

TOWNSHIP OF
MIDDLETOWN
BUCKS COUNTY

Middletown Township Parks and Recreation Board
Minutes from November 10, 2025

Present: Debbie Marchesani, Kris Belser, Dori Bower, Dan Giacomelli, Patrick Graham, Nicole Tener,
Absent: Bill Fuller, Paul Kopera, Helene Ratner, Joanne Morelli, Missy Kitzmiller
Guests: Ryan Leighton

Call to Order at 6:02pm

P&R hit program revenue goal for the year. DG wants extra money to go towards planting new trees to replace the ones we have been removing/ have been dead.

P&R Board October minutes approval held until the end. Approved later in the meeting, 4-0. Motion Dori, second Dan.

Capital improvements 2026: Patrick shared what the department presented for 2026. There will be more clarity about that after the BOS meeting on 11/17. New capital expense for ongoing maintenance at Barn and Community Center \$50k per year. Explaining the change between the maintenance and the operating maintenance budget that's new in 2026. 2025 had a budget for security with swipes/remote and cameras. Questions on the pricing- the cameras were moved because of the overrun on the lighting this year, so it was pushed to 2026. Camera Project may be bumped into Forsythia in 2026 due to the ongoing vandalism. Skatepark provides visibility at the park which is good. We just wrapped up connectivity with the Wi-Fi through the Barn Network. Community Center requested ADA compliant bathroom to make all of the bathrooms compliant- \$50k. Simmons Park Tennis Courts resurfacing- \$350k USTA may give \$30k. Twin Oaks netting replacement on Trenton Road fields due to the current state of the nets; this is on us because MAA is not responsible for capital projects- \$50k. Jones Park playground replacement because it's in horrible disrepair. Dan asked for an inventory of park repair and useful life of assets- PG has excel spreadsheet of all that we have at each park, what is capital and what's maintenance. This inventory will align with the Township's multiyear plan for budgeting. Asset inventory. Dan wants to be able to see what's there, what we need to work on next, in a certain format. There will be discussion of the style of this format later. Maybe planning a trip out all together to create an inventory. Potential feasibility study of the Country Club- determine the best use of the land/property. Lease is up in 3 years.

Pickleball News- PG working with Pennsbury Racket Club to use indoor space in the winter months. Waiting on pricing here to consider this for the pickleball members. There may be limited number of attendees allowed, but it is good to bring an option to the members. Survey may go out to members first to see times they would be available to rent the space from PRC.

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Event Update- tree planting November trees 25 coming. Still deciding on ideal spaces to plant the trees. Twin Oaks Park will probably get a few. Recommending Community Park additional shade by the soccer fields or on the fence side of the soccer fields on the road. Then comm park on the hill that has been cut or hit. Country Club for some that have fallen over the years. Firefighters Park by the houses, on the other side of the retention basin. Holiday Open House- two more sponsors- Styers is sponsoring men of harmony and Armour & Sons Inc will sponsor the stage activities. Discussed the volunteers that will be present at the event.

Program: we're at 640k surpassed program revenue number. Program guide- not many specifics other than babysitting and daytime programming. Staff looking at ways to bring up costs without raising pricing necessarily. Looking at surrounding townships for our fees and ideas for ways to get people to sign up in time. ERS programs for residents. Communication is key- Early Resident Savings. Shared schedule of 2026 events.

New Business: Dan volunteered to help with field usage agreement advisements- PG will get him the agreements and he will work on that.

Old Business- LAA and LNUSC have reported to PG Baseball spending \$75k soccer 50-60k per year on maintenance as part of their agreements. MAA spending 45k on maintenance- still waiting for breakdown of their costs. Dan requested a copy of their financials because they are non-profits. Things to consider in the new permit fees: electric bill – nonresident rates.

Groovin' at the gates from dan- Roller hockey for alumni starting at 12:00. Dan will include us on communications.

Langhorne concession stand; electric situation. Residential and commercial electric outlets with breakers going. Dan will update us after the tournament.

Comp Plan- PG we are going to adopt in December or January and don't want it to get lost in terms of the budget discussion and want it to have enough time to get reviewed before it's out.

Ryan Leighton is interested in tree planting and volunteering when that is scheduled to happen.

Dan motioned to adjourn at 7:09 and Debbie/Dori second.