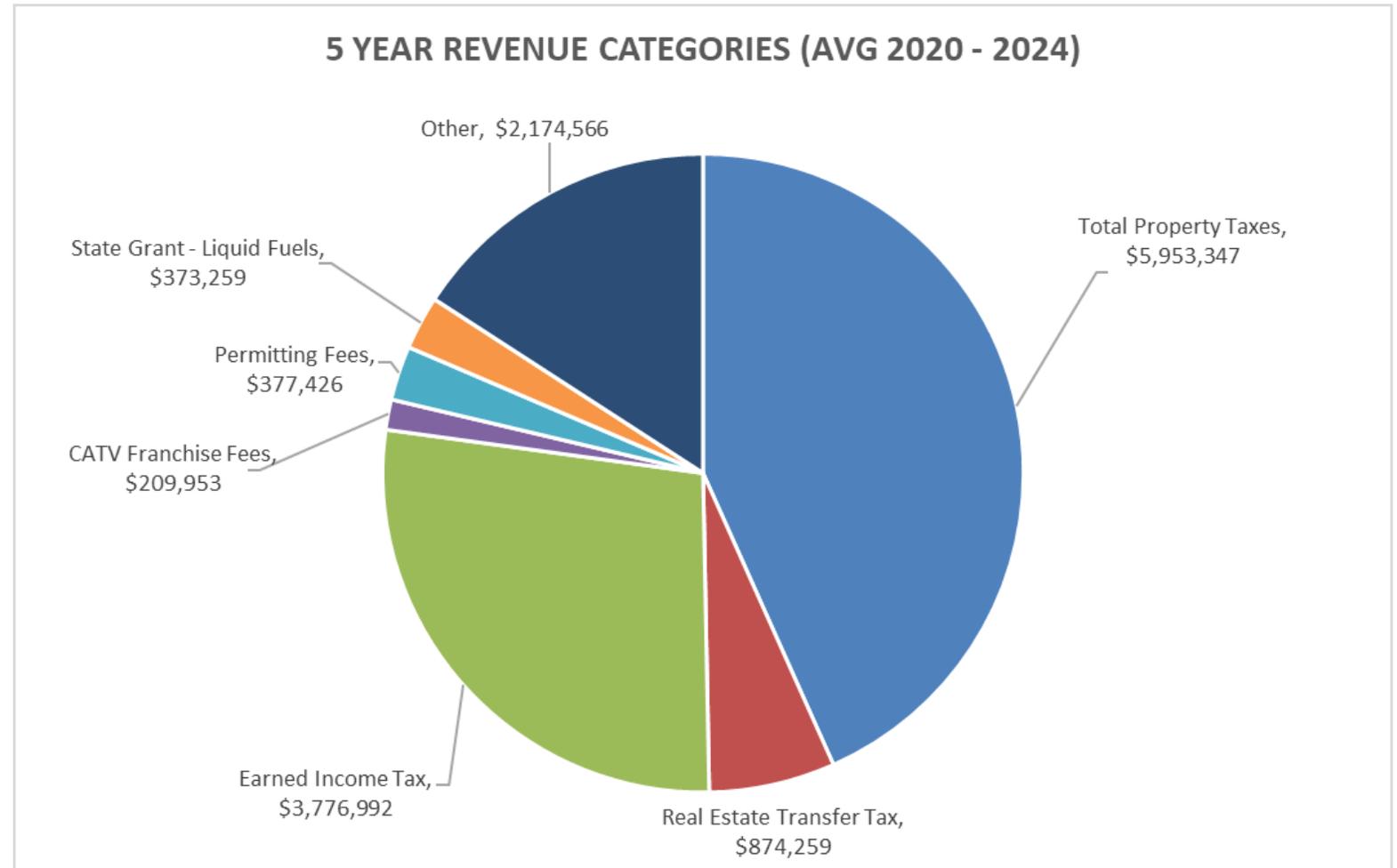
## Zoning & Permitting

Handles all residential and commercial permits, future development and ensures compliance with the Township ordinances.



