



TOWNSHIP OF
—MIDDLETOWN—
BUCKS COUNTY

CAPITAL BUDGET WORKSHOP

Monday, October 20, 2025 | 6:00pm

• • •



Introduction

Budget Team

- Eden Ratliff, Nick Valla, Miranda Colon, Laura Hucklebridge, Mary Hendershot, Jim Ennis, Nicole Tener

Our Process

- Budget Calendar
- Presentations
- Transparency



Format for Tonight

Current State of the Budget	01
Understanding Capital	02
Proposed 2026 Capital Projects	03
Sources of Funding	04
2026 Budget Projection	05
Public Input	06





2025 Budgeted Deficit

(\$2,800,000)



Anticipated 2026 Deficit- Existing Level of Service

(\$3,776,113)

Represents the 2026 year-end deficit including required costs tied to contracts and existing service levels.

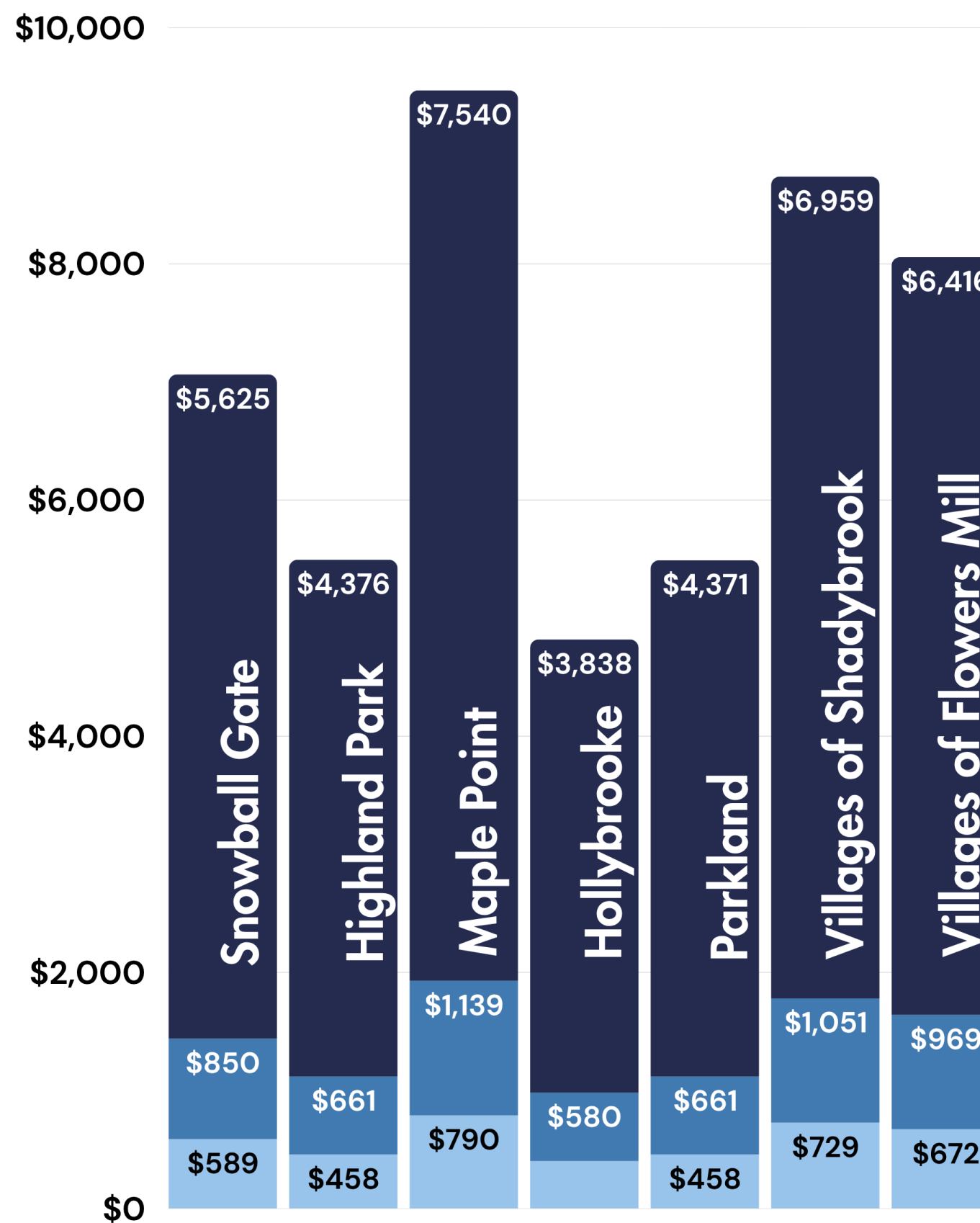


2025 Average Real Estate Tax

Average Paid to Township

\$560

● Middletown Township ● Bucks County ● Neshaminy School District



For discussion purposes supplemented by public presentation.





