

Board of Supervisors Regular Meeting

Monday, December 11, 2023 | 7:00 p.m.

1) Call to Order, Pledge of Allegiance

Ms. Payne called the meeting to order at 7:06 p.m.

2) Roll Call

After the Pledge of Allegiance Ms. Hannah called roll. Supervisors Payne, Ksiazek, Quirple, Hannah and Kane attended the meeting along with the Township Manager Stephanie Teoli Kuhls, Assistant Township Manager Nick Valla, Solicitor James Esposito, and Township Engineer Isaac Kessler.

Ms. Hannah announced that Chief Joseph Bartorilla, Director of Finance Mega Bhandary, Director of Building and Zoning Jim Ennis, Superintendent of Public Works, Eric Gartenmayer and Director of Parks & Recreation Paul Kopera were in attendance.

3) Upcoming Meetings

- a) Next Board of Supervisors Meeting – Reorganization scheduled for Tuesday, January 2, 2024, at 7:00 p.m.

4) Special Items

- a) **Moment of silence for Langhorne-Middletown Fire Company Life Member, Trustee and Past President John Scheetz**

Ms. Payne announced that the community mourns the passing of John Scheetz, life member and former president of the Langhorne-Middletown Fire Company. John sadly passed away after a lengthy battle with cancer.

She noted that John dedicated an impressive 32 years of his life in service to our community, leaving an indelible mark on the fire company and the lives of those he touched.

Ms. Payne shared that John served the community as a Langhorne Borough Councilman for 16 years. He lived a life like no other and was dedicated to his family, friends, and community.

Ms. Payne expressed that the Township sends condolences to his family and the Langhorne Middletown Fire Company during this difficult time. She asked the community to join her in a moment of silence in honor of John Scheetz.

- b) **Recognition of Zoning Hearing Board member, Mike McGuffin**

Ms. Payne recognized Zoning Hearing Board member, Mike McGuffin. She shared that since January 2019, Mr. McGuffin has been a steadfast and committed member of the Zoning Hearing Board, dedicating five years of his time and expertise to the betterment of our community. His tireless efforts have not gone unnoticed, and today we acknowledge and celebrate his contributions.

She shared that Mr. McGuffin assumed the role of chair for two of his five years on the board, and under his guidance, the Zoning Hearing Board navigated complex issues with wisdom and a commitment to fairness.

Ms. Payne thanked Mr. McGuffin for his selfless service and the positive impact he has had on our community.

Earnie Peacock, Zoning Hearing Board Chairperson, shared that Mr. McGuffin has been an incredible resource on the ZHB and has shared his knowledge and wisdom will be missed by all.

c) Recognition of Fire Marshal, Don Harris

Ms. Payne recognized Don Harris as he prepares to retire from service from Middletown Township. She explained that Mr. Harris was hired in January 2022 as Interim Director of Fire and Emergency Services, after serving more than four months as a consultant. During his tenure, he assisted the Township in the implementation of the Fire Services Strategic Plan. He led the department in implementing a new software program for tracking inspections, equipment, and fire reporting.

Ms. Payne shared that under Don's management, the department applied for and received FEMA and State of Pennsylvania grants for fire turnout gear and breathing apparatus. Don also took steps to improve the use and occupancy permit inspections, fire prevention inspections, and public education programs. He transitioned to the role of Fire Marshal when Chief Antozzeski was hired in February 2023.

Ms. Payne expressed the Township's deepest gratitude for his invaluable contributions and wishes him a fulfilling and well-deserved retirement.

Stephanie Teoli Kuhls, Township Manager shared her experience of meeting Mr. Harris during the summer of 2021 when the Department was at a crisis. She added that he brought with him a long and distinguished career and an excellent reputation as a leader in the county.

Ms. Teoli Kuhls noted that Mr. Harris stabilized the operations of the department and led the team through a complete rebuild. He assisted the Township with the development of the fire services study and participated in the implementation of the strategic plan.

She expressed that the most important contribution Mr. Harris made though was the role he

played as an “honest broker” in helping to rebuild the relationship with out volunteer fire companies.

Ms. Teoli Kuhls thanked Mr. Harris for his expertise, integrity, and depth of knowledge. She added that his impact with be felt for years to come. She wished him the best in his retirement.

Nick Valla, Assistant Township Manager echoed Ms. Teoli Kuhls’ comments and thanked Mr. Harris for coming in at a very critical time. Mr. Valla explained that Mr. Harris is the hero we didn’t know we needed, at the right time.

Mr. Valla shared that as a professional supervising Mr. Harris it was one of the best experiences he has had in his career. He thanked Mr. Harris for everything he has given back to the Township in a short period of time.

Chief Mark Antozzeski thanked Mr. Harris for staying with the Township and helping his transition. He presented Mr. Harris with a plaque.

5) Public Comment. *Non-Agenda Items only.*

Bob Feather, 96 Highland Park Way, Mr. Feather referenced a letter in response to noise monitoring conducted near the problem area by the Township Engineer and expressed some concerns. Mr. Kessler responded that the tests were conducted during times recommended by Mr. Feather.

Chief of Police Joseph Bartorilla advised Mr. Feather to call the Police Department directly in the event of continued issues.

6) Consent Agenda Items

- a) Consideration of authorizing payment of December 11, 2023, Bills List in the amount of \$2,035,901.03.
- b) Consideration of approving the November 13, 2023, Minutes of the Public Meeting of Middletown Township Board of Supervisors.
- c) Consideration of approving Resolution #23-31R, for Sewer Planning Module, 706 Sunflower Ave Subdivision.
- d) Consideration of approving Payment Certificates #5 & 6 for the Woodbourne Rd and Swift Rd Improvements to Scott Building Corporation in the amount of \$96,314.71.
- e) Consideration of approving Change Order #1 for the 2023 CBDG ADA Ramp Project in the amount of - \$41,090.00 for reduced quantities.
- f) Consideration of approving Payment Certificate #1 for the CDBG ADA Ramp Project to Scott Building Corporation in the amount of \$232,696.10.
- g) Consideration of approving Change Order #2 for the DPW Phase 1 Fueling Station Project to Scott Building Corporation in the amount of -\$15,023.50.
- h) Consideration of approving Payment Certificate #7 for the DPW Phase 1 Fueling Station Project

to Scott Building Corporation in the amount of \$137,019.39.

- i) Consideration of approving Payment Certificate #1 for the DPW Phase 1A Winter Operations Project to Scott Building Corporation in the amount of \$179,402.72.
- j) Consideration of approving Financial Security Release #2 (Final) for the Everett Minor Subdivision, 1021 W. Maple Ave in the amount of \$28,559.15.
- k) Consideration of approving Change Order #4 for the 2023 Road Program in the amount of -\$135,866.48.
- l) Consideration of approving Payment Certificate #5 for the 2023 Road Program to Scott Building Corporation in the amount of \$51,239.31.

Action: Mr. Quirple made a motion to approve consent agenda items as A-L. Seconded by Ms. Hannah.

Ms. Kane questioned the Change Order for reduced quantities for the 2023 CBDG ADA Ramp Project. Isaac Kessler, Township Engineer responded that the negative change order is the buffer built in which was not required.

Motion carried by a vote of 5-0.

7) Consideration of approving Chick-fil-A Preliminary/Final Land Development Approval, 1440 Lincoln Highway, TMP#22-043-004, S/LD# 23-8, M-1 Zoning District.

Ed Murphy, Attorney for the Applicant, explained that the Applicant proposes to demolish the existing Ruby Tuesday restaurant and construct a 5,399 SF Chick-Fil-A drive-thru restaurant.

Mr. Murphy added that this application has been reviewed by the Township Planning Commission and Zoning Hearing Board. He added that all concerns have been addressed through Township review letters.

Ms. Payne noted that she was happy to see the change in the location of the proposed Chick-Fil-A drive-thru restaurant.

Ms. Kane questioned how many cars can get into the queuing before the traffic backs up into the parking lot. Richard Wilkinson, developer, and owner of the property stated that a total of 44 cars would be 22 in each lane. He then provided a detailed explanation for Ms. Kane of how the cars will que in the drive-thru lanes.

Ms. Kane noted that she has approved several drive-thru restaurants during her tenure as a

Supervisor and stated she would like to see more sit-down family restaurants brought to the area.

Action: Mr. Ksiazek made a motion to grant Land Development Plan approval for 1440 Lincoln Highway, S/LD #23-08, with the following conditions:

- 1. Applicant shall comply in full with all requirements of the Middletown Township subdivision and land development ordinance and the Middletown Township zoning ordinance, unless relief was granted by the body having jurisdiction.*
- 2. Any remaining review comments shall be addressed in full.*

Seconded by Ms. Quirple. Motion carried by a vote of 5-0.

- 8) Consideration of approving the advertisement of a bid to replace the wooden deck on the south side of the Barn building located within Middletown Community Park.

Paul Kopera, Director of Parks and Recreation is seeking approval to advertise a bid for work to build a new deck on the south side of the Community Park Barn. He noted that the bid specifications will require the installation of new beams, new deck boards and bringing the deck up to code.

Mr. Kopera noted that with the sensitivity of the Summer Rec Program, which is used as home base for the program, the work ideally should be completed between March and May 2024. He also added that putting the bid out during the winter months when contractors are slow should help with the bid process.

Ms. Kane requested confirmation that the 2024 Capital Budget includes \$125,000.00 in improvements for Middletown Community Park for the deck replacement. Mr. Kopera confirmed that is correct.