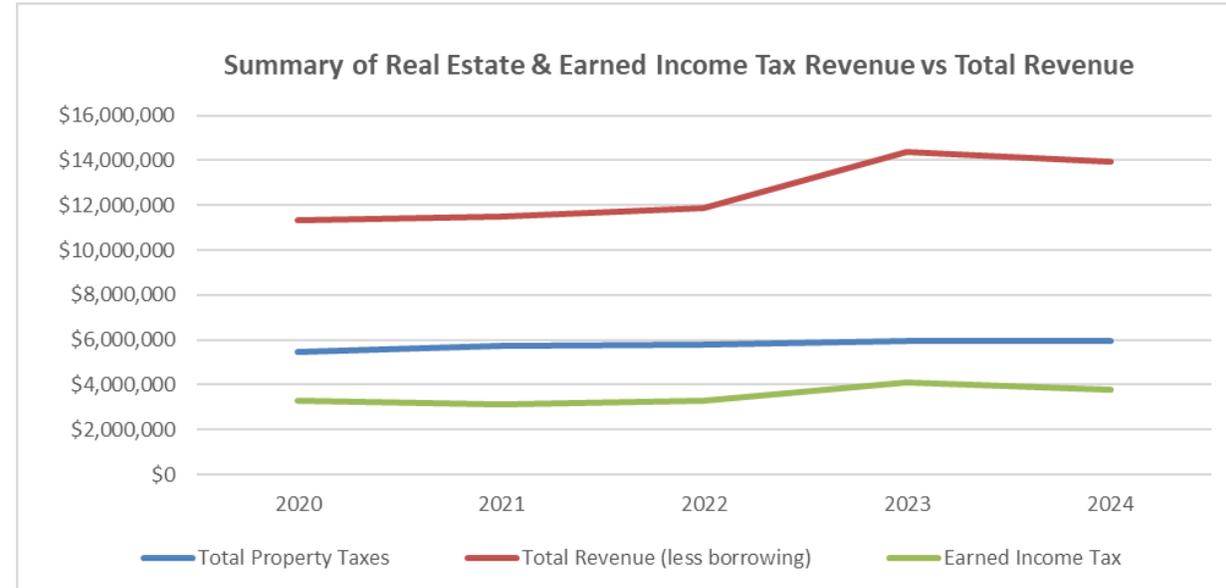
# REVENUE

- Estimated 2025 revenue is \$12,961,465
- Peak revenue in 2023 of \$14,558,105
- Projected 2026 revenue is approximately \$13.4 million; 3.7% increase from 2025
- 75% of all projected 2026 revenue generated by two sources, Earned Income Tax (\$3.7M) and Real Estate Tax (\$6.4M)
- Third largest source is Real Estate Transfer fees (\$750K in 2026)
- Other sources include Liquid Fuels reimbursements (\$370K), permitting fees (\$365K) and cable TV franchise fees (\$185K)



- **The 2026 Budget maintains the current real estate tax millage of 25.9102. This millage will meet 2026 expenditure requirements and is allocated as follows:**

<u>Prop. Tax Allocations</u>	<u>Mills</u>	<u>Collections</u>	<u>% of total</u>
General Fund	8.4500	\$ 2,046,120.78	32.61%
Fire Fund	2.500	\$ 605,361.13	9.65%
Debt Service Fund	13.1290	\$ 3,179,114.76	50.67%
Library Fund	0.5410	\$ 131,000.16	2.09%
EMS	<u>1.2902</u>	<u>\$ 312,414.80</u>	<u>4.98%</u>
	25.9102	\$ 6,274,011.67	100.00%



- **Tax collected over the past five calendar years for these two line items has increased at an average rate of just over 2% per year.**