2025 Average Taxes Paid to Middletown

Real Estate Tax	\$560
Earned Income Tax (EIT)*	<u>\$600</u>
Average Paid to Middletown	\$1,160



TOWNSHIP OF
—MIDDLETOWN—
BUCKS COUNTY

UNDERSTANDING CAPITAL ASSETS





Understanding Capital: Improvements vs. Maintenance

Capital Improvements

Definition:

- Add new assets or upgrade existing ones to increase functionality or adapt them for new uses.

Examples:

- Construct a new building
- Add traffic signals or sidewalks

Key Characteristics:

- Long-term benefit (usually 5+ years)
- Increases an asset's capacity or function
- Capitalized over the asset's useful life
- Typically elective or discretionary projects

Capital Maintenance

Definition:

- Preserve the current function and value of assets the Township already owns by replacing them as needed.

Examples:

- Replace playground equipment
- Resurface roads
- Vehicle replacement program

Key Characteristics:

- Maintains, not expands, asset function
- Prevents deterioration or costly repairs
- Items over \$100,000 are capitalized
- Guided by Township's replacement policy

TOWNSHIP OF
—MIDDLETOWN—
BUCKS COUNTY

PROPOSED 2026 PROJECTS





Parks & Recreation

Capital Improvements

Capital Maintenance

None for 2026

\$0

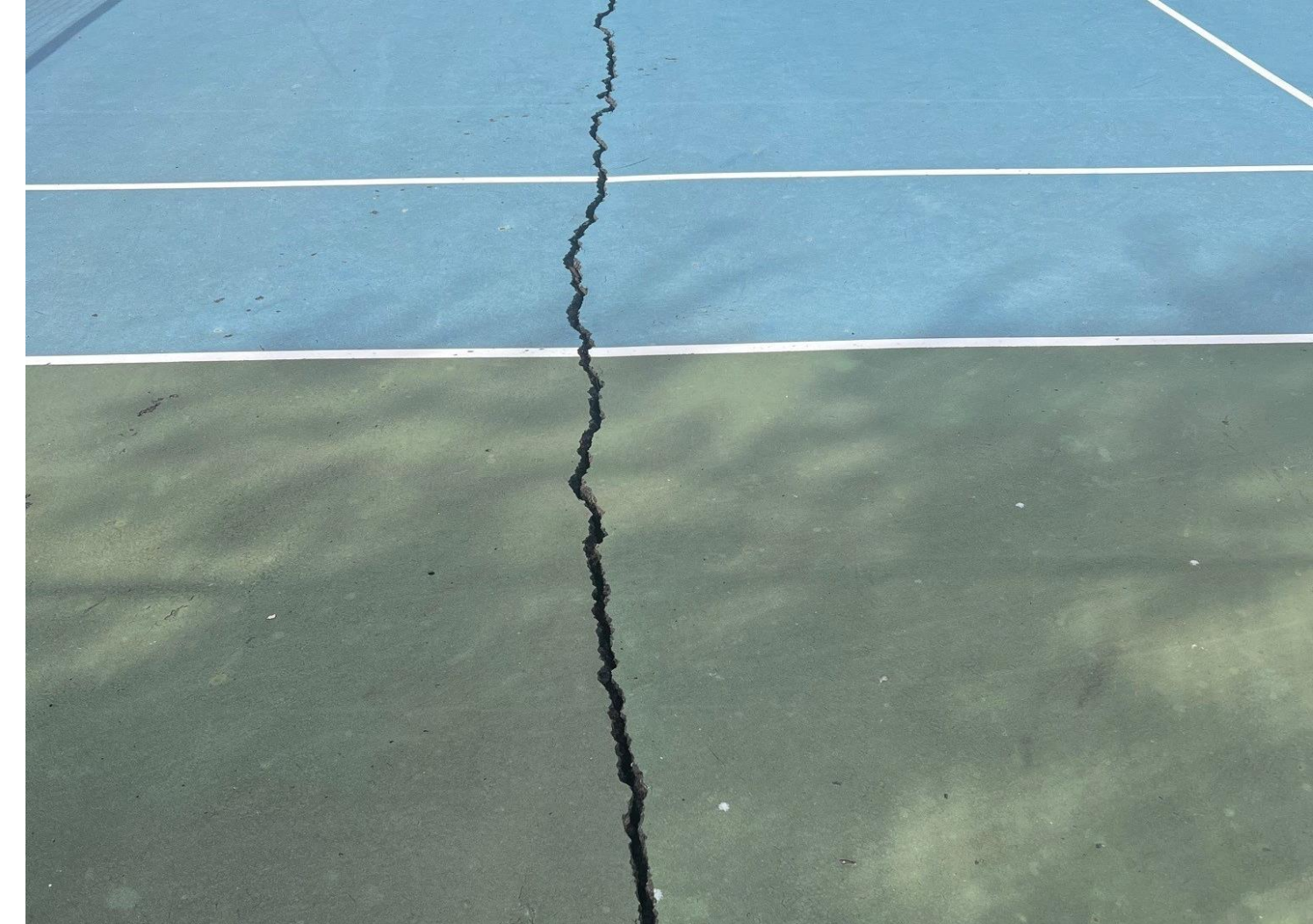
Park Maintenance

- Simmons Park
 - Resurfacing & Fencing Tennis Courts **\$350,000**
- Detective Jones Memorial Park
 - Playground Replacement **\$100,000**
- All Parks
 - Security Enhancements **\$30,000**
- Twin Oaks Park
 - Safety Netting on Fields **\$53,000**

Facility Repairs

- All Facilities
 - Ongoing HVAC, flooring, bathroom updates **\$50,000**
- Community Center
 - ADA restroom improvement **\$50,000**

\$633,000





Building & Grounds

Capital Improvements

Municipal Center

- Lobby Security **\$50,000**

\$50,000

Capital Maintenance

Municipal Center

- Roof and Gutter