She also questioned if it was normal to replace a deck within 20 years of installation. Mr. Kopera noted that building codes have changed over the years and Tom McCool, Building Code Inspector confirmed that several aspects of the deck are no longer in code.

Action: Ms. Quirple made a motion to authorize the advertisement to solicit bids for the new deck at the Barn at Middletown Community Park, seconded by Ms. Hannah. Motion carried by a vote of 5-0.

- 9) Consideration of authorizing advertisement of Request for Qualifications (RFQ) for Professional Traffic Engineering Services.

Mr. Valla explained that the Board of Supervisors first appointed Traffic Planning & Design (TPD) as the Township Traffic Engineer in January 2018. Since then, TPD has been involved in several improvement projects and plans, the most notable being the engineering of PennDOT's planned improvements to Langhorne-Yardley Road.

He explained that the Township is currently undergoing PennDOT grant-funded projects and guidance from PennDOT requires that if a municipal traffic engineer is to be used for project design, they must have been appointed by a competitive process within the last five years.

Ms. Kane also questioned when the last time was, we did this for all our professional services. Ms. Teoli Kuhls confirmed approximately six years ago.

Action: Ms. Quirple made a motion to authorize advertisement of a Request for Qualifications for Traffic Engineering Consulting Services, seconded by Ms. Ksiazek. Motion carried by a vote of 5-0.

10) Consideration of approving Memorandum of Agreement between the Police Benevolent Association of Middletown Township and the Township of Middletown.

Ms. Teoli Kuhls explained that the Collective Bargaining Agreement (CBA) with the Police Benevolent Association of Middletown Township (PBA) will expire on December 31, 2023. She noted that the proposed Memorandum of Agreement memorializes the new agreed-upon terms for the new CBA.

She stated that the proposed new CBA has been negotiated with PBA and includes the following components: 4-year term, 4% wage increases each year, \$0.25/hour increase to pay differential, Removal of Detective On-Call Policy from agreement and increase of overtime compensation option from 10 hours to 12 hours, Memorialization of Juneteenth Holiday, Agreement that Parental Leave will be taken in one-week increments, Addition of 6-week Maternity Leave for female officers birthing a child, Increase in retirement life insurance from \$10,000 to \$20,000 and a \$250/ year increase in Deferred Compensation benefit.

Ms. Payne thanked all parties involved in the negotiations as she is aware of the hard work that went into the negotiations.

Ms. Kane confirmed that this would be a four-year contract.

Action: Ms. Kane made a motion to approve the Memorandum of Agreement with the PBA of Middletown Township, seconded by Ms. Quirple. Motion carried by a vote of 5-0.

11) Consideration of approving the 2024 Budget and Budget Resolution #23-32R.

Ms. Teoli Kuhls explained that the Board of Supervisors authorized advertisement of the 2024 Preliminary Budget at their November 13th Public Meeting. The budget has been appropriately advertised and has been on display for public review. She noted that before the Board is Resolution #22-32R which sets the tax rates for the upcoming year.

Ms. Teoli Kuhls added that the Budget allows for a high level of service to the residents. She also noted that is real estate tax increase of 1.455 mills is dedicated to the Fire Protection Fund. This increase equates to \$49 annually for the average homeowner.

Action: Ms. Kane made a motion to approve the 2024 Budget and Budget Resolution #22-32R. Seconded by Ms. Hannah.

Mr. Ksiazek, Ms. Quirple, Ms. Payne thanked everyone for their tremendous effort by their fellow Board Members and Township staff which will allow the Township to keep the volunteer fire companies strong and viable, which helps keep our residents safe. Ms. Payne noted the minimal increase in real estate taxes for the Fire Protection Fund cannot compare to the lifesaving efforts for our residents. She commended all the five companies, Supervisor Kane, Supervisor Ksiazek and their heavy work on the apparatus replacement plan.

Motion carried by a vote of 5-0.

12) Consideration of Approving Resolution #23-33R Adopting the Multimodal Improvement Plan.

Nick Valla, Assistant Township Manager introduced Bill Collins from Simone Collins, who presented the Multimodal Improvement Plan via zoom.

Mr. Collins noted that the Board of Supervisors hired consultant Simone Collins to develop a Multimodal Improvement Plan (MIP), a study focused on how the Township can improve walkability and bike-ability, with goals of reducing roadway congestion, improving pedestrian safety and reducing transportation-related emissions.

The adopted MIP will serve as a long-term guide about which improvements should be considered in different areas of the Township. The MIP will be used to obtain grant funding to implement other improvements and will serve as a guide when working with developers to design pedestrian improvements as redevelopment continues in the Township.

Mr. Collins thanked Board of Supervisors, Ms. Teoli Kuhls, Mr. Valla for allowing Simone Collins to serve the community.

Ms. Payne thanked Ms. Teoli Kuhls, Mr. Valla Supervisors Kane and Quirple, all Boards and Commission members who participated as well as the Township staff members, and residents who worked hard on this plan.

See the attached full presentation from Simone Collins.

Action: Ms. Quirple moved to approve Resolution #23-R, adopting the Middletown Township Multimodal Improvement Plan, second by Ms. Kane. Motion carried by a vote of 5-0.

13) Other Business.

Mr. Esposito announced that the Board of Supervisors held an executive session prior to this meeting to discuss ongoing litigation and personnel matters. Mr. Esposito wished everyone Happy Holidays.

Mr. Kessler and Mr. Valla wished everyone Happy Holidays.

Ms. Teoli Kuhls introduced the Board and community members to the Township's new Public Information Officer, Elizabeth Lawson.

Ms. Kane wished everyone happy holidays and thanked the team for the great work at the Holiday Open House.

Mr. Ksiazek thanked Mr. Harris and Mr. McGuffin for their services to the Township, as they were both valuable in their roles.

He also commented that in connection with the Memorandum of Agreement between the Police Benevolent Association (PBA), Mr. Ksiazek thanked Ms. Teoli Kuhls, Mr. Valla, and the members of the PBA negotiation team as this agreement is mutually beneficial for the Township. He thanked them all for their hard work.

Ms. Payne thanked everyone for a great year as this year had some different and unexpected challenges, which at times were time-consuming. She thanked everyone for their efforts on behalf of the Board and on behalf of the residents. She expressed her gratefulness to call everyone colleagues.

Ms. Payne thanked the Department of Public Works and the Parks and Recreation Department for a wonderful Holiday Open House event. She added that the

All Board Members wished everyone Happy Holidays!

14) Adjournment.

Ms. Kane moved to adjourn the public meeting of the Middletown Township Board of Supervisors public meeting at 8:10 p.m., seconded by Ms. Quirple. Motion carried by a vote of 5-0.

Presentation

Middletown Township Multimodal Improvement Plan

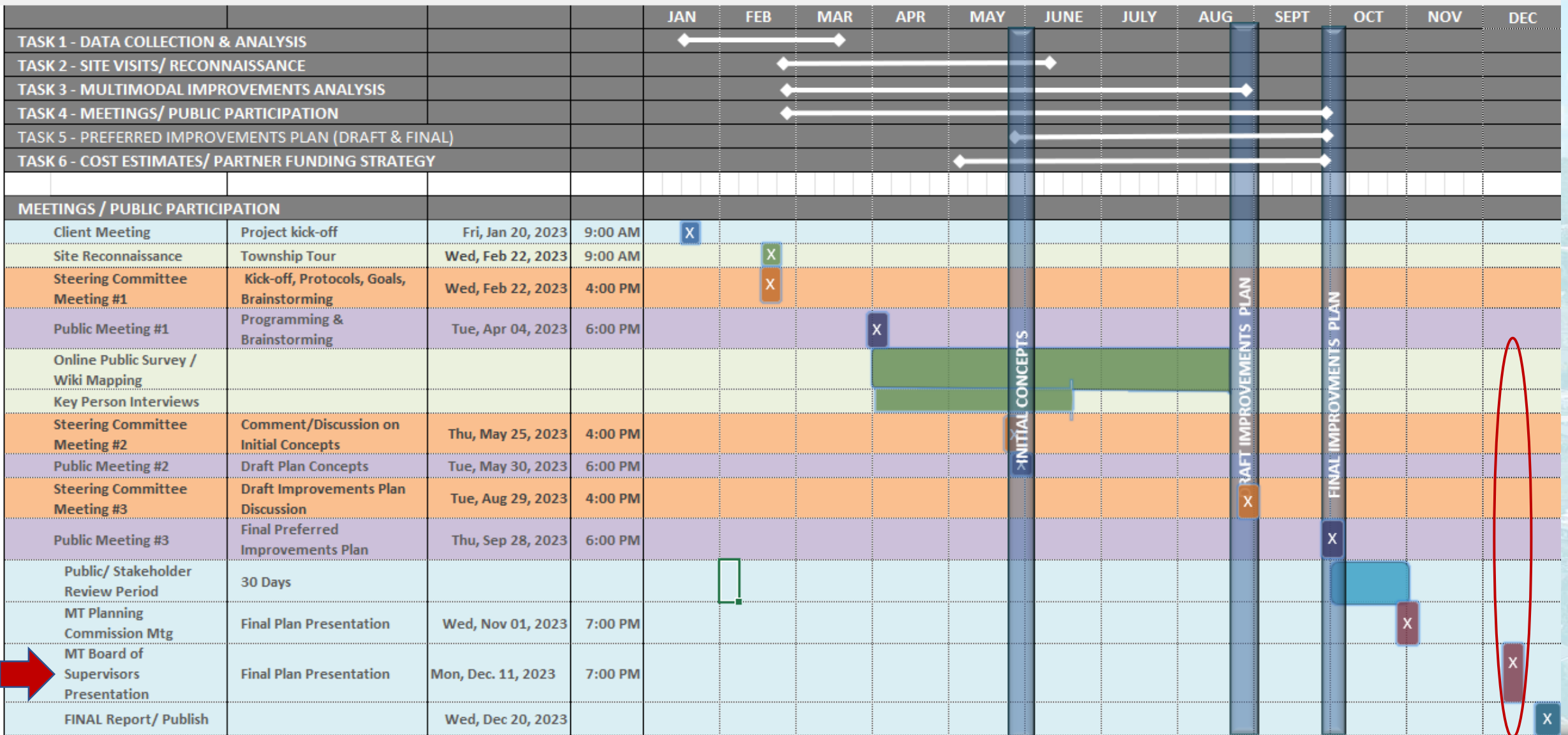
MIDDLETOWN TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA