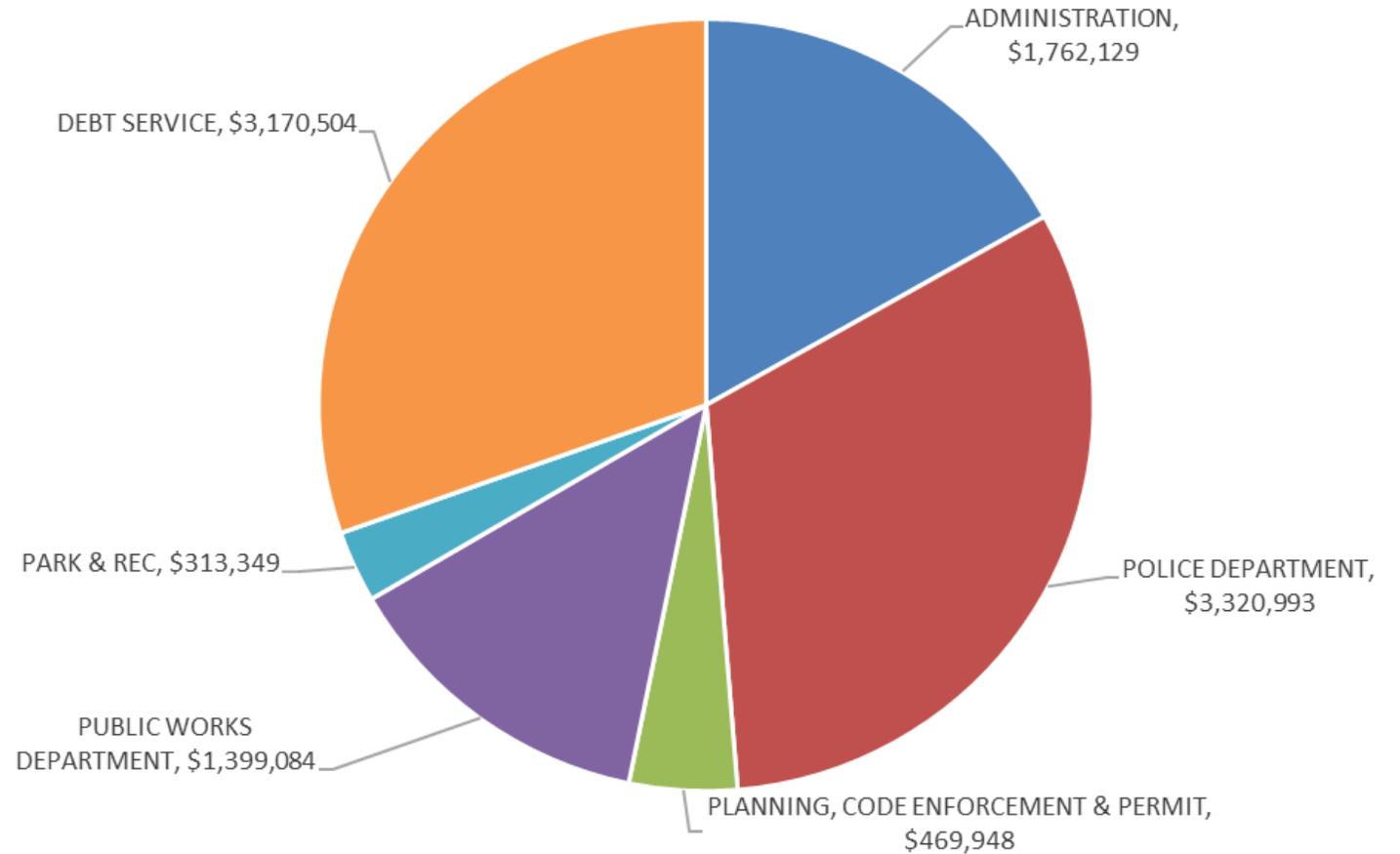


# EXPENDITURES

- General operating expenses - \$8.1M
- Debt service expenses of \$3.3M
- 2026 draft budget continues same level of services currently provided
- Due to increases in expenses associated with labor, materials, cyber insurance requirements and equipment, there is a \$25,000 reduction in interfund transfers