Repairs **\$1,100,000**
- Concrete
replacement **\$300,000**

North Station

- Exterior Stucco **\$128,800**

\$1,528,800





Information Technology

Capital Improvements

- Broadcast System Upgrades (5-year plan): **\$150,000**

\$150,000

Capital Maintenance

- Desktop computer replacement **\$68,500**
- Network core switch & server rack **\$15,000**
- Mobile Data Terminals (MDTs)
 - Police Patrol Cars **\$25,000**
 - Fire & EMS vehicles **\$12,000**

\$120,500





Police Department

Capital Improvements

- None for 2026

\$0

Capital Maintenance

PD Maintenance

- Body and in-car dash cameras **\$110,000**
 - \$110,000 per year for 5 years

Weapons & Gear Replacement

- Guns **\$30,000**
- ECW Tasers **\$15,000**

Facility Repairs

- Upgrade indoor firearm range: **\$25,000**

\$180,000





Public Works

Capital Improvements

Public Works Site Improvements

- New Garage Building
Design **\$400,000**
 - Construction cost of \$4 million

Machinery

- Street Sweeper **\$335,000**
- Excavator **\$135,000**
 - Applied for RDA Grant -
\$320,808

\$870,000

Capital Maintenance

Heavy Equipment Replacement

- Dump truck (10 ton) **\$275,000**
- Small dump truck (F-550) **\$156,000**
- Brine equipment for large truck **\$20,000**
- Crack Seal Machine **\$18,500**
- Open Trailer **\$18,000**
 - Applied for RDA Grant - **\$410,000**

Roads

- Road Paving **\$2,000,000**
- Guiderails for Silver Lake, Big Oak, & Banks
Roads **\$55,000**
- Miller Elementary footbridge patching **\$40,000**
- Intersection Line painting and striping **\$35,000**

\$2,617,500





Vehicle Replacement Program

Capital Improvements

Fire & Emergency Services

- Fire Command Vehicle **\$70,000**

\$70,000

Capital Maintenance

Public Works

- Pickup truck (F-350) **\$95,000**
- Zero turn mowers (2) **\$30,000**
 - Applied for RDA Grant - **\$90,000**