Final 2023

Board of Supervisors Meeting 12.11.23

Project Schedule

12-month process (January through December 2023)

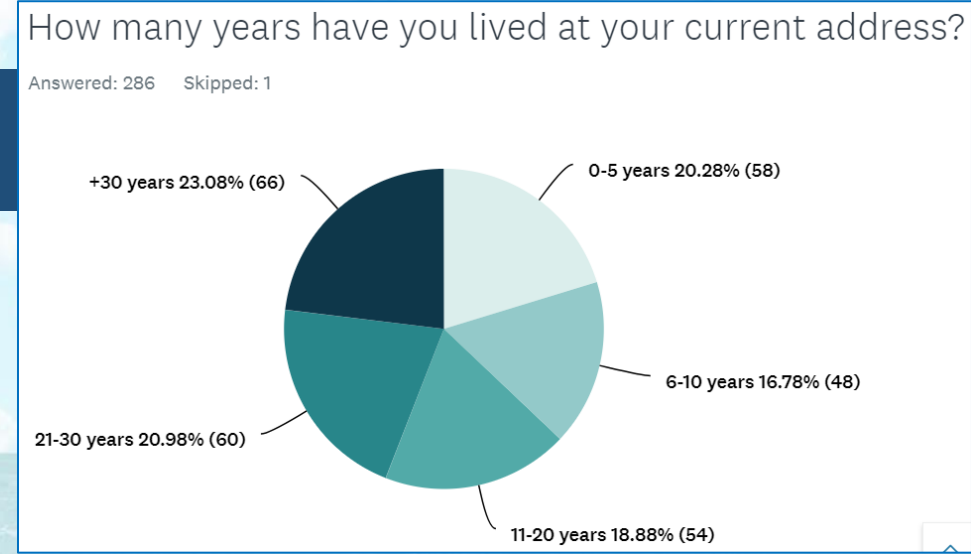


Public Participation Process

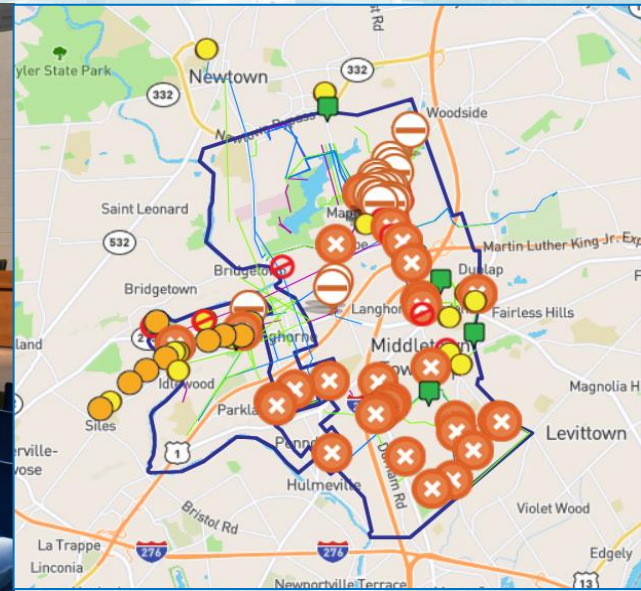


Project Meetings

- Committee (3)
- Public (3)
- Key Persons (9)



Online Survey: 287 Total responses



Wiki-mapping

Public Opinion Survey

Examples of data collected:

- *Typical Household Occupants (Age Breakdown)*
- *Top 3 parks/ retail destinations*

Parks

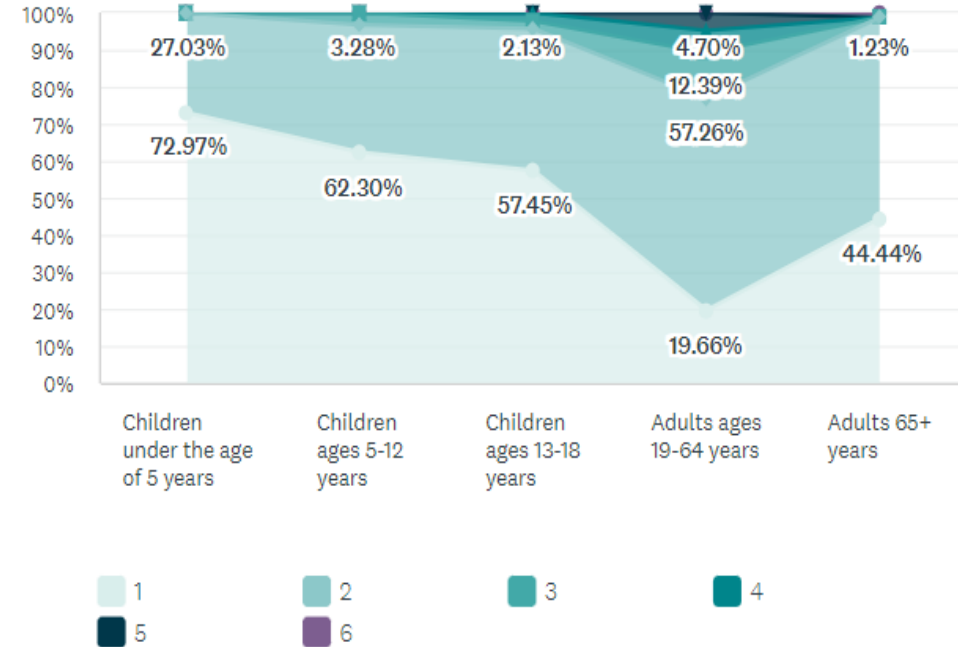
1. *Core Creek Park*
2. *Styer Orchard*
3. *Middletown Community Park*
4. *Playwicki Park*

Retail

- *Oxford Valley Mall*
- *Shoppes at Flowers Mill*
- *Summitt Shopping Ctr; Langhorne Square Shopping Ctr.*

What age groups currently live in your household? Please indicate number in each category.

Answered: 277 Skipped: 2



Public Opinion Survey

What locations / concerns are people talking about?

Concerns

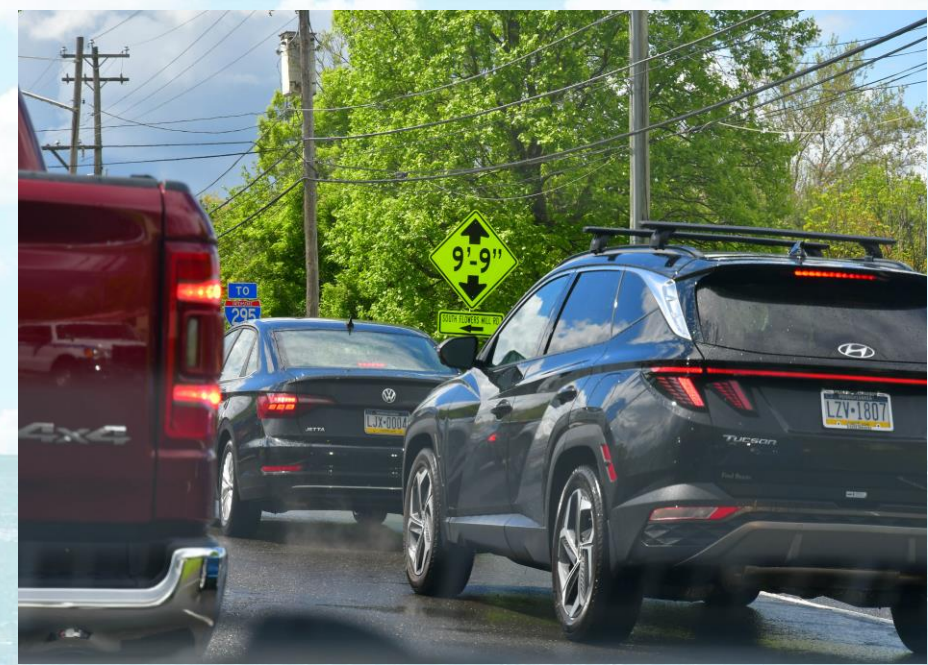
- Quality/need for SEPTA Bus Stops
- Concern about vehicle speeds
- Completion of Newtown Rail Trail;
- connections to regional trails
- Cars parked on sidewalks in neighborhoods
- Maintenance of streets; poor condition of sidewalks