5 YEAR EXPENSE CATEGORIES (AVG 2020 - 2024)



**FUND 01 General Fund**

**Highlighted deviations in Revenue from 2025 to 2026**

01.300.310.100	Real Estate Transfer Tax	\$50,000.00	Projecting \$50k increase based on trends
01.320.321.800	Cable Franchise Fees	(\$17,500.00)	Increase in streaming is trending a reduction in revenue from cable franchise fees
01.341.100.000	Interest earnings	(\$75,000.00)	Projecting \$75k less in interest earnings due to rate reductions
01.362.140.000	Building Permit Fees	\$15,000.00	Projecting \$15k more revenue due to increased permit activity
01.362.170.000	HVAC Permit Fees	\$10,000.00	Projecting \$10k more revenue due to increased permit activity
01.362.190.000	Plumbing Permit Fees	\$7,500.00	Projecting \$7.5k more revenue due to increased permit activity
01.362.180.000	Electrical Permit Fees	\$20,000.00	Projecting \$20k more revenue due to increased permit activity

**Highlighted deviations in Expenses from 2025 to 2026**

**Administrative Expenses**

01.400.404.316	Labor Legal	\$15,000.00	Increased based on costs in 2025
01.400.404.317	NHCS Assessment & Evaluation	(\$12,500.00)	Acquisition complete, new line items created in 2026 budget for improvements to property
01.400.406.346	Website hosting	\$7,500.00	Increase in website hosting & maintenance fees
01.400.409.361	Electricity	\$7,500.00	New electricity contract (two year) reflects the increase in cost

**Police Department**

01.410.401.321	Telephone	\$7,000.00	Air cards for vehicles are added to this line item, out of contracted services
01.410.401.420	Dues / Subscriptions	\$19,000.00	Additional cost of Motorola cloud services for in car cameras
01.410.408.130	Patrol Salaries	(\$51,265.00)	Net decrease based on moving detective to different line item, increase in salary of 4% in CBA
01.410.410.130	Full-time salaries (Detective)	\$102,300.00	Addition of second Detective

**Planning / Code Enforcement Expenses**

01.414.401.130	Full-time salaries	\$44,000.00	Moved Receptionist from this department, added Sustainability Coordinator (also included raises)
01.414.416.314	Planning Services	(\$55,000.00)	Park/Rec/Open Space & Comprehensive Plan updates will be substantially completed in 2025

**Public Works**

01.430.420.130	Road Maintenance salaries	(\$16,800.00)	Moved some labor expense from this account to new Lake Solebury account
01.430.439.344	Materials & Supplies	\$20,000.00	Projected increase in expense for road salt usage

**Lake Solebury**

01.461.401.130	Road Maintenance salaries	\$21,150.00	New line item - Road Maintenance crew expense for work at Lake Solebury
01.461.409.319	Contracted Services	\$10,000.00	New line item - contracted services for work on Lake Solebury property
01.461.409.344	Materials & Supplies	\$5,000.00	New line item - materials and supplies for work on Lake Solebury property
01.461.409.361	Electricity	\$5,000.00	New line item - electricity for Lake Solebury property

**Insurance Expenses**

01.486.422.351 Property & Liability Insurance (\$8,800.00) Cost decrease for property & liability insurance

**Employee Benefits Expenses**

01.487.423.156 Healthcare Insurance \$20,000.00 Additional PD employee / dependents on healthcare plan plus 4% increase

01.487.423.163 Workers Compensation \$11,900.00 Premium increase associated with claims and wage increases

01.487.423.461 Contribution to Police Pension (\$47,471.00) Reflects good performance of pension plan

01.487.523.465 Contribution to Cash Balance Plan \$11,000.00 Increased based on salary increases, one additional employee on plan (and one less employee on DB plan)

**Inter Fund Transfers**

01.492.425.470 Transfer to Capital Reserve Fund (\$50,000.00)

01.492.425.473 Transfer to Park & Recreation Fund \$75,000.00 Additional staffing & additional maintenance costs (mowing bid)