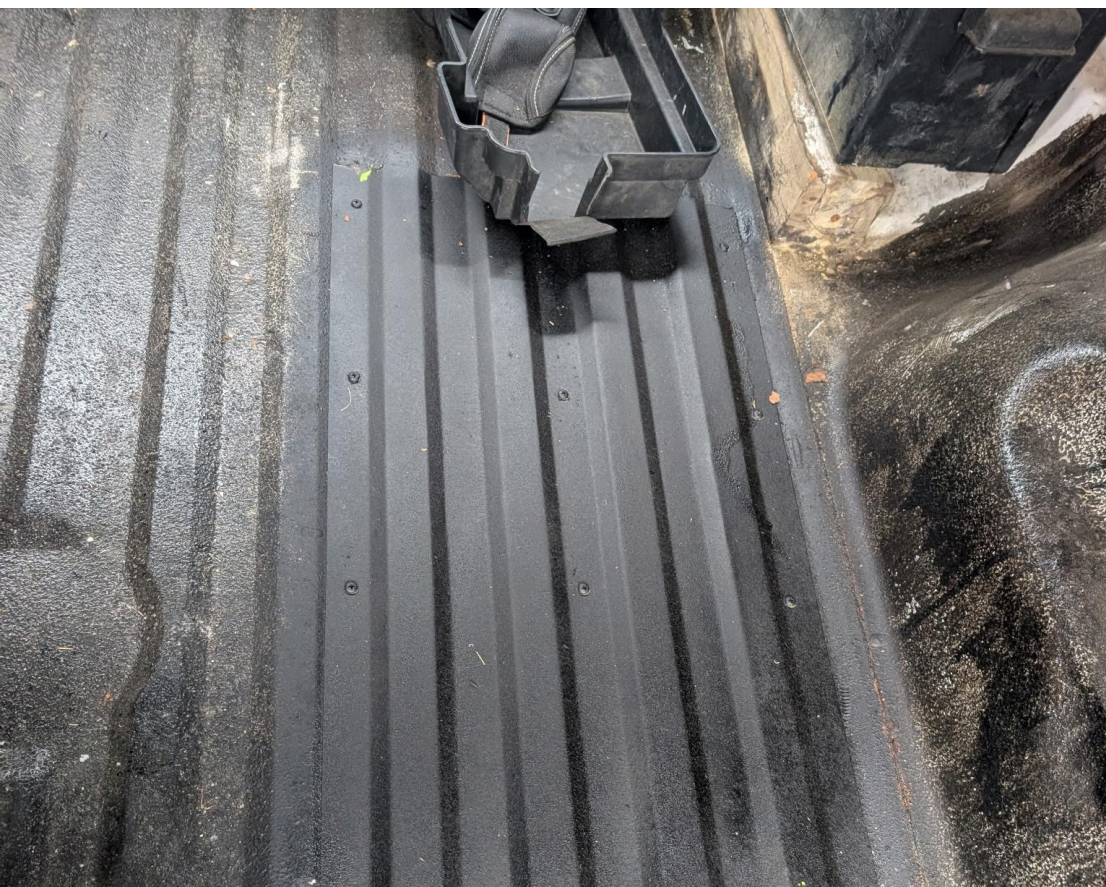
Police Department

- Updated Vehicles - **\$330,000**
 - Applied for RDA Grant - **\$270,952**

Building & Zoning

- EV for Building Inspector **\$45,000**
 - Grant Funding - **\$7,500**

\$500,000





Transportation

Capital Improvements

School Zone Improvements

- Traffic controller & speed signals **\$500,000**
 - Grant Funding - **\$300,000**

Accessibility Replacements

- ADA Curb Ramp Program **\$750,000**

Pedestrian Signal Equipment Upgrades

- New Falls & Woodbourne Roads **\$240,000**
 - Grant Funding - **\$229,008**

Advanced Warning System

- S. Flowers Mill Rd **\$200,000**
 - State Funding - **\$200,000**

\$1,690,000

Capital Maintenance

Traffic Signal Mast Arm Replacement

- Trenton/Durham **\$75,000**

\$75,000





Stormwater

Capital Improvements

Capital Maintenance

Continuing from 2025

- Langhorne Gables & Reetz Ave **\$1,094,140**
 - PA H2O Grant - **\$744,000**

New Construction

- Hillside Avenue **\$310,000**

Design Phase

- Richardson Avenue **\$33,000**
 - Construction of \$330,000
- Playwicki Street Culvert Replacement **\$15,000**
 - Construction of \$150,000
- Applied for Grant Funding - **\$434,666**



Stormwater - Continued

Capital Improvements

MS4 Projects

Streambank Restoration Design Phase – \$150,000

- Queen Anne Creek

- Construction next year \$1.1 million

- Forsythia Gate/Mill Creek

- Construction next year \$750,000

- Applied for Grant Funding - \$437,974

- Snowball Gate

- Construction next year \$750,000

MS4 Projects are contingent on Grant Funding received.