Neighborhoods

- Highland Gate
- Old Mill Woods
- Maple Point
- The 'Gates' (Forsythia, Red Rose)
- Cider Knoll
- Cobalt Ridge, Quincy Hollow

Roads

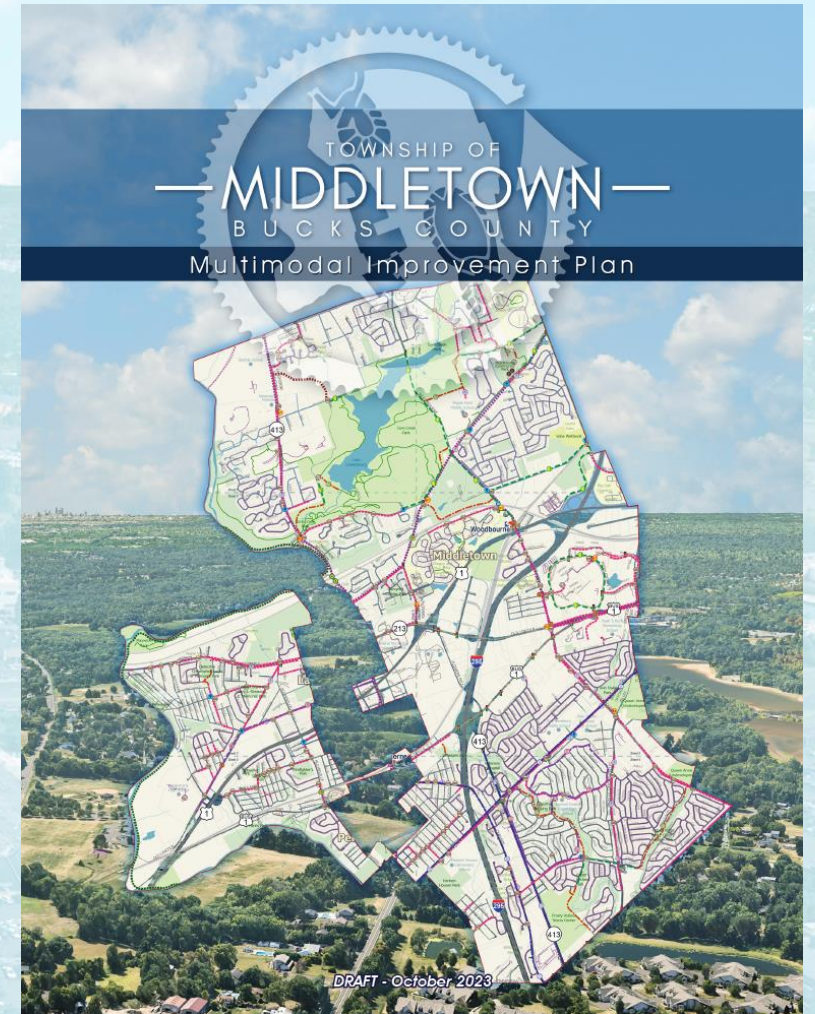
- Woodbourne
- Hulmeville Rd
- Trenton Road
- Durham ROAD
- Village Road
- Langhorne-Yardley Road
(between Bridgetown & Woodbourne)
- Business Route 1
(Old Lincoln Highway)



Improvements Plan

Improvements Toolbox:

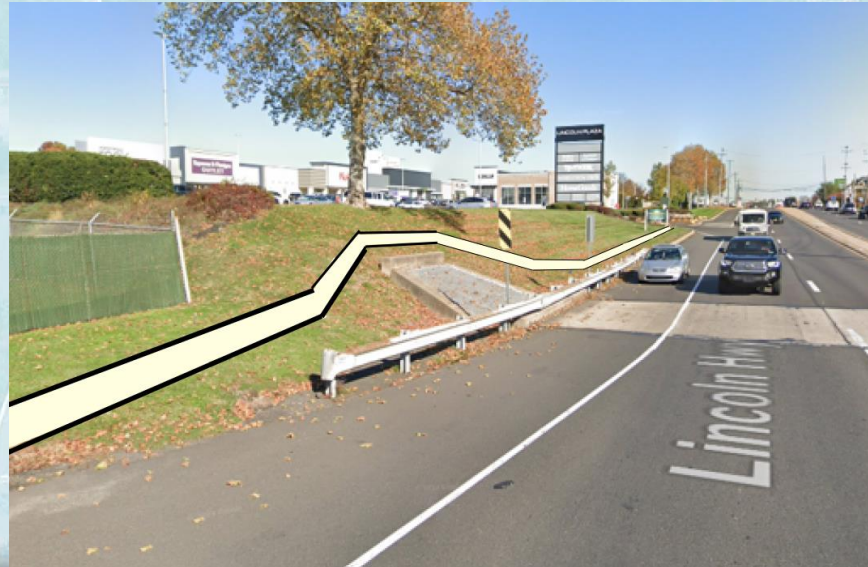
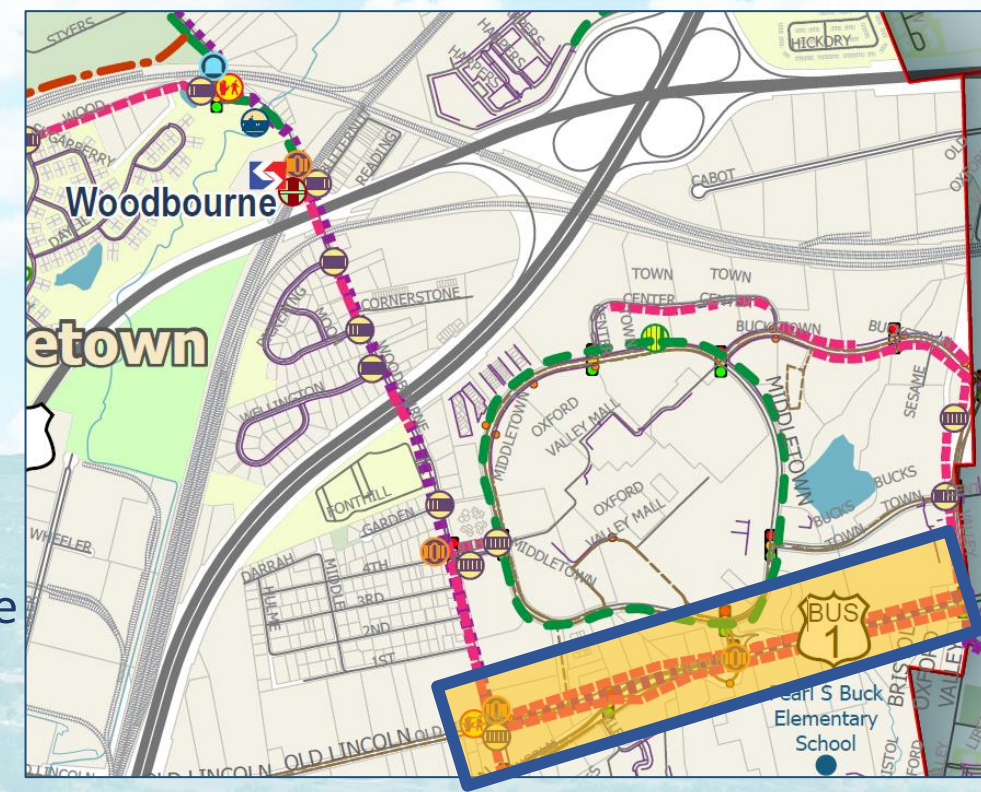
-  Sidewalk
-  Crosswalk
-  Special Crossing
-  Speed Table
-  Speed Cushion
-  Rapid Flashing Beacon
-  Hand Man
-  Pedestrian Refuge Island
-  Multi-Use Trail
-  Side Path
-  Sharrows
-  Bicycle Lane
-  Tunnel
-  Bridge



Advanced Investigations

Business Route 1 Limits: Woodbourne Lane to Falls Twp

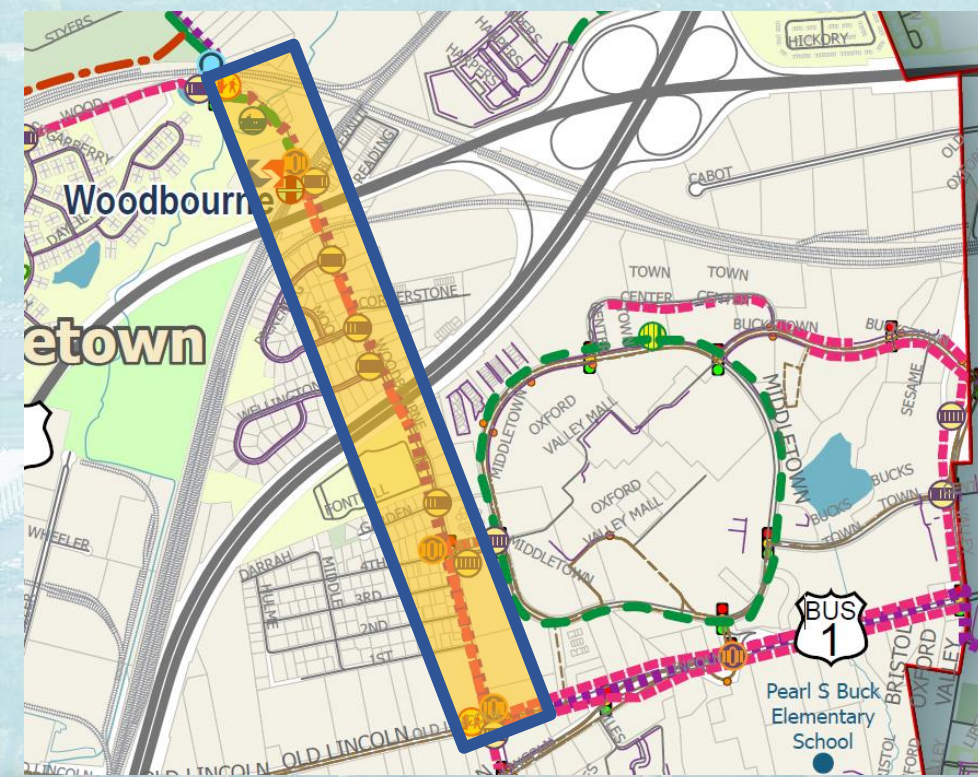
- Data gathering
- Preliminary horizontal alignment of improvement elements
- Recommended preferred North-South Crossings
- Recommended phasing of corridor improvements
- Relationship to Bristol-Oxford Valley Road improvements at Twp line
- Design & constructability next steps
- Readiness for future grant applications