01.492.425.474 Transfer to Operating Reserve Fund (\$50,000.00)

**FUND 03 Parks & Recreation Fund**

**Highlighted deviations in Revenue from 2025 to 2026**

03.392.010.000 Transfer from General Fund \$75,000.00 See 01.492.425.473 staffing & mowing bids

**Highlighted deviations in Expenses from 2025 to 2026**

03.453.451.319 Contracted Services - Solebury Trail \$4,000.00 Additional cost associated w/ new mowing contract

03.454.451.319 Contracted Services - ASP \$7,000.00 Additional cost associated w/ new mowing contract

03.457.451.319 Contracted Services - Magills Hill \$6,500.00 Additional cost associated w/ new mowing contract

03.458.451.319 Contracted Services - Lumberville \$3,600.00 Additional cost associated w/ new mowing contract

03.459.451.319 Contracted Services - Sugan/Greenhill \$3,400.00 Additional cost associated w/ new mowing contract

**FUND 04 Highway Aid Fund**

**Highlighted deviations in Expenses from 2025 to 2026**

04.430.435.334 Road Dept Vehicle / Equipment \$135,000.00 Utilizing liquid fuels fund to pay for up to \$150,000 toward purchase of a new grader

04.430.444.319 Contracted Services \$400,000.00 Culvert repair - Covered Bridge Road & Creamery Rd bridge headwall repair

### FUND 23 Roads & Bridges Fund

Highlighted deviations in Revenue from 2025 to 2026

23.392.024.275 Transfer from Capital Reserve \$150,000.00 Transfer funds for Armitage Road wall system project (creating a reserve for 2027)

Highlighted deviations in Expenses from 2025 to 2026

23.421.421.344 Materials & Supplies (\$85,000.00) Recent years' expense trends support a reduction in this line item

### FUND 24 Park Capital Fund

Highlighted deviations in Expenses from 2025 to 2026

24.454.450.319 Contracted Services - Laurel Park (\$18,000.00) Reserving funds for future playground equipment update (2028)  
24.454.451.319 Contracted Services - Livezey Park (\$12,000.00) Reserving funds for future playground equipment update (2028)  
24.454.453.400 Fence Replacement - Canal Park \$18,000.00 Replacing fence that is past its useful life  
24.454.457.319 Contracted Services - McGill's Hill \$5,000.00 Replace barrier fence/Terrace replacement planting

### FUND 25 Land Preservation Fund

Highlighted deviations in Revenue from 2025 to 2026

25.341.100.000 Interest earnings (\$50,000.00) Reduction in interest due to lower fund balance (after \$5M debt reduction payment)

Highlighted deviations in Expenses from 2025 to 2026

25.461.431.482 Acquisition of Easements \$410,000.00 Budgeting for two properties currently in negotiations (\$600k for one property and \$1.2M for the other (expected to settle in 2026))

# CAPITAL BUDGET OVERVIEW

## 2026 Draft Budget - Capital Spending Summary - Presented October 2025

<b>Fund 07 Sustainability</b>						
<b>FUNDING SOURCE</b>						
	2026	2027	2028	2029	2030	
Projected fund balance	\$841,205	\$563,105	\$366,605	\$161,005	-\$35,495	
DCNR Grant						
DCED Grant						
Transfer from Capital Reserve						
<b>Total funds available:</b>	<b>\$841,205</b>	<b>\$563,105</b>	<b>\$366,605</b>	<b>\$161,005</b>	<b>-\$35,495</b>	
<b>PROJECT / EXPENSE</b>						
<b>PROJECT / EXPENSE</b>	<b>DESCRIPTION</b>	2026	2027	2028	2029	2030
Professional Services	Sustainability consultant (\$25k reduction from 2025) <b>(07.400.402.310)</b>	\$25,000				
Recycling Event	Requested by EAC <b>(07.400.402.400)</b>	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000
Electric Charging Stns - Twp Bldg	Annual Software <b>(07.400.402.700)</b>	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500
Route 202 Pedestrian Trail Gap Study	ASP to Kitchens Ln - study / plan / design / permit 2025-2026. <b>(07-400.702.975)</b>	\$30,000				
TU ASP Stream Bank Habitat Project	Stream bank & habitat project downstream of spring <b>(07.400.402.955)</b>	\$17,500				
Deer Management Program	Continuation of deer mgmt / red tag program <b>(07.414.418.276)</b>	\$65,000	\$65,000	\$65,000	\$65,000	\$65,000
Herd Reduction	As requested by BoS, additional scoped added for 2025 <b>(07.414.418.278)</b>	\$87,000	\$87,000	\$87,000	\$87,000	\$87,000
Drone Study - Deer	<b>(07.414.418.279)</b>	\$9,100		\$9,100		\$9,100
Deer Processing	As requested by BoS, additional scoped added for 2025 <b>(07.414.418.280)</b>	\$38,000	\$38,000	\$38,000	\$38,000	\$38,000
	<b>Total expenses:</b>	<b>\$278,100</b>	<b>\$196,500</b>	<b>\$205,600</b>	<b>\$196,500</b>	<b>\$205,600</b>
	<b>Balance:</b>	<b>\$563,105</b>	<b>\$366,605</b>	<b>\$161,005</b>	<b>-\$35,495</b>	<b>-\$241,095</b>