\$1,602,140

Capital Maintenance

- Inlet Tops \$160,000

\$160,000



2026 Maintenance Summary

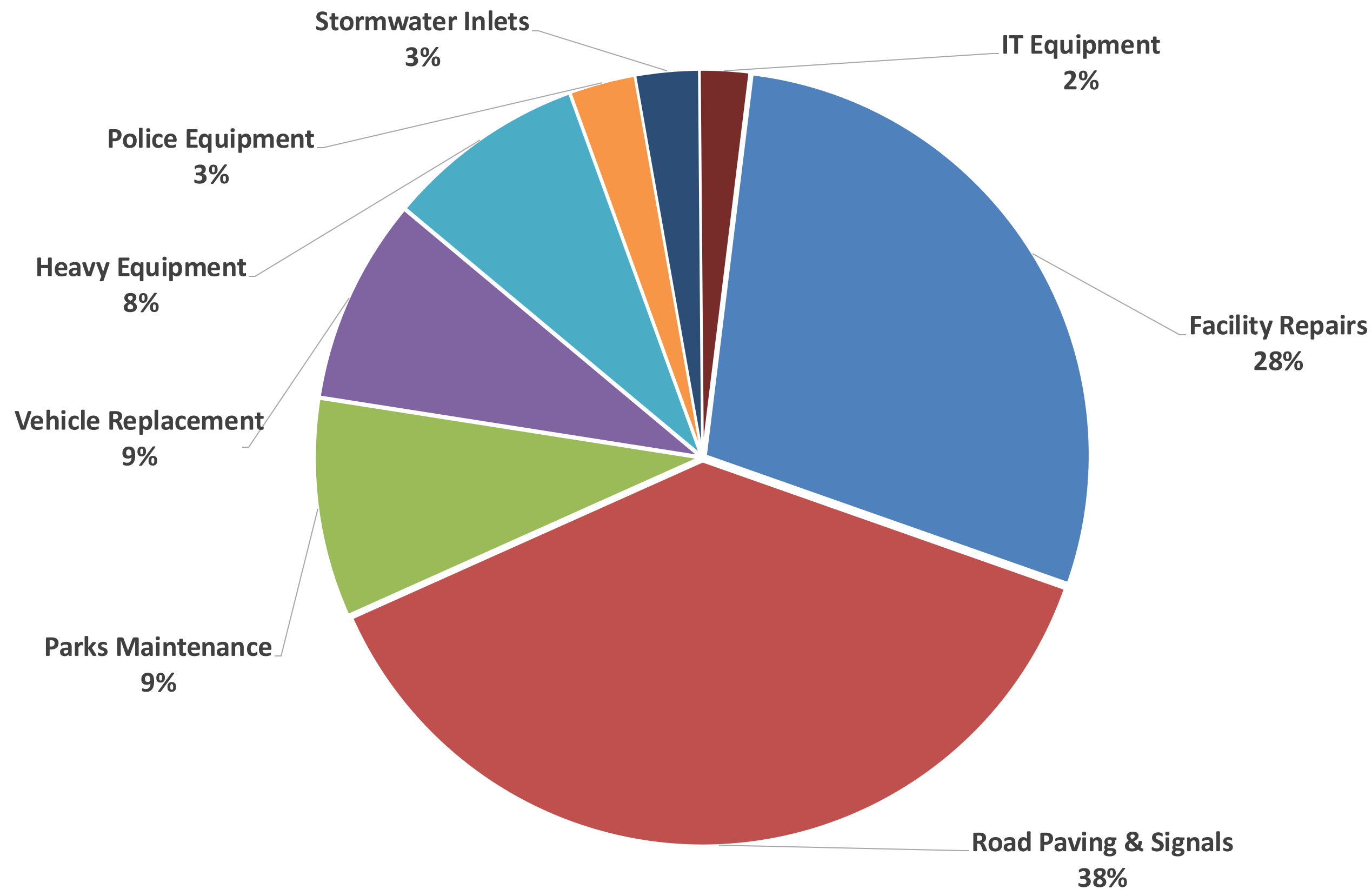
Facility Repairs
Parks Maintenance
Vehicle Replacement
Information Technology
Police Equipment
Stormwater Inlets
Road Paving