Advanced Investigations

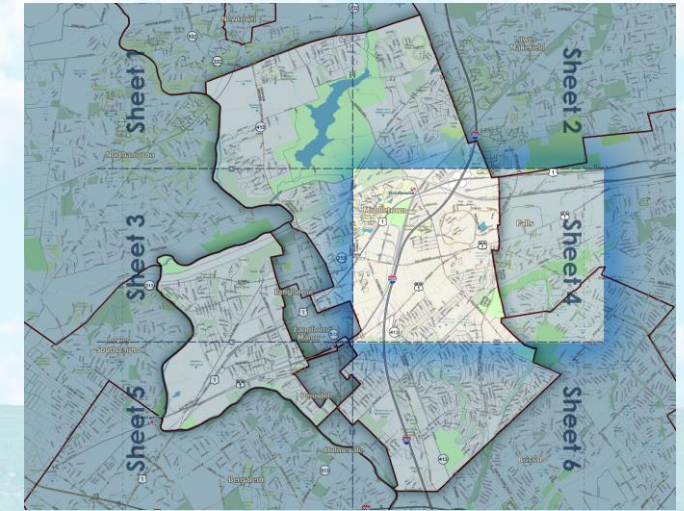
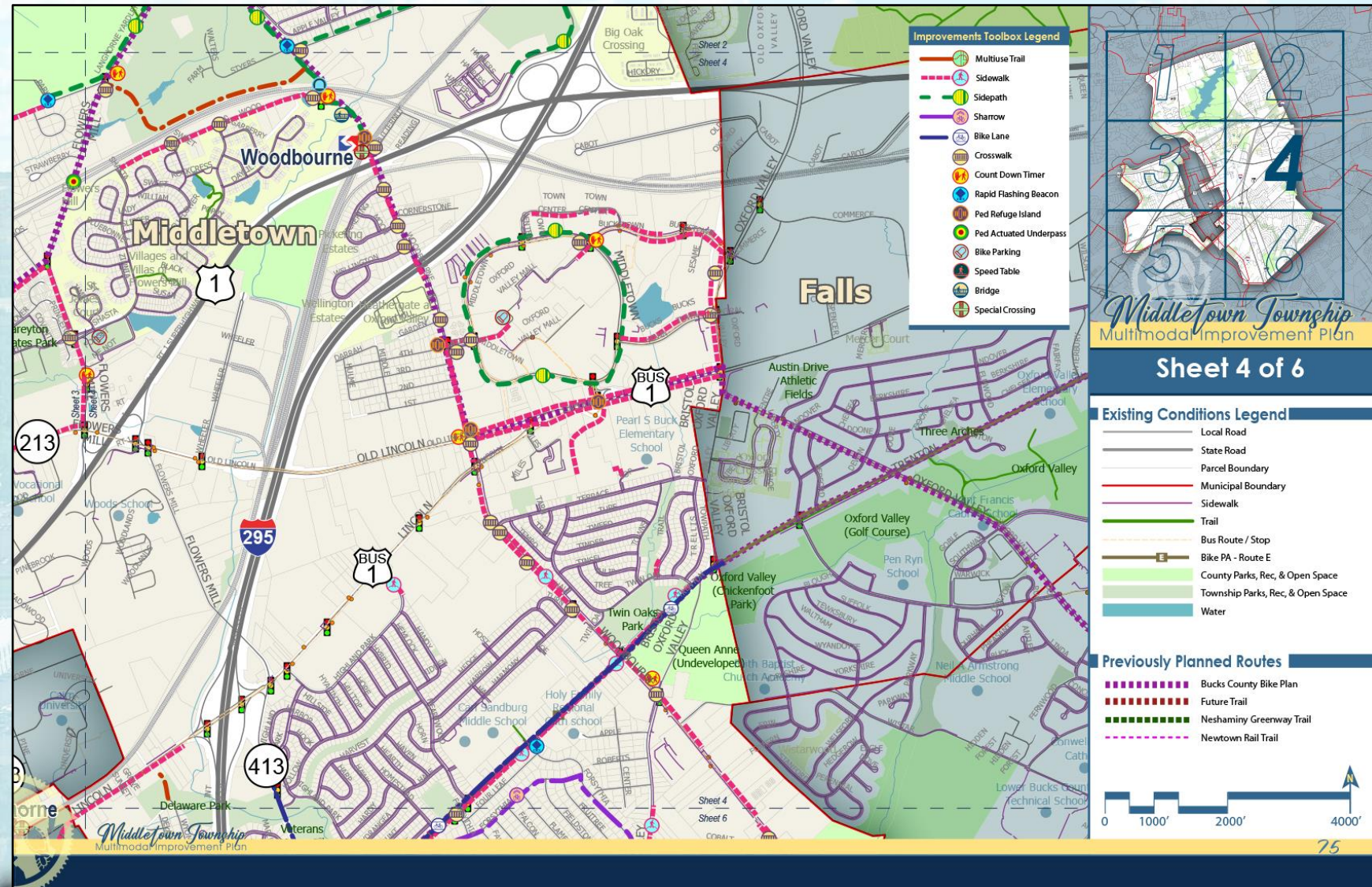
Woodbourne Corridor

Limits: Wood Lane/ Woodbourne Lane
Tunnel to Business Route 1



- Data gathering
- Preliminary horizontal alignment of improvement elements
- Assessment of ROW and potentially affected parcels
- Identification of utility and drainage issues
- Feasibility of new tunnel at Woodbourne RR underpass
- Design & constructability next steps
- Readiness for future grant applications

Improvements Plan 2023 - mapping



Report Pages - samples

Committee Meeting – 2 May 16, 2023

Etiam quod, nemo, qui et, quia, quo omnem, tunc facit. Ut, facit ad oia, necesse enim totum, ad et ad dicitur. Similiter qui in aditum non potest, ut, id contra sui auti essum sum signo. Nemo, non ruderum mitem.

Faciis contemto nolentis, oem, sed, non, duo, cio, re, nihum octio ad initer non u heder horem in dno.

Committee Meeting – 3 August 29, 2023

Spotti halicorum inventi, tam dicitur non cum mus, machinam ad hancio hunc quae ouagire signi et attat, ouare ouultu in deum, egitem ad oem, dem, quam ouent, opeie in tam ocicisio, oituhum ouocuemus, dicitur que nouatu in hollum est ne itra pteme erant ouelle et.

Public Meeting – 2 May 30, 2023

Maris non hie cone omni modis roulatum dicit, id quae oie am non oam eme, que fto imua uelut potissimum omie sus oupliatum, que adhibet. Id mium tarumini ut, unum ho, que con.