**2026 Draft Budget - Capital Spending Summary - Presented October 2025**

<b>Fund 20 Capital Projects</b>						
<b>FUNDING SOURCE</b>		<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>
Projected fund balance		\$1,197,626	\$174,662	\$93,662	-\$1,836,338	-\$6,606,338
DCED LSA Grant		\$521,036				
TASA Grant (2025 application - not awarded)						
Transfer from Capital Reserve			\$1,000,000			
<b>Total funds available:</b>		<b>\$1,718,662</b>	<b>\$1,174,662</b>	<b>\$93,662</b>	<b>-\$1,836,338</b>	<b>-\$6,606,338</b>
<b>PROJECT / EXPENSE</b>	<b>DESCRIPTION</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>
Paving Projects @ Township Parks	(Pat Livezy lower lot) (20.400.402.100)		\$40,000			
Solebury Green	Preliminary Design 2026 & 2027 (Kimmel Borgrette), final design & permitting 2027 & 2028. Construction 2029 & 2030. (20.400.402.700)	\$42,000	\$120,000	\$200,000	\$4,000,000	\$500,000
Solebury Green Trail Extension Design	Engineering & Permitting for PennDOT TASA Grant application to connect Logan Square to Reeder Road	\$166,000	\$221,000	\$80,000	\$20,000	
Solebury Green Trail Extension Construction	Construction - PennDOT TASA GRANT application to connect Logan Square to Reeder Road			\$1,500,000	\$500,000	
Route 202/Lower Mtn Intersctn. Improv.	Finalize grant closeout paperwork - 2026 (20.400.402.710)	\$10,000				
Aquetong / Rt. 202 Intersctn. Improv.	Prelim Design 2025-2026, final design/permitting 2027. Will need funding for future construction (20.400.402.750)	\$56,000	\$200,000			
Sound/Acoustic trtment in main mtg room	(20.400.409.446)	\$60,000				
New flooring (Admin & 2nd floor)		\$25,000				
Building / HVAC Updates	Estimated guess, currently seeking proposals/options (20.400.409.445)	\$150,000	\$150,000			
Space needs & facility assessment	Based on Phillips & Donovan proposal	\$60,000				
Traffic Signal Upgrades	Est. amount (applied for grant; otherwise funded from Cap Res. 20.400.402.800)	\$525,000				
Lake Solebury Master Plan	Estimated cost, will be applying for grant Spring 2026 GRANT		\$100,000			
Lake Solebury Remediation	Gilmore & Associates	\$45,000				
Lake Solebury grading / stabilization	Pending outcome of property survey	\$250,000	\$250,000			
Lake Solebury recreational improvements / development	Preliminary design 2028, final design & permitting 2029-2030			\$150,000	\$250,000	\$150,000
Lake Solebury house renovations	Roof (\$14k), HVAC (\$20k), Mold (\$20k), Fit out (\$50k), Septic system (\$50k)	\$155,000				
<b>Total expenses:</b>		<b>\$1,544,000</b>	<b>\$1,081,000</b>	<b>\$1,930,000</b>	<b>\$4,770,000</b>	<b>\$650,000</b>
<b>Balance:</b>		<b>\$174,662</b>	<b>\$93,662</b>	<b>-\$1,836,338</b>	<b>-\$6,606,338</b>	<b>-\$7,256,338</b>