\$5,814,800



Maintenance - \$5,814,800





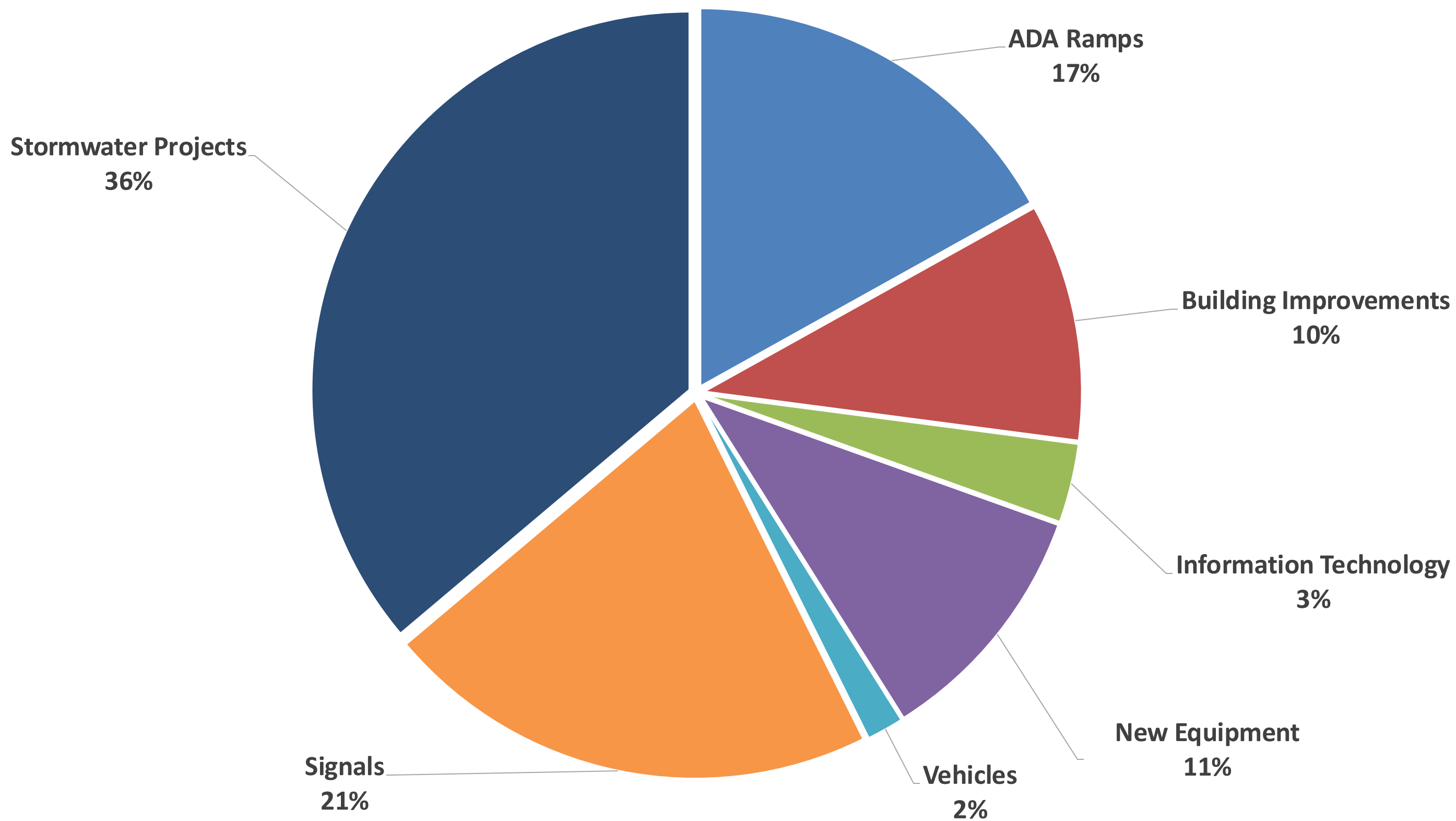
2026 Improvements Summary

Fire & Emergency Services
Building & Grounds
Heavy Equipment
Curb Ramps
Stormwater Management
Street Signals
Information Technology

\$4,432,140



Improvements - \$4,432,140





2026 Capital Summary

Preliminary Estimates from 8/18/25 meeting

Category	Capital Improvements	Capital Maintenance	2026 Total
Building and Grounds	50,000	1,535,000	1,585,000
Building and Zoning		45,000	45,000
Fire/Emergency Services	70,000		70,000
Information Technology	500,000	120,500	620,500
Parks & Recreation		633,000	633,000
Police		510,000	510,000
Public Works	870,000	1,832,500	2,702,500
Storm Sewer & Drains	1,712,140	140,000	1,852,140
Sustainability	200,000	50,000	250,000
Transportation	1,330,000	95,000	1,425,000
Total Capital Spending	\$ 4,732,140	\$ 4,961,000	\$ 9,693,140