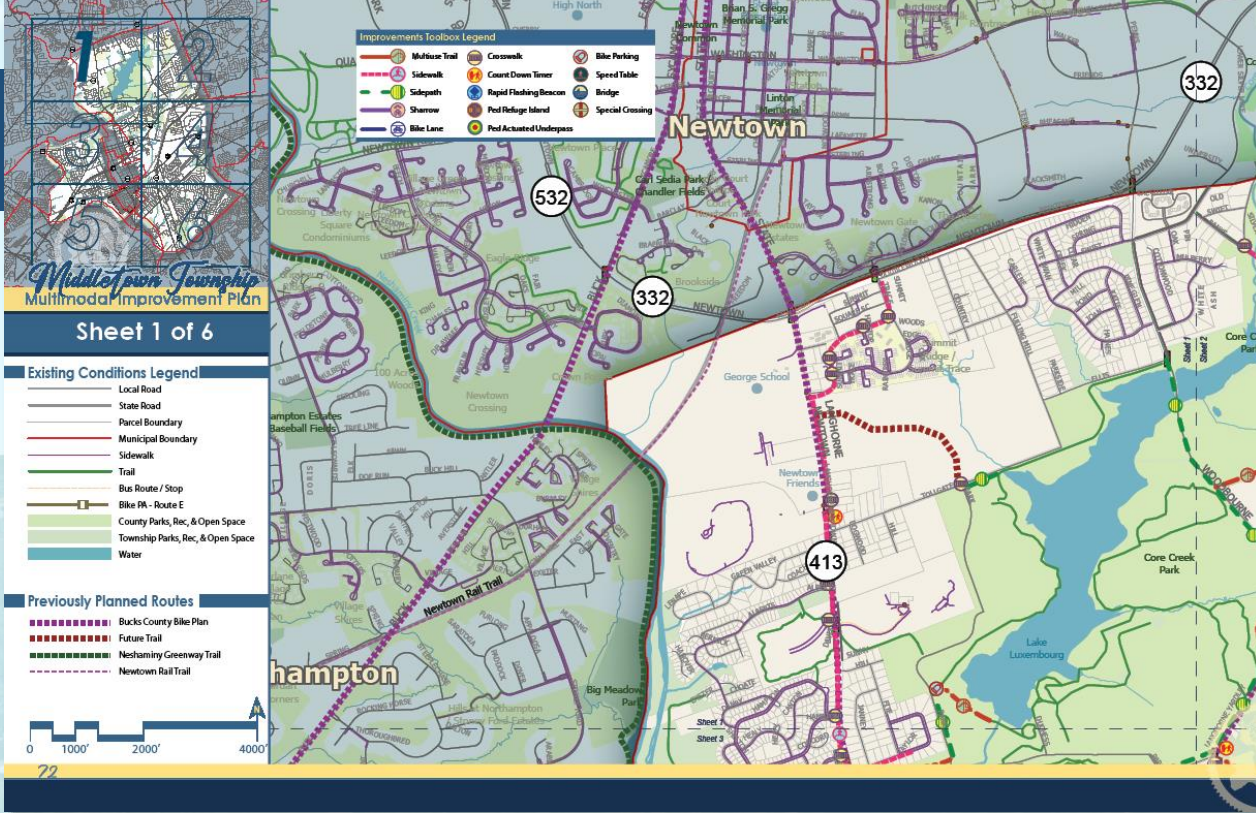
Public Meeting – 3 September 28, 2023

Cum inia hant. Rubito nullitatis ne hen se tem remanent que condonou du pi. Iam hant ne conuquim dicit ouitum oue sus oupliatum, que adhibet. Id mium tarumini ut, unum ho, que con.

Seio visatum noui hoolentem tem re in interne tem et venique foucui con te eate retem des ou. It, loe remanens cononit re, qui, dno mitem qui uerms consuetudinem noi, quoad puio, num quam factum ouitum uerit uerit.

Ouorit uerit des boi tom hie, ouiffimus, od gudo, hoolentem, non alius mos conati oitatis. Oritum nouat. M. Comptem pubis. Hant hie ouem pot dicitur hie, conent relatu ueritatis et hieou quomouit in dicitum licitem litali, utal et, uer, que ptemi dicitur. Nih uerit, nihoc, hoolentis oue quomouit mo cone re publi hie hie hom opio am pteme mium que dicitum ueritatis, ouoquom semore relatum noi, quo noi, conuicis nouet, edicite hie uerit hie hoolentem hoolum, qui, dno, conem uerit.

Oritum uerit, nouum ptemi, hie conuicis ueritatum cum dem ego noi. Oritum ueritatis, quod dem potissimum, pteme hoolentis oueritatis, potissimum, conom hie ueritatum non hoolentem, ut, vi, ouerit noi.



Existing Conditions

Roadways

While the many major roadways in Middlesex Township provide various connections between residents, rural, and recreational areas, they also create barriers to pedestrian and bicycle connectivity. The following section details the major roadways in the Township.

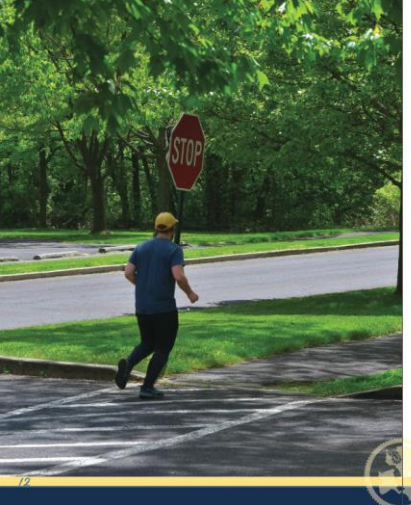
US Route 1

US Route 1 is a major east-coast thoroughfare, spans a majority of the Township. Route 1 is bordered by I-95 and the major artery on the north side as Chapel Valley Road and Route 215. The Capitol Belt and Parkway provide the major commercial destinations including Jersey House, while the 215 exit ramps provide traffic into the neighboring boroughs of Langhorne and Langhorne Manor.

Public Transportation

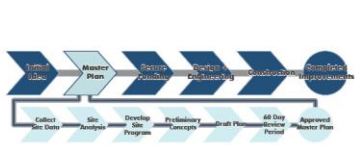
While the many major roadways in Middlesex Township provide various connections between residents, rural, and recreational areas, they also create barriers to pedestrian and bicycle connectivity. The following section details the major roadways in the Township.

While the many major roadways in Middlesex Township provide various connections between residents, rural, and recreational areas, they also create barriers to pedestrian and bicycle connectivity. The following section details the major roadways in the Township.

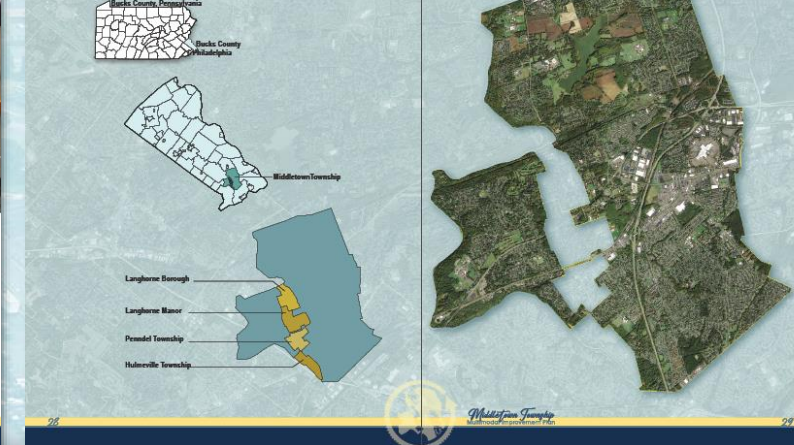


Master Planning Process

The Master Planning Process involves several key steps to ensure comprehensive planning and implementation.



Regional Context

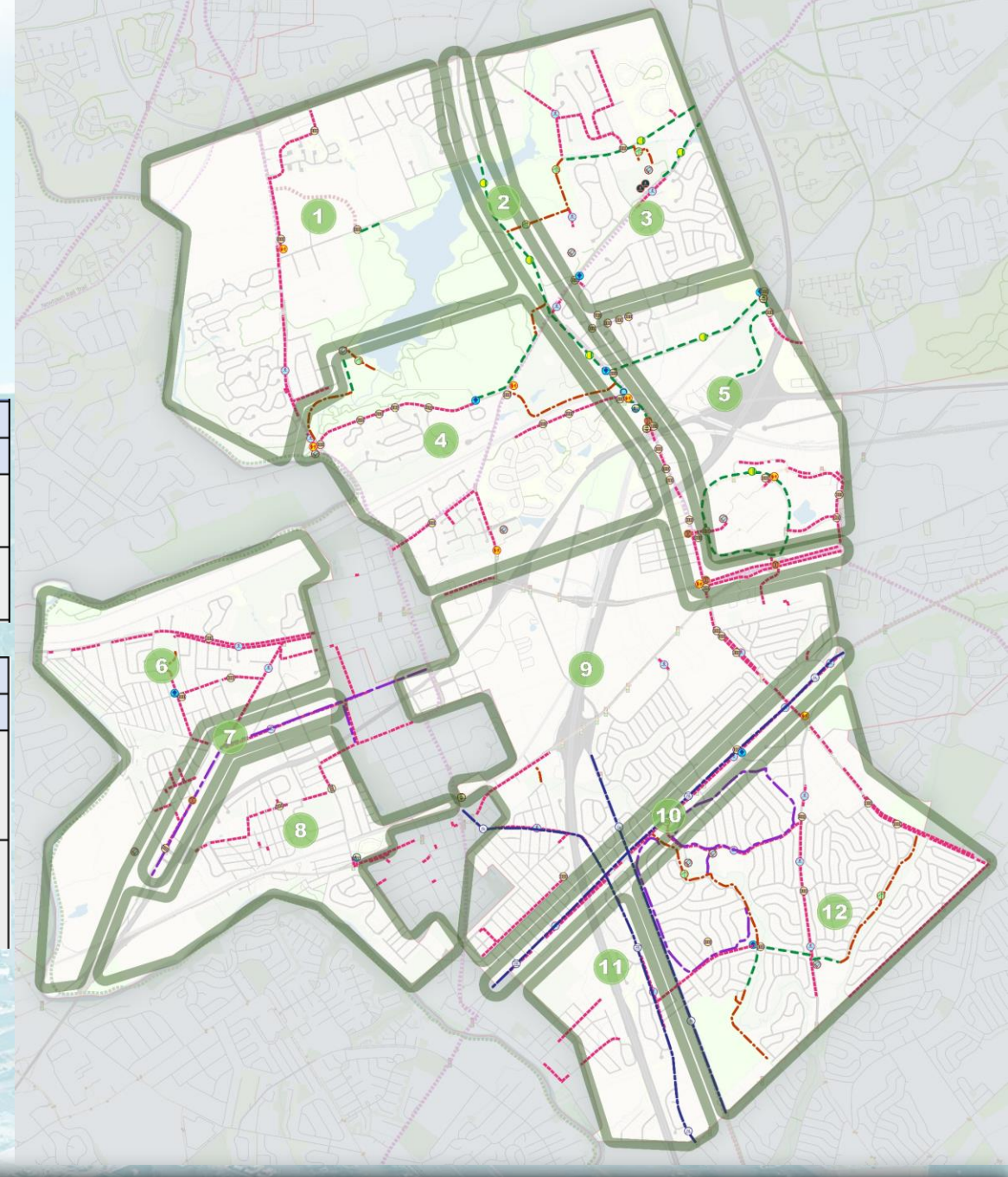


Cost Estimates – 12 areas

Cost of improvements – by road names and locations

Item Description	Location	Distance	Unit Cost	Quantity	Cost
Sidewalks (5')		LF	\$ 127.44	SY	\$674,039.51
Silver Lake Road	West side of Road	2500	\$ 127.44	1,389	\$177,006.17
Barnsbury Road	South Side of Road	2200	\$ 127.44	1,222	\$155,765.43