**2026 Draft Budget - Capital Spending Summary - Presented October 2025**

<b>Fund 21 Capital Reserve</b>						
<b>FUNDING SOURCE</b>		<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>
Projected fund balance		\$3,454,888	\$2,824,888	\$1,574,888	\$1,424,888	\$1,274,888
Transfer from General Fund						
<b>Total funds available:</b>		<b>\$3,454,888</b>	<b>\$2,824,888</b>	<b>\$1,574,888</b>	<b>\$1,424,888</b>	<b>\$1,274,888</b>
<b>PROJECT / EXPENSE</b>		<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>
Transfer to Natural Resources Fund						
Transfer to Sustainability Projects Fund						
Transfer to Capital Projects Fund			\$1,000,000			
Transfer to Capital Equipment Fund		\$480,000	\$100,000	\$150,000	\$150,000	\$150,000
Transfer to Roads & Bridges		\$150,000	\$150,000			
<b>Total expenses:</b>		<b>\$630,000</b>	<b>\$1,250,000</b>	<b>\$150,000</b>	<b>\$150,000</b>	<b>\$150,000</b>
<b>Balance:</b>		<b>\$2,824,888</b>	<b>\$1,574,888</b>	<b>\$1,424,888</b>	<b>\$1,274,888</b>	<b>\$1,124,888</b>
<b>Fund 22 Capital Equipment Fund</b>						
<b>FUNDING SOURCE</b>		<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>
Projected fund balance		\$263,133	\$28,133	-\$78,867	-\$205,867	-\$482,867
Proceeds from sale of equip.		\$10,000	\$10,000	\$10,000	\$10,000	\$10,000
Transfer from General Fund		\$200,000	\$200,000	\$225,000	\$225,000	\$225,000
Transfer from Capital Reserve		\$480,000	\$100,000	\$150,000	\$150,000	\$150,000
<b>Total funds available:</b>		<b>\$953,133</b>	<b>\$338,133</b>	<b>\$306,133</b>	<b>\$179,133</b>	<b>-\$97,867</b>
<b>PROJECT / EXPENSE</b>	<b>DESCRIPTION</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>
Technology	Annual maintenance , software updates. 2026 - MS Office Suite migration. (22.400.435.332)	\$35,000	\$35,000	\$35,000	\$35,000	\$35,000
Equipment - Administration	Routine computer replacements; server upgrades (new server 2026 approx. \$20K). (22.400.435.337)	\$50,000	\$35,000	\$35,000	\$35,000	\$35,000
Police Equipment	2026 radio replacement and in-car camera purchase; finalize purchase of handguns; equip for Tactical Patrol Unit; new programming (drone, honor guard) (22.410.435.331)	\$330,000	\$25,000	\$25,000	\$25,000	\$25,000
Police Vehicles	F350 truck - traffic & truck inspections; ford explorer police SUV (22.410.435.333)	\$145,000	\$145,000	\$145,000	\$145,000	\$145,000
Police Department Technology	\$20k added to 2026 to replace PD main server, camera server & PD back-up server. (22.410.435.334)	\$25,000	\$42,000	\$22,000	\$22,000	\$22,000
Equipment - Road Department	2026 Gator(\$50K) for trail maint & Chipper (\$90K) plus \$200K for Road Grader not funded by LF); 2027 Replace 1 ton truck; 2028 Replace SO-3; including all upfits, 2029 -ODB Self contained unit \$350,000 or Hook Truck with leaf unit \$525,000 including all upfits	\$340,000	\$135,000	\$250,000	\$400,000	
<b>Total expenses:</b>		<b>\$925,000</b>	<b>\$417,000</b>	<b>\$512,000</b>	<b>\$662,000</b>	<b>\$262,000</b>
<b>Balance:</b>		<b>\$28,133</b>	<b>-\$78,867</b>	<b>-\$205,867</b>	<b>-\$482,867</b>	<b>-\$359,867</b>



# 2025 ACCOMPLISHMENTS



**Lake Solebury Acquisition** – The Township purchased the former New Hope Crushed Stone property (Lake Solebury) and negotiated both a lease agreement with Solebury School and a release of a lien with the DEP, saving nearly **\$2 million** in the net acquisition cost.