2026 Capital Summary

Revised Estimates as of 10/20/25 meeting

Category	Capital Improvements	Capital Maintenance	2026 Total
Building and Grounds	50,000	1,528,800	1,578,800
Building and Zoning		45,000	45,000
Fire/Emergency Services	70,000		70,000
Information Technology	150,000	120,500	270,500
Parks & Recreation		633,000	633,000
Police		510,000	510,000
Public Works	870,000	2,742,500	3,612,500
Storm Sewer & Drains	1,602,140	160,000	1,762,140
Sustainability	-	-	-
Transportation	1,690,000	75,000	1,765,000
Total Capital Spending	\$ 4,432,140	\$ 5,814,800	\$ 10,246,940
Change from Preliminary	\$ (300,000)	\$ 853,800	\$ 553,800



Grand Total



TOWNSHIP OF
—MIDDLETOWN—
BUCKS COUNTY

SOURCES OF FUNDING





Sources of Funding

Two main sources:

- **Grants -Federal, State and Local**
 - **Awarded (funding confirmed)**
 - **Pending (applied, awaiting decision)**
- **Township Funds**
 - **Restricted (dedicated to specific uses)**
 - **Unrestricted (flexible Capital Fund support)**



Grant Funding – **Awarded & Pending**

Federal, State & Local Grants

Awarded Grants = \$1,480,508	Pending Grant Applications = \$3,093,150
School Zone Signals \$300,000	Municipal Center Roof Repair \$1,000,000
Pedestrian Crossings \$229,000	Stormwater Projects \$872,640
S. Flowers Mill Warning System \$200,000	Police Vehicles \$270,952
Electric Vehicle Purchase \$7,500	Public Works Vehicles \$820,808
Langhorne Gables Stormwater \$744,000	North Station Improvements \$128,750

For discussion purposes supplemented by public presentation.





Grant Funding

Summary

Earned Grants	\$1,480,500
----------------------	--------------------

Potential RDA Grants	\$1,220,510
-----------------------------	--------------------

Potential Other Grants	\$1,872,640
-------------------------------	--------------------

Total Earned & Potential	\$4,786,940
-------------------------------------	--------------------





Other Sources

Restricted - Highway Aid Fund

- **Funded by State Motor Vehicle Fuel Tax allocation**
 - **Restricted to road work and equipment**
- **Primarily used for road paving projects in 2026**
- **Previously used for labor and other road projects like plowing and stormwater**
- **Average annual revenue is \$1.2M**



Other Sources

Restricted - Road Machinery Fund

- **Funded by Tax allocation**
 - **Real Estate Tax of 0.3 mills**
- **Primarily used as needed replacement of Public Works vehicles and road equipment**
- **Average annual revenue is \$155K**



Other Sources

Restricted - Stormwater Fund

- **Funded by Stormwater Fee**
 - **New in 2025**
 - **No increase in Fee for 2026**
- **Used to maintain stormwater infrastructure, including cost of equipment, materials and engineering.**
- **Average annual revenue is \$1.6M**



Other Sources

Restricted - Stormwater Fund (cont.)

- **Previously proposed dedicated staff in Public Works to increase stormwater maintenance operations.**
 - **3x more inlet and underground pipe replacements.**
 - **Expansion of proactive maintenance.**
 - **Staff will be able to perform some capital improvements in-house, reducing construction costs.**



Other Sources

Restricted - Fire Apparatus Fund

- **Funded by Tax allocation**
 - **Real Estate Tax of 1.08 mills**
- **Funds are held until used for the purchase of a new fire engine.**
- **Average annual revenue is \$560K**



Fire Apparatus Fund

- **Apparatus Purchases**
 - **2026 - No planned expenditures**
 - **2027 - \$3.8M for 3 fire engines**
 - **2028 – approximately \$1.3M for 1 fire engine**
- **Current draft of Apparatus Replacement plan cannot be supported with existing revenue.**
 - **Structural deficit by 2029**
- **Replacement Plan does not include non-apparatus vehicles**



Other Sources

Unrestricted - Capital Fund

- **Previously funded by Grants or transfers from:**
 - **General (Operating) Fund**
 - **Interest from Investment Fund**
- **Average annual interfund transfer is \$2.8M**

TOWNSHIP OF
—MIDDLETOWN—
BUCKS COUNTY

2026 PROJECTION





2026 Capital Summary

Revised Estimates as of 10/20/25 meeting

Category	Capital Improvements	Capital Maintenance	2026 Total
Building and Grounds	50,000	1,528,800	1,578,800
Building and Zoning		45,000	45,000
Fire/Emergency Services	70,000		70,000
Information Technology	150,000	120,500	270,500
Parks & Recreation		633,000	633,000
Police		510,000	510,000
Public Works	870,000	2,742,500	3,612,500
Storm Sewer & Drains	1,602,140	160,000	1,762,140
Sustainability	-	-	-
Transportation	1,690,000	75,000	1,765,000
Total Capital Spending	\$ 4,432,140	\$ 5,814,800	\$ 10,246,940
Change from Preliminary	\$ (300,000)	\$ 853,800	\$ 553,800