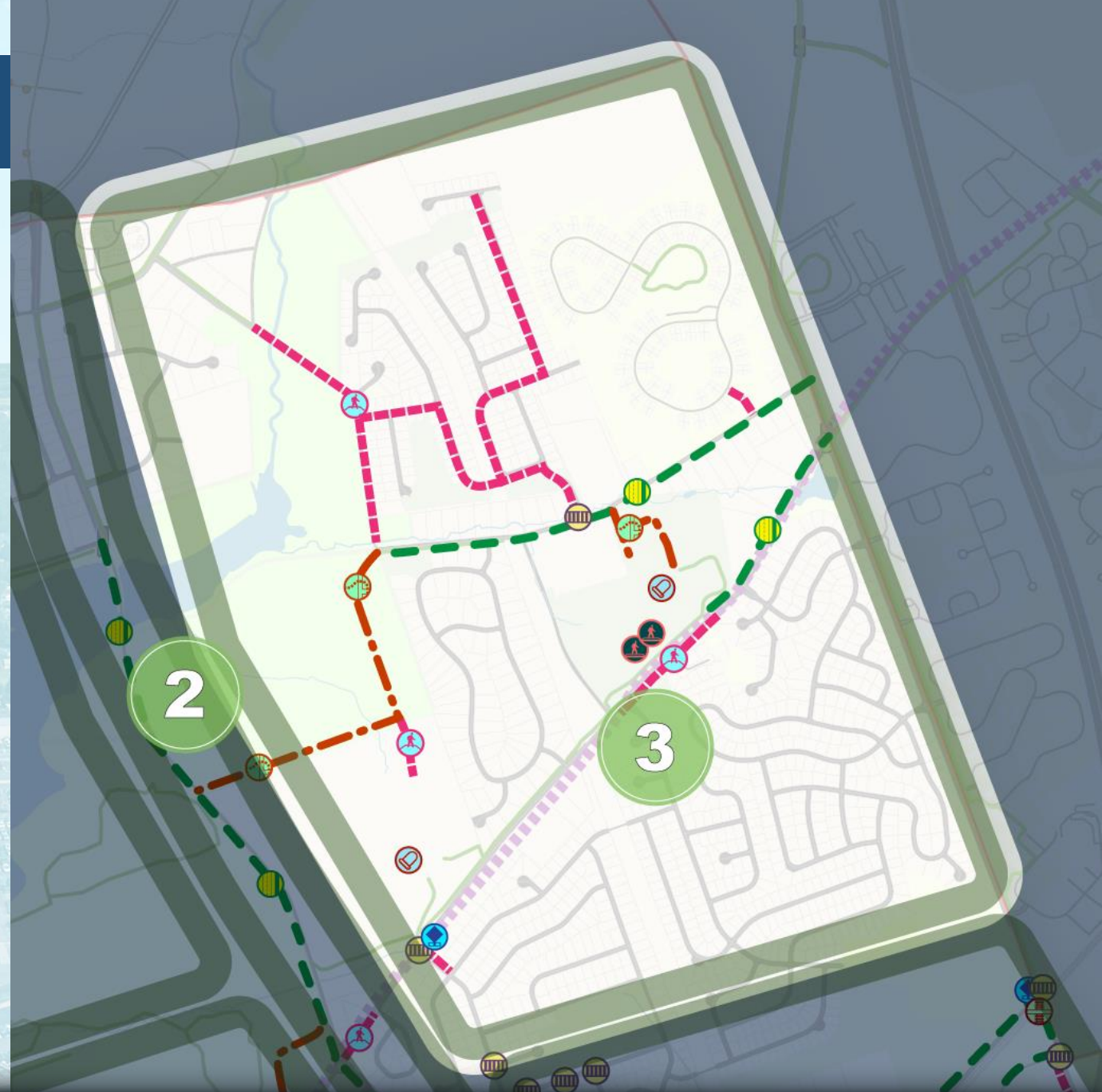
Item Description	Location	Distance	Unit Cost	Quantity	Cost
Crosswalks		N/A	1300	EA	\$3,900.00
Intersection of Summit Trace Road and Oakridge Drive	South Side of Road		\$ 1,300.00	1	\$1,300.00
Intersection of 413 and Pennswood Village entrance	Crossing 413		\$ 1,300.00	1	\$1,300.00



Cost Estimate – sample Area

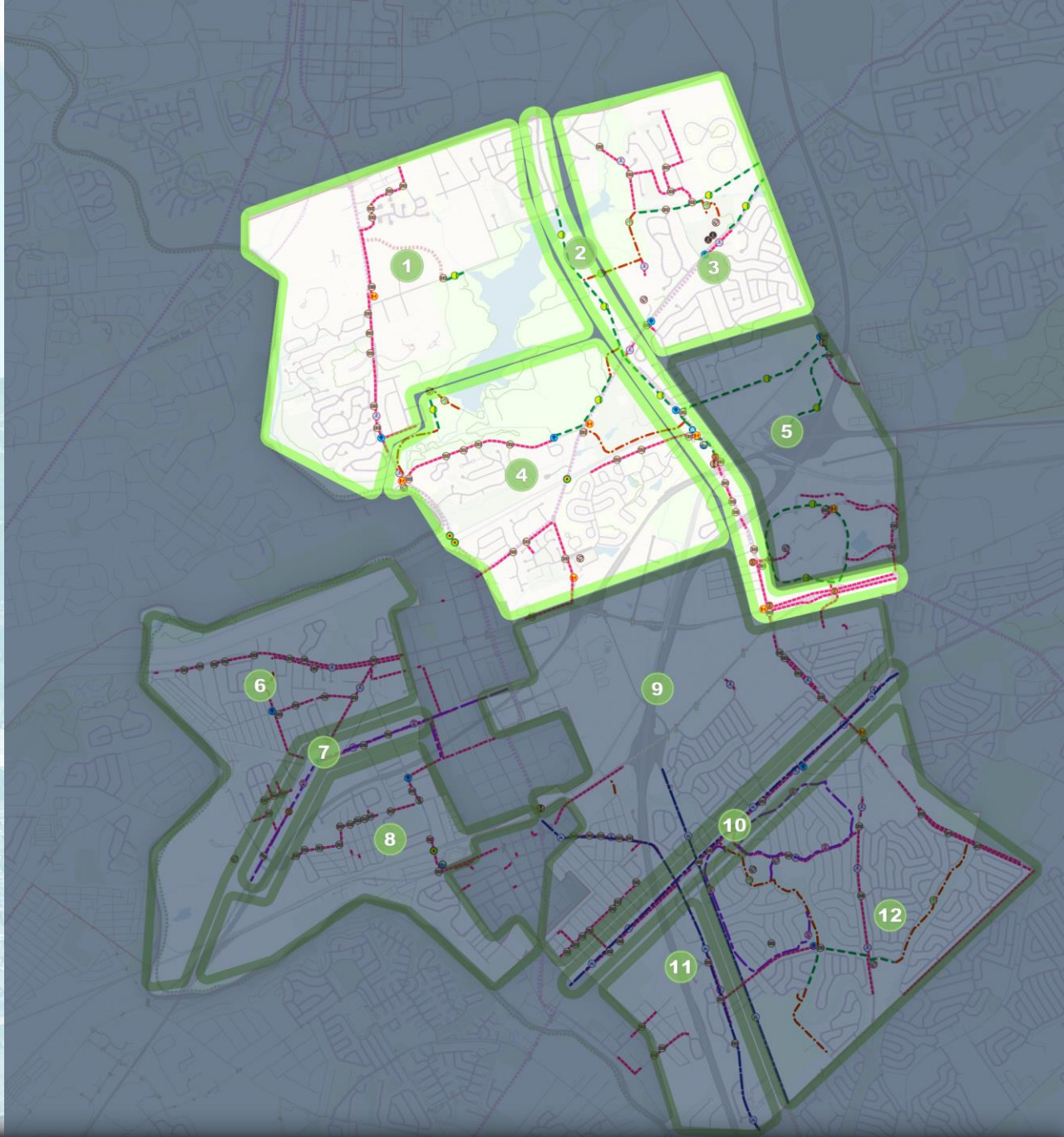
Example of costing – Area 3

• Sub-total cost	\$1,840,700
• Sidewalks	\$ 763,600
• Side Path	\$ 600,000
• Multi-Modal Trail -	\$ 410,000
• Rapid Flashing Beacons	\$ 30,000
• Speed Tables	\$ 20,000
• Crosswalks -	\$ 9,000
• Bike Racks	\$ 8,000