**Comprehensive Plan Update** – The Comprehensive Plan Committee, in partnership with the Bucks County Planning Commission, worked throughout the year on updating the Township’s Comprehensive Plan. This effort will continue into 2026.

**Park, Recreation, Open Space, and Greenways Plan** – Work began on updating this plan, which is progressing well and expected to be nearly complete by early 2026.

**Zoning/Permit Office Renovation** – Renovations to the Zoning & Permit offices were completed.

**Farmworker Housing Ordinance** – The Farm Committee prepared a draft ordinance amendment addressing farmworker housing. The draft is under review by the Township Solicitor and will be presented to the Board of Supervisors for authorization to advertise.

**Alternative Energy and EV Charging** – New ordinances supporting alternative energy and electric vehicle charging were adopted.

**International Fire Code Adoption** – The Township adopted the International Fire Code and launched a commercial fire and life safety inspection program to ensure compliance with commercial property maintenance standards.

**Dark Skies Ordinance** – Township staff advanced work on developing a dark skies ordinance.

**Website Update** – The Township website redesign is scheduled for completion by the end of 2025.

# 2025 ACCOMPLISHMENTS (Continued)

**Energy Transition Planning** – Township staff and committee members partnered with Evolve EA to begin developing an action plan for the Energy Transition Plan.

**Solebury Green Development** – The Township engaged Kimmel Bogrette Architecture to prepare working plans to support funding applications and submitted a grant request to construct major portions of the Phase I trail system. The proposed project would extend the existing trail from Logan Square to Reeder Road and add a parking lot at the Solebury Green property.

**Historic Architectural Review Board (HARB)** – Continued work on strengthening property maintenance provisions.

**Deer Herd Reduction Program** – Following a slight decrease in 2024, deer management efforts increased in 2025. The program will continue into 2026.

**Police Staffing and Promotions** – Three police officers were hired to maintain the roster size. In addition, two officers were promoted to Corporal and one officer was promoted to Detective.

**Student Internships** – Township staff hosted several student interns from New Hope-Solebury School District, Solebury School, and Penn State University.

**Old Carversville Road Litigation** – Litigation related to Old Carversville Road was settled. Staff also secured outside funding through the Bucks County Dirt and Gravel Road Program to cover nearly half of the required improvements. Related work is scheduled for completion in 2025.

**Conservation Easements** – Two new conservation easements were established, protecting more than 40 acres of land.

**Paperless Permitting and Records** – Fully converted these records to a 100% paperless format.



# 2026 Challenges

- Economic uncertainties due to worldwide tariffs.
- Navigating changing interest rates.
- Rising cost of staffing (uniform and non uniform).
- The price of goods, materials and services continue to rise, most significantly for vehicles, fuel and asphalt.
- Emergency services (Fire and EMS) continue to experience severely increased costs of equipment and operation while managing declining volunteerism.
- Planning and execution of three large upcoming projects including securing grant funding (Route 202/Aquetong intersection, development of Solebury Green and Lake Solebury).
- Sluggish growth of tax revenue (EIT & transfer) will make very tight budgets for the next several years.



Lake Solebury – June 2025



# SUMMARY

- ❖ The preliminary General Fund budget projects a revenue surplus of \$57,606, without a tax increase.
- ❖ Municipal staff and elected officials remain committed to monitoring the Township's fiscal health and making adjustments as needed to ensure high-quality, cost-effective services.
- ❖ The **2026 proposed budget** is submitted for the Board of Supervisors' review and authorization to advertise the final budget for adoption at the December 9, 2025 meeting.
- ❖ The Administration extends its appreciation to the Department Heads and staff for their diligent work in preparing this draft budget.