Total Maintenance Cost

Total Maintenance Projects	\$ 5,814,800
Earned Grants	\$ (7,500)
Other Sources of Funding	<u>\$ (2,261,500)</u>
Total Other Funding	\$ (2,269,000)
 Net 2026 Cost of Maintenance	 <u><u>\$ 3,545,800</u></u>
 Potential Other Grants	 <u>\$ (2,159,702)</u>
 Potential Net Cost of 2026 Maintenance	 <u><u>\$ 1,386,098</u></u>



Total Improvement Cost

Total Improvement Projects	\$ 4,432,140
Earned Grants	\$ (1,473,008)
Other Sources of Funding	\$ -
Total Other Funding	\$ (1,473,008)
Net 2026 Cost of Improvements	<u>\$ 2,959,132</u>
Potential Other Grants	<u>\$ (1,193,448)</u>
Potential Net Cost of 2026 Improvements	<u>\$ 1,765,684</u>



Total 2026 Cost of Capital

	Maintenance	Improvements	TOTAL
Total Capital Projects	\$ 5,814,800	4,432,140	10,246,940
Earned Grants	(7,500)	(1,473,008)	(1,480,508)
Other Sources of Funding	(2,261,500)	-	(2,261,500)
Total Other Funding	(2,269,000)	(1,473,008)	(3,742,008)
Net 2026 Cost of Capital	\$ 3,545,800	2,959,132	6,504,932
Potential Other Grants	(2,159,702)	(1,193,448)	(3,353,150)
Potential Net 2026 Cost of Capital	\$ 1,386,098	1,765,684	3,151,782





Ending Deficit

Contracted Increases and Required Maintenance

2026 Projected Deficit	\$	(3,776,113)
2026 Projected Cost Capital Maintenance	\$	<u>(3,545,800)</u>
2026 Projected Total Deficit	\$	(7,321,913)



Ending Deficit

Proposed Operating Increases and Improvements

2026 Projected Total Deficit \$ (7,321,913)

2026 Proposed Operating Increases \$ (1,263,000)

2026 Proposed Capital Improvements \$ (2,959,132)

2026 Proposed Increases \$ (4,222,132)

2026 Proposed Deficit before Grants \$ (11,544,045)





Ending Deficit

All Increases Less Potential Grants Applied For

2026 Projected Total Deficit	\$	(7,321,913)
2026 Proposed Increases	\$	<u>(4,222,132)</u>
2026 Proposed Deficit before Grants	\$	(11,544,045)
2026 Potential Other Grant Funding	\$	<u>3,353,150</u>
2026 Proposed Deficit after Grants	\$	(8,190,895)





2026 Budget Calendar

Su	Mo	Tu	We	Th	Fr	Sa
		1	2	3		5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

JUL

7 - Capital Budget Draft to Departments

30 - Budget Kickoff Meeting

Su	Mo	Tu	We	Th	Fr	Sa
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

AUG

1 - Capital Budgets Due to Finance

5-8 - Budget Team Review with Departments

18 - Capital Budget Workshop (Public Mtg)

Su	Mo	Tu	We	Th	Fr	Sa
		2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

SEP

12 - Operating Budgets to Finance

15-19 - Budget Team Review with Departments

30 - RDA Grant Submittal Due

Su	Mo	Tu	We	Th	Fr	Sa
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

OCT

6 - Budget Workshop: Revenue (Public)

13 - Budget Workshop: Operating (Public)

20 - Budget Workshop: Capital (Public)

Su	Mo	Tu	We	Th	Fr	Sa
						1
2	3		5	6	7	8
9	10		12	13	14	15
16	17	18	19	20	21	22
23	24	25	26			29
30						

NOV

17 - Preliminary Budget Presented (Public)

Su	Mo	Tu	We	Th	Fr	Sa
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24		26	27
28	29	30	31			

DEC

4 - Budget Townhall (Public)

15 - Final Budget Approved by Board



Due Date



Board Meeting



Public Budget Meeting



Offices Closed

TOWNSHIP OF
—MIDDLETOWN—
BUCKS COUNTY

THANK YOU

Public Budget Meeting Schedule:

Monday, November 17th - 7pm

Board of Supervisors Meeting: Preliminary Budget
Presentation

Monday, December 15th - 7pm

Board of Supervisors Meeting: Final Budget Approval
At the Middletown Municipal Center