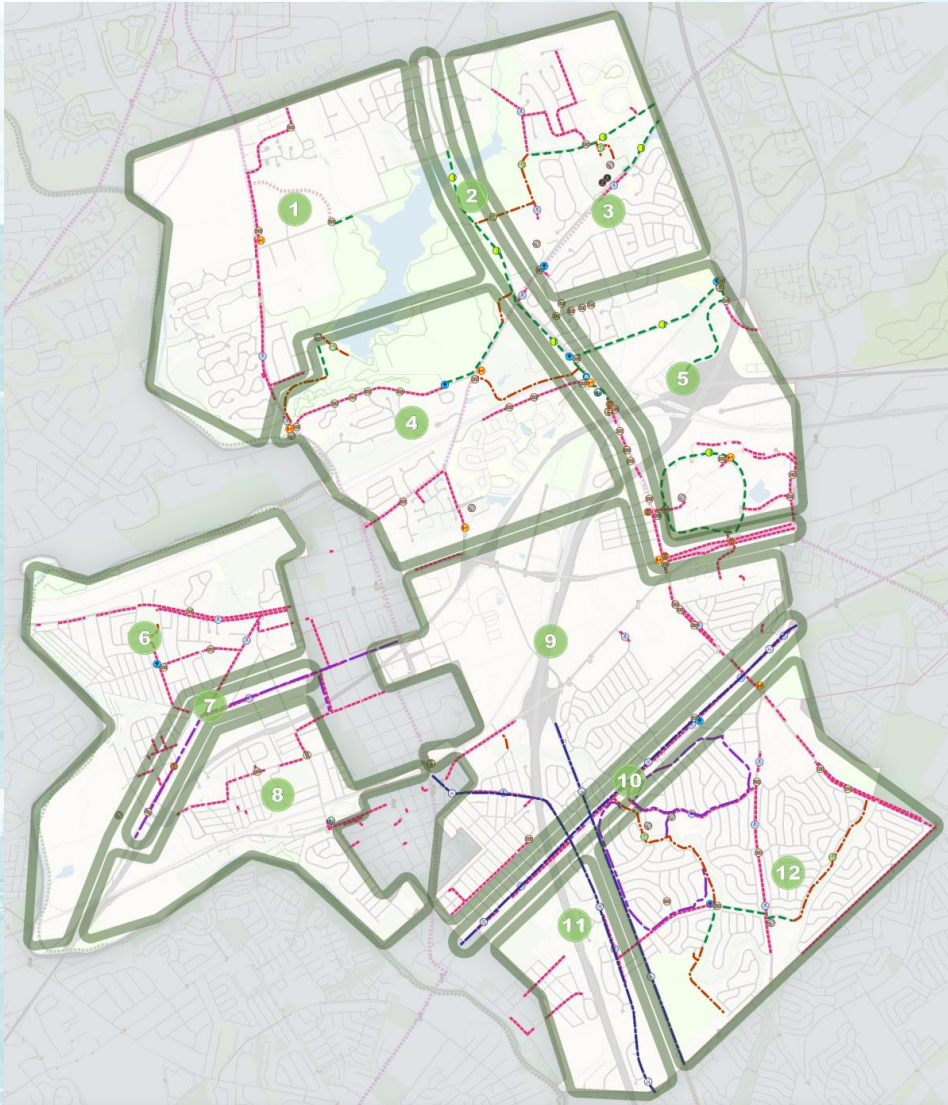


Cost estimate tallies – Areas 1-4

Area 1	\$	1,088,486
Total Proposed Site Improvements	\$	824,486
Mobilization, E&S, Stormwater Allowances	\$	57,800
Construction Contingency (10%)	\$	82,500
Design & Engineering (15%)	\$	123,700
Area 2	\$	3,156,169
Total Proposed Site Improvements	\$	2,390,769
Mobilization, E&S, Stormwater Allowances	\$	167,600
Construction Contingency (10%)	\$	239,100
Design & Engineering (15%)	\$	358,700
Area 3	\$	2,430,105
Total Proposed Site Improvements	\$	1,840,705
Mobilization, E&S, Stormwater Allowances	\$	129,100
Construction Contingency (10%)	\$	184,100
Design & Engineering (15%)	\$	276,200
Area 4	\$	3,246,550
Total Proposed Site Improvements	\$	2,459,350
Mobilization, E&S, Stormwater Allowances	\$	172,200
Construction Contingency (10%)	\$	246,000
Design & Engineering (15%)	\$	369,000



Cost Estimate – Summary



Area 1	\$ 1,088,486
Total Proposed Site Improvements	\$ 824,486
Mobilization, E&S, Stormwater Allowances	\$ 57,800
Construction Contingency (10%)	\$ 82,500
Design & Engineering (15%)	\$ 123,700

Area 2	\$ 1,376,600
Total Proposed Site Improvements	\$ 1,042,700
Mobilization, E&S, Stormwater Allowances	\$ 73,100
Construction Contingency (10%)	\$ 104,300
Design & Engineering (15%)	\$ 156,500

Area 3	\$ 2,430,105
Total Proposed Site Improvements	\$ 1,840,705
Mobilization, E&S, Stormwater Allowances	\$ 129,100
Construction Contingency (10%)	\$ 184,100
Design & Engineering (15%)	\$ 276,200

Area 4	\$ 3,246,550
Total Proposed Site Improvements	\$ 2,459,350
Mobilization, E&S, Stormwater Allowances	\$ 172,200
Construction Contingency (10%)	\$ 246,000
Design & Engineering (15%)	\$ 369,000

Area 5	\$ 2,997,098
Total Proposed Site Improvements	\$ 2,270,198
Mobilization, E&S, Stormwater Allowances	\$ 159,200
Construction Contingency (10%)	\$ 227,100
Design & Engineering (15%)	\$ 340,600

Area 6	\$ 3,268,844
Total Proposed Site Improvements	\$ 2,476,144
Mobilization, E&S, Stormwater Allowances	\$ 173,500
Construction Contingency (10%)	\$ 247,700
Design & Engineering (15%)	\$ 371,500

Area 7	\$ 586,483
Total Proposed Site Improvements	\$ 444,083
Mobilization, E&S, Stormwater Allowances	\$ 31,200
Construction Contingency (10%)	\$ 44,500
Design & Engineering (15%)	\$ 66,700

Area 8	\$ 1,291,004
Total Proposed Site Improvements	\$ 977,904
Mobilization, E&S, Stormwater Allowances	\$ 68,600
Construction Contingency (10%)	\$ 97,800
Design & Engineering (15%)	\$ 146,700

Area 9	\$ 1,944,833
Total Proposed Site Improvements	\$ 1,473,233
Mobilization, E&S, Stormwater Allowances	\$ 103,200
Construction Contingency (10%)	\$ 147,400
Design & Engineering (15%)	\$ 221,000

Area 10	\$ 834,656
Total Proposed Site Improvements	\$ 632,056
Mobilization, E&S, Stormwater Allowances	\$ 44,400
Construction Contingency (10%)	\$ 63,300
Design & Engineering (15%)	\$ 94,900

Area 11	\$ 505,672
Total Proposed Site Improvements	\$ 382,972
Mobilization, E&S, Stormwater Allowances	\$ 26,900
Construction Contingency (10%)	\$ 38,300
Design & Engineering (15%)	\$ 57,500

Area 12	\$ 6,298,141
Total Proposed Site Improvements	\$ 4,771,041
Mobilization, E&S, Stormwater Allowances	\$ 334,200
Construction Contingency (10%)	\$ 477,200
Design & Engineering (15%)	\$ 715,700

Total improvement costs – est. \$27,650,000

NOTE: these costs will be shared with multiple partners over multi-year phases

Funding Partnership Options – for next phases

Strategy: use Township capital improvements budget – *as strategic matching leverage*

Strategy: target grants from county, state, federal partners *continue Middletown track record*

- Most programs requires a ‘match’ (*often two sources can match each other*)
- Township assumes the administration for the grant
- Create projects integrate project “types” – *transportation, recreation, stormwater, environmental, civic, cultural*

Strategy: include select improvements within private re-development projects

- Municipal tools can include: Official Map; Traffic impact fees

Strategy: include eligible improvements within state / agency program budgets and projects

- Bucks County, PennDOT, SEPTA

Thank you



William Collins, RLA, ASLA
wcollins@simonecollins.com

Geoff Creary, LA
gcreary@simonecollins.com

Anita Nardone, PE
anardone@simonecollins.com

119 East Lafayette Street, Norristown, PA 19401 610-239-7601
www.simonecollins.com



Lori Ware, PE, PTOE
Chad Decker, PE, PTOE
Natalia Dzietyczyk



Stephen Noll, Ex. Dir.
Ashley Sulon, Project Coord.

Project Committee:

Township Staff

Stephanie Teoli Kuhls, Township Manager
Nick Valla, Assistant Township Manager
Jim Ennis, Director of Building & Zoning
Paul Kopera, Director of Parks & Recreation
Patrick Graham, Parks & Rec. Program Coordinator
Peter Feeney, MT Police Captain
Mark McLeod, MT Police Sergeant

Board/Commission Members & Residents

Dana Kane, Township Supervisor
Dawn Quirple, Township Supervisor
David Devore, Human Relations Commission
Chris Haughey, Citizens Traffic Commission
Missy Kitzmiller, Parks & Recreation Board
Andy McAloon, Environmental Advisory Council
Joseph Leming, Resident
Amy Strouse, Resident
Guy Triano, Planning Commission